

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

Appeal No. 134 Of 2024 (WZ)

Tanaji Balasaheb Gambhire

.... Applicants

Versus

Union of India & Ors.

.... Respondents

**AFFIDAVIT IN REPLY ON BEHALF OF MAHARASHTRA
POLLUTION CONTROL BOARD i.e. RESPONDENT NO. 7**

I, Kartikeya Langote, aged adult years, occupation – Service, the Sub Regional Officer of the Maharashtra Pollution Control Board at Pune I Region, having office address at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I say and submit that the present Application is filed by the Applicant for challenging the ex-post facto Environmental Clearance (EC) dated 09/02/2024, issued by the State Environment Impact Assessment Authority(SEIAA) i.e. Respondent NO.2 to M/s.Raojee Construction i.e. Respondent No.9 for the construction of project “Pallapidum Homes” situated at Survey No.16/2, Village: Dhanori, Tal: Haveli, Dist: Pune.



- (2) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s Raojee Construction on 09/02/2024 for TPA 24,550 sq. mtrs. and total BUA is 48,659.76 sq. mtrs. for proposed Residential project "Palladium Homes" at S.No. 16 H.No. 2 & 4 at Dhanori, Taluka Haveli, Dist - Pune subject to certain terms and conditions. A copy of the Environment Clearance dated 09/02/2024 is enclosed to the Appeal as an Annexure-A-1 at Page No. 32.
- (3) I say and submit that the Respondent-MPC Board has granted Consent to Establish to M/s. Palladium Homes by M/s Raojee Constructions (Project Proponent-PP) on 04/03/2024, for a period up to Commissioning of the project or up to 5 years, whichever is earlier for TPA- 24,550 sq. mtrs. & BUA- 48,659.76 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated 04/03/2024 is enclosed herewith and marked as an **Annexure –I**.
- (4) I say and submit that the Respondent-MPCB has granted a Consent to Operate (Part-II) for Residential Building construction project of "Palladium Homes" by M/s Raojee Construction (PP) on 04/08/2025, subject to certain terms & conditions, which is valid up to 31/07/2027 for TPA- 24,550 sq. mtrs. & BUA- 48659.76 sq.mtrs. on the basis of sanction dated 09/02/2024 granted by local body. A copy of the Renewal Consent to Operate dated 04/08/2025 is enclosed herewith and marked as an **Annexure –II**.



(5) I say and submit that the Respondent-MPCB has granted a Consent to Renewal for Society of M/s Palladium Homes Co-Operative Housing Society Ltd on 14/08/2025, subject to certain terms & conditions, which is valid up to 31/03/2030 for TPA- 24,550 sq. mtrs. & BUA- 41765.58 sq. mtrs. A copy of the Consent to Renewal dated 14/08/2025 is enclosed herewith and marked as an **Annexure –III.**

(6) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune-I visited the site of the aforesaid project on 05/09/2025 and observed as follows: -

I. During visit it was observed that, the total project is of 06 buildings A, B, C, D, E, & F with configuration P+ 10 floors & Club house G+1. PP has completed construction work of building A, C, D, E, F & club house and handed over the possession. During visit, it is observed that the construction work of building B=RCC is completed upto P+ 10 floors, finishing work is almost completed, possession not given.

II. Project Proponent has provided Sewage Treatment plant for all 06 buildings of capacity 300 CMD. The STP consisting of primary, secondary, and tertiary treatment system. STP found in operation during visit, treated water used for gardening & flushing purpose.

III. Project Proponent has provided Organic Waste Convertor for treatment of wet waste having capacity 650 Kg/day, during visit OWC found in operation.

IV. Bank Guarantee: -

- A) Project Proponent has submitted Bank Guarantee of Rs. 10/- Lakh as per Consent to Establish towards compliance of Consent condition & Environmental Clearance condition, BG valid up to 31/12/2025.
- B) Project Proponent has submitted Bank Guarantee of Rs. 10/- Lakh as per Consent to Operate towards O & M of pollution control systems and compliance of consent condition. BG valid upto 30/7/2025.
- C) As per Environmental Clearance dtd.9/2/2024, Project Proponent has submitted Bank Guarantee of Rs. 1,42,93,136.22/- which is valid upto 31/1/2026 towards effective implementation of remediation plan and natural and community resource augmentation plan. PP to implement remediation plan and natural and community resource augmentation plan within 6 months from grant of Environmental Clearance. During the visit, PP reported that they have submitted the letter to the Pune Municipal Corporation authority for implementation of Remediation Plan and Community Augmentation Plan, but till date no work is initiated. A copy of the Visit report along with

photographs dated 05/09/2025 is enclosed herewith and marked as an Annexure - IV

(7) Hence this Affidavit.

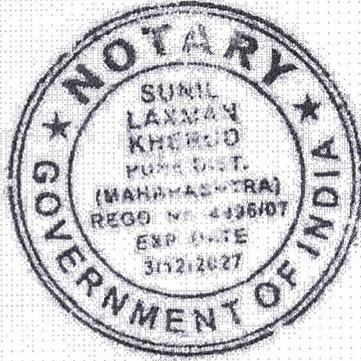
Solemnly affirmed on this 19th day of September, 2025 at Pune.

I know the affiant

For and on behalf of Maharashtra Pollution Control Board i.e. Respondent No.7

Langote
19/9/25.
(Kartikeya Langote)
Sub-Regional Officer,
MPCB, Pune-I

ADVOCATE

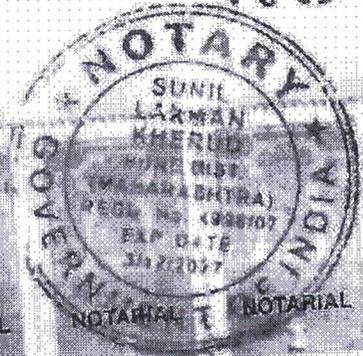


BEFORE ME

SUNIL LAXMAN KHERUD
NOTARY GOVT. OF INDIA
Regd. No. 4986/07
Notary Registrar

19 SEP 2025

SUNIL LAXMAN KHERUD
NOTARY GOVT. OF INDIA
PUNJ. MANIPAL SOCIETY
ARTYANESHWAR, PUNE-411005



NOTARIAL

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MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd and
 4th floor, Opp. Cine Planet
 Cinema, Near Sion Circle,
 Sion (E), Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000190630/CE/2403000334

Date: 04/03/2024

To,
 M/s. Palladium Homes by M/s. Raojee
 Constructions,
 S. No. 16 H. No. 2 & 4, Dhanori, Tal.
 Haveli, Dist. Pune.



Sub: Consent to Establish for Proposed Residential Construction Project under Red category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000190630 dtd. 09/01/2024.

Your application NO. MPCB-CONSENT-0000190630

For: Grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.59.48 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential Construction named as M/s. Palladium Homes by M/s. Raojee Constructions, S. No. 16 H. No. 2 & 4, Dhanori, Tal. Haveli, Dist. Pune on Total Plot Area of 24,550.00 Sq Mtrs for construction BUA of 48,659.76 Sq Mtrs as per EC granted dated 09/02/2024 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance granted dtd. 09/02/2024	24550.00	48659.76

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	262	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1	DG Set (2 x 82.5 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	645 Kg/Day	OWC	Use as Manure
2	Non- Biodegradable	430 Kg/Day	NA	Hand Over to Authorized Vendor
3	E-Waste	06 Kg/Day	NA	Sale to Authorized Party
4	STP Sludge (dry)	36 Kg/Day	NA	Use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/INFRA2/438088/2023 dtd. 09/02/2024 for construction project having total plot area of 24,550 Sqm and total construction BUA of 48,659.76 Sqm as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-03-04 19:04:51 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-23625	09/01/2024	NEFT
2	564164.00	TXN2403000479	04/03/2024	Online Payment



Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **300 CMD for treatment of domestic effluent of 262 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	291.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 82.5 KVA (02 Nos)	Acoustic Enclosure	3.00	HSD 25.6 Kg/Hr	01	SO ₂	7.92 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	Up to Commissioning of the Project	Up to Commissioning of the Project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV**Conditions during construction phase**

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
 and 4th floor, Opp. Cine
 Planet Cinema, Near Sion
 Circle, Sion (E),
 Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000242501/CR/2508000225

Date: 04/08/2025

To,
 "Palladium Homes"
 by M/s. Raojee Constructions,
 S. No. 16 H. No. 2 & 4, Dhanori,
 Tal. Haveli, Dist. Pune.



Sub: Consent to Operate (Part-II) for Residential Building Construction Project Building -

Ref: Application for Consent to Operate for vide UAN. MPCB-
 CONSENT-0000242501

Your application NO. MPCB-CONSENT-0000242501

For: Grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Renewal is granted for a period up to 31.07.2027**
- The capital investment of the project is Rs.8.65 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Renewal is valid for Residential Building Construction Project Building -"B" named as "Palladium Homes" by M/s. Raojee Constructions, S. No. 16 H. No. 2 & 4, Dhanori, Tal. Haveli, Dist. Pune on Total Plot Area of 24550 Sq Mtrs for construction BUA of 6794.48 Sq Mtrs out of Total Construction BUA of 48659.76 Sq Mtrs as per EC granted dated 09/02/2024 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dtd. 09/02/2024	24550.00	48659.76
2	Consent to Establish dtd. 04/03/2024	24550.00	48659.76
3	Consent to Operate (P-I) dtd. 18/07/2025	24550.00	41765.58

- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	27	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
0	NA	0	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non-Biodegradable waste	40 Kg/Day	Segregation	Hand over to Authorized vendor
2	Biodegradable Waste	50 Kg/Day	Segregation	Use as Manure
3	E-Waste	1 Kg/Day	NA	Hand over to Authorized vendor

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
			NA		

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained vide No. SIA/MH/INFRA2/438088/2023 dtd. 09/02/2024 for construction project having total plot area of 24,550 Sqm and total construction BUA of 48,659.76 Sqm as per specific condition of EC.
12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **300 CMD for treatment of domestic effluent of 27 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	27.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	6 for gardening

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
0	NA	NA	0.00	-	-	0	-

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2O	Rs. 10.0 Lakhs	15 Days	Compliance of Consent & EC condition	31/07/2027	30/11/2027

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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 Website: <http://mpcb.gov.in>
 Email: ropune@mpcb.gov.in



Jog Center, 3rd floor,
 Mumbai Pune Road,
 Wakdewadi, Pune - 411003.

Infrastructure/RED/L.S.I

No:- Format1.0//UAN No.0000017684/CR/2507002404

Date: 14/08/2025

To,
 Palladium Homes Co-Operative
 Housing Society Ltd.
 Survey No. 16, Hissa No. 2 and 4,
 Village Dhanori, Taluka- Haveli,
 Dist. - Pune



Sub: Consent to Renewal for Society

Ref: Existing Consent - Format1.0/RO/UAN No.0000245815/CR/2507002404
 Date: 18/07/2025.

Your application NO. MPCB-CONSENT_AMMENDMENT-0000017684

For: Grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Renewal is granted for a period up to 31.03.2030**
- The capital investment of the project is Rs.0.4085 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Renewal is valid for Residential Building Construction Project named as Palladium Homes Co-Operative Housing Society Ltd., S No 16 H No 2 and 4, Dhanori, Haveli, Pune on Total Plot Area of 24550.00 SqMtrs for construction BUA of 41765.58 SqMtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	-	24550.00	41765.58

- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0
2.	Domestic effluent	237	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	2 No.s of 82.5 KVA	2	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non biodegradable	390 Kg/Day	NA	handed over to authorized agency
2	Biodegradable	585 Kg/Day	OWC	Use as manure
3	E-Waste	5 Kg/Day	NA	handed over to authorized agency
4	STP sludge	10 Kg/Day	NA	Used as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
 9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
 10. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
 11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
 12. The Consent is issued with overriding effect on earlier Consent No. Format1.0/RO/UAN No.0000245815/CR/2507002404 Date: 18/07/2025.
 13. The online monitoring system installed for the parameters Flow, BOD, TSS at the outlet of STP and shall be connected to MPCB Server.
- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: **Shri. Babasaheb Mahipatrao Kukade**
Regional Officer
For and on behalf of,
Maharashtra Pollution Control Board
ropune@mpcb.gov.in
2025-08-14 15:07:48 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	7500.00	TXN2505001197	07/05/2025	Online Payment
2	228.00	TXN2505006426	18/07/2025	Online Payment

Balance fees of Rs.__ will be considered at the time of next renewal of consent

Copy to:

1. Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **300 CMD for treatment of domestic effluent of 237 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	263.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	20

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	2 No.s of 82.5 KVA	Acoustic Enclosure Stack	3.00	HSD 25 Ltr/Hr	1	SO ₂	7.92 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent	Rs. 50,000/-	15 Days	Compliance of this consent conditions.	Continuous	31.03.2031

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV**General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
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- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 120 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

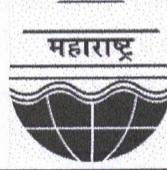
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E-mail: sropune1@mpcb.gov.in



Jog Center Bldg.

2nd Floor, Wakdewadi,

Old Mumbai Pune Highway,

Pune 411003



“Your Service is our Duty”

Visit Report

Name & Address of :- **M/s. Palladium Homes by
Raojee Constructions
S. No. 16 H. No. 2 & 4,
Dhanori, Tal- Haveli, Dist-Pune.**

Date of Visit :- 5/9/2025.

Observations :-

Visited to the project M/s. Palladium Homes by M/s. Raojee Constructions S. No. 16 H. No. 2 & 4, Dhanori, Tal- Haveli, Dist- Pune on 5/9/2025. During visit the following observations were made-

1) Consent to Establish: -

A) PP has obtained Consent to Establish on 04/03/2024 for Total Plot Area of 24,550.00 Sq Mtrs for construction BUA of 48,659.76 Sq Mtrs as per EC granted dated 09/02/2024 including utilities and services for a period upto commissioning of the project or of 5 years whichever is earlier.

2) Consent to Operate:-

A) Consent to operate (part-I) granted on 6/5/2024 for Total plot area- 24550.00 Sq.m and Total Built up area- 42934.29 Sq.mtr out of proposed total BUA of 48,659.76 Sq Mtrs, same is valid upto 31/3/2025.

B) Renewal of Consent to Operate granted in the name of Palladium Homes Co- operative Housing Society on 18/7/2025 for Total plot area- 24550.00 Sq.mtr and Total Built up area- 41765.58 Sq.mtr same is valid upto 31/3/2030.

C) Consent to Operate Part-II granted on 4/8/2025 for Total plot area- 24550.00 Sq.m and Total Built up area- 6794.48 Sq.mtr out of proposed total BUA of 48,659.76 Sq Mtrs, same is valid upto 31/7/2027.

D) Amendment in Renewal of Consent to Operate(dtd.18/7/2025) granted on 14/8/2025 for Total plot area- 24550.00 Sq.m and Total Built up area- 41765.58 Sq.mtr same is valid upto 31/3/2030.

- 3) **Environmental Clearance:** -PP has obtained Environmental Clearance vide EC identification No. EC24B038MH117578 for construction project on 9/2/2024 for Total plot area- 24550.0 Sq.m and Approved Total Built up area- 48659.76 Sq.mtr. by imposing Bank Guarantee of Rs. 1,42,93136.22/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation Plan.
- 4) During visit observed that, The total project is of 06 buildings A, B, C, D, E, & F with configuration P+ 10 floors & Club house G+1. PP has completed construction work of building A, C, D, E, F & club house and handed over the possession. During visit, it is observed that the construction work of building B=RCC is completed upto P+ 10 floors, finishing work almost completed, possession not given.
- 5) Project Proponent has provided Sewage Treatment plant for all 06 building of capacity 300 CMD. The STP consisting of primary, secondary, and tertiary treatment system. STP found in operation during visit, treated water used for gardening & flushing purpose.
- 6) Project Proponent has provided Organic Waste Converter for treatment of wet waste having capacity 650 Kg/day, during visit OWC found in operation.
- 7) **Bank Guarantee:-**
- A) Project Proponent has submitted Bank Guarantee of Rs. 10/- Lakh as per Consent to Establish towards compliance of Consent condition & Environmental Clearance condition, BG valid upto 31/12/2025.
- B) Project Proponent has submitted Bank Guarantee of Rs. 10/- Lakh as per Consent to Operate towards O & M of pollution control systems and compliance of consent condition. BG valid upto 30/7/2025.
- C) As per Environmental Clearance dtd.9/2/2024, Project Proponent has submitted Bank Guarantee of Rs. 1,42,93,136.22/- which was valid upto 31/1/2026 towards effective implementation of remediation plan and natural and community resource augmentation plan. PP to implement remediation plan and natural and community resource augmentation plan within 6 months from grant of Environmental Clearance. During the visit, PP reported that they have submitted the letter to the Pune Municipal Corporation authority for implementation of Remediation Plan and Community Augmentation Plan, but till date no work is initiated.

Sutak
(J.S. Sutak)
Field Officer
SRO Pune-J

Photograph "Palladium Homes" by M/s. Raojee Constructions, S. No. 16 H. No. 2 & 4, Dhanori, Tal. Haveli, Dist. Pune.



