

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

Appeal No. 135 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**

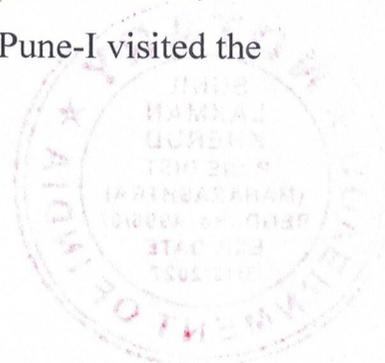
I, Kartikeya Langote, aged adult years, occupation – Service, the Sub Regional Officer of the Maharashtra Pollution Control Board at Pune I Region, having office address at 2nd Floor, Jog Centre, Wakdewadi, Pune – 411003, do hereby state on solemn affirmation as under –

- (1) I say and submit that the present Application is filed by the Applicant challenging the Environmental Clearance (EC) dated 09/02/2024 granted to M/s Kingsville Realty LLP.
- (2) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s. Kingsville Realty LLP on 09/02/2024 for TPA – 4140.50 sq. mtrs. and total BUA is 28475.92 sq. mtrs. for proposed commercial project “M-Triumph” at CTS no.



2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP 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. Kingsville Realty LLP (Project Proponent-PP) on 23/07/2024, for a period up to Commissioning of the project or up to 5 years, whichever is earlier for TPA- 4140.50 sq. mtrs. & BUA- 28475.92 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated 23/07/2024 is enclosed herewith and marked as an **Annexure –I**.
- (4) I say and submit that the Respondent-MPCB has granted a Renewal of Consent to Operate for commercial construction Project to M/s.M-Triumph by Kingsville Realty LLP (PP) on 27/06/2025, subject to certain terms & conditions, which is valid up to 31/03/2029 for TPA-4140.50 sq. mtrs. & BUA-28475.92sq. mtrs. on the basis of local body sanction dtd. 09/02/2024. A copy of the Renewal of Consent to Operate dated 27/06/2025 is enclosed herewith and marked as an **Annexure –II**.
- (5) I say and submit that in order to verify the present status, the officials of the Respondent- MPC Board at Pune-I visited the

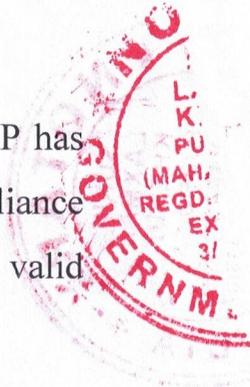


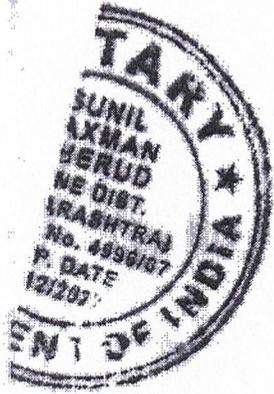
site of the said project on 04/09/2025 and observed as follows:

- I. During the visit it was observed that the PP has commercial building having configuration of B3+B2+B1+GF+UP+ 1floor + Service floor+2nd to 11th floor. During the visit PP reported that there is less than 10% occupancy in the building for furniture and interior work. No commercial activity has yet started.
- II. PP has provided STP with a capacity of 100 CMD consisting of primary, secondary and tertiary treatment systems. Treated domestic effluent is used for flushing purposes. STP was not in operation. PP informed that as there is no occupancy in the commercial building sewage degeneration is not there, hence STP was not yet operated.
- III. Wet waste generation will be 129 Kg/day; PP has provided OWC for the treatment of the same. During the visit, PP informed that presently, the OWC machine was sent for repairing and will be available in a week's time. The occupancy is also less than 10%.
- IV. Dry waste- 182 Kg/day will be handover to authorized vendor/PMC for further disposal and STP sludge- 40 Kg/day will be mixed with OWC and disposed as a manure.



- V. PP has provided 02 DG of capacity 1010 KVA each with acoustic enclosure.
- VI. As per consent to establish dated 23.07.2024, PP has submitted the BG of Rs. 10 lakhs towards Compliance of Consent Conditions & EC conditions which is valid upto 10.10.2026.
- VII. As per consent to operate dated 28.08.2024, PP has submitted the BG of Rs. 10 lakh towards Operation & Maintenance of Pollution Control Systems & Compliance of which is valid upto 10.10.2026.
- VIII. As per EC condition, PP has submitted the BG of Rs. 1,44,91000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan which is valid upto 19.12.2024 and claim sate 19/12/2025.
- IX. As per EC dated 09.02.2024, under specific condition of B (1) it is stated that PP to submit the BG of Rs. 1,44,91000/- 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 06 months from the grant of this EC. During the visit PP reported that they have submitted the letter to the deputy Engineer, building permission Dept. Zone-06 Pune Municipal Corporation dated 06/08/2024 for





implementation of remediation plan and Community Augmentation plan, but till date no work is initiated. A copy of the said Visit Report along with Photographs dated 04/09/2025, are enclosed herewith and marked as Annexure-III.

(6) Hence this Affidavit.

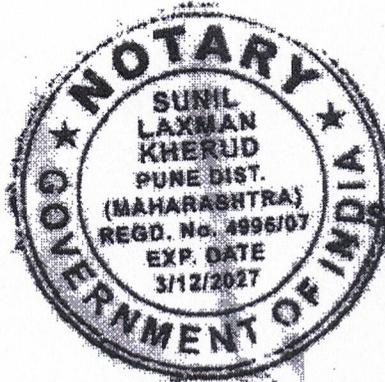
Solemnly affirmed on this 18th day of September, 2025 at Pune.

I know the affiant

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

ADVOCATE

(Kartikeya Langote)
Sub-Regional Officer,
MPCB, Pune-I



BEFORE ME

SUNIL LAXMAN KHERUD
NOTARY GOVT. OF INDIA
Regd. No. 4995/07
Noted Register

SUNIL LAXMAN KHERUD
NOTARY GOVT. OF INDIA
B/S MANIRATAN SOCIETY,
ARYANESHWAR, PUNE-411009

18 SEP 2025



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@mpcb.gov.in



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

Infrastructure/ORANGE/M.S.I

No:- Format1.0/CC/UAN No.0000177284/CE/2407002243

Date: 23/07/2024

To,
 KINGSVILLE REALTY LLP,
 M-Triumph, CTS no. 2281 to 2288,
 Ganeshkhind Road, Bhamburda, Shivaji
 Nagar, Pune



Sub: Consent to Establish for Commercial Construction Project under Orange Category

Ref: Minutes of 4th Consent Committee Meeting of 2024-25 held on 14.06.2024

Your application NO. MPCB-CONSENT-0000177284

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 period upto commissioning of the project or five years whichever is earlier
2. The capital investment of the project is Rs.200.35 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for construction project named as M-Triumph, CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune on Total Plot Area of 4140.50 SqMtrs for total construction BUA of 28475.92 SqMtrs as per specific condition of EC granted dated 09.02.2024 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 09.02.2024	4140.50	28475.92

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	88	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, S-2	DG Sets-2 Nos, 1010 kVA each	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	182 Kg/Day	Segregation	To Authorized Agency/Local Body
2	Wet Waste	129 Kg/Day	OWC with composting or biodigester with	As Manure
3	STP Sludge	20 Kg/Day	Dewatering	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
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	9.00	Kg/Day	To Authorized Dismantler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
15. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/432834/2023 dtd 09.02.2024 for construction project having total plot area of 4140.50 Sqm and total construction BUA of 28475.92 Sqm as per specific condition of EC.

16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental 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.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-07-23 20:43:07 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	400700.00	TXN2308003371	21/08/2023	Online Payment
2	633435.00	MPCB-DR-23324	21/12/2023	RTGS

PP has paid penal fees of Rs 633435

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 **100 CMD for treatment of domestic effluent of 88 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	102.00
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	NA

- 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
S-1, S-2	DG Sets-2 Nos, 1010 kVA each	Acoustic Enclosure	30.00	Diesel 202 Ltr/Hr	1	SO ₂	96.96 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).
- 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	Consent To Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & EC conditions	upto Commissioning of the project	upto 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. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 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: 24023516
 Website: <http://mpcb.gov.in>
 Email: cac-cell@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/CC/UAN No.0000238309/CR/2506002940

Date: 27/06/2025

To,
 M-Triumph by KINGSVILLE REALTY LLP
 CTS no. 2281 to 2288, Ganeshkhind Road,
 Bhamburda, Shivaji Nagar, Pune



Sub: Renewal of Consent to Operate for Commercial Construction Project under Orange Category.

- Ref:**
1. Application submitted by SRO - Pune I vide No.MPCB-CONSENT-0000238309
 2. Consent to Establish - Format1.0/CC/UAN No.0000177284/CE/2407002243 dated 23/07/2024
 3. Consent to Operate - Format1.0/CC/UAN No.0000177501/CO/2408002292 dated 28/08/2024
 4. Environmental Clearance - EC24B038MH165303 dated 09/02/2024
 5. Minutes of 3rd Consent Committee Meeting 2025-26 dated 23/05/2025

Your application NO. MPCB-CONSENT-0000238309

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:

1. **The Renewal of Consent to Operate is hereby granted for the period up to 31/03/2029.**
2. **The capital investment of the project is Rs.200.35 Cr. (As per C.A Certificate submitted by industry).**
3. **The Renewal of Consent to Operate is valid for Commercial Construction Project named as M-Triumph by KINGSVILLE REALTY LLP, CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune, on Total Plot Area of 4140.50 SqMtrs for construction BUA of 28475.92 SqMtrs as per EC granted dated 09/02/2024 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 23/07/2024	4140.50	28475.92
2	Consent to Operate dated 28/08/2024	4140.50	28475.92
3	Environmental Clearance dated 09/02/2024	4140.50	28475.92

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	88	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
S1 & S2	DG Set - 1010 KVA (2 No.s)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	182 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
2	Wet Waste	129 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING

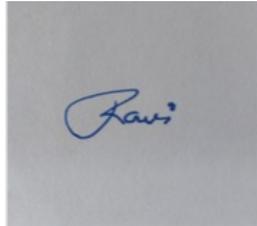
7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

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 provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC24B038MH165303 dtd 09/02/2024 for construction project having total plot area of 4140.50 Sqm and total construction BUA of 28475.92 Sqm as per specific condition of EC.
15. FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

16. This consent is issued as per 3rd Consent Committee Meeting 2025-26 dated 23/05/2025
17. This Consent is issued without prejudice to the outcome of the proceedings before the Hon'ble National Green Tribunal in Appeal No. 135 of 2024 (WZ) and I.A. No. 198/2024 in the said Appeal, and is subject to any order, direction, or decision that may be passed by the Hon'ble Tribunal in the matter.

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. Ravindra Andhale**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-06-27 15:11:26 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	801400.00	MPCB-DR-32536	06/03/2025	NEFT

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the renewed Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
- 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 **100 CMD for treatment of domestic effluent of 88 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	102.00
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	NA

- 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
S1 & S2	DG Set - 1010 KVA (2 No.s)	Acoustic Enclosure	6.00	HSD 250 Kg/Hr	1	SO2	40 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).



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 Lakhs (Existing BG extended)	Submit renewed copy within 15 days	Operation & Maintenance of Pollution Control Systems & Compliance of Consent conditions & EC conditions	31/03/2029	31/03/2030

** 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
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



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

Sub-Regional Office, Pune-1

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Pune- 411003.

VISIT REPORT

Name of Industry : "M-Triumph" by M/s KINGSVILLE REALTY LLP at S.no. CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune.
Date of visit : 04.09.2025
Consent status : Consent was valid upto 31.03.2029.

Visited the said project "M-Triumph" by M/s KINGSVILLE REALTY LLP at S.no. CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune on 04.09.2025. During visit the following observations were made.

1. PP has obtained consent to operate for commercial construction project on Total Plot Area of 4140.50 sq. mtrs. & completed total construction BUA of 28,475.92 sq. mtrs. as per EC granted dated 09.02.2024 including utilities and services which was valid upto 31.03.2029.
2. PP has obtained environmental clearance vide letter SIA/MH/INFRA2/432834/2023 dated 09.02.2024 for commercial construction project on Total Plot Area of 4140.50 sq. mtrs. & completed total construction BUA of 28,475.92 sq. mtrs.
3. During the visit, it is observed that PP has commercial building having configuration of B3+B2+B1+GF+UP+ 1floor + Service floor+2nd to 11th floor. During the visit, PP reported that there is less than 10% occupancy in the building for furniture and interior work. No commercial activity has yet started.
4. PP has provided STP with a capacity of 100 CMD consisting of primary, secondary and tertiary treatment systems. Treated domestic effluent is used for flushing purposes. STP was not in operation. PP reported that as no commercial activity has yet started, therefore sewage degeneration is not there, hence STP was not yet fully functional.
5. Wet waste generation will be 129 Kg/day, PP has provided OWC for the treatment of the same. During the visit, PP reported that presently, the OWC machine was sent for repairing and will be available in a week time.
6. Dry waste- 182 Kg/day will be handover to authorized vendor/PMC for further disposal and STP sludge- 40 Kg/day will be mixed with OWC and disposed as a manure.
7. PP has provided 02 DG of capacity 1010 KVA each with acoustic enclosure.

M. D. K.

8. As per consent to establish dated 23.07.2024, PP has submitted the BG of Rs. 10 lakh towards Compliance of Consent Conditions & EC conditions which is valid upto 10.10.2026.
9. As per consent to operate dated 28.08.2024, PP has submitted the BG of Rs. 10 lakh towards Operation & Maintenance of Pollution Control Systems & Compliance of which is valid upto 10.10.2026.
10. As per EC condition, PP has submitted the BG of Rs. 1,44,91000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan which was valid upto 19.12.2024 and claim date 19.12.2025.
11. As per EC dated 09.02.2024, under specific condition of B(1) it is started that PP to submit the BG of Rs. 1,44,91000/- 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 06 months from the grant of this EC. During the visit, PP reported that they have submitted the letter to the Deputy Engineer, Building Permission Dept. Zone- 06 Pune Municipal Corporation dated 06.08.2024 for implementation of Remediation Plan and Community Augmentation Plan, but till date no work is initiated.

Tyoke
(Jayant Dake)
Field Officer, SRO Pune-1

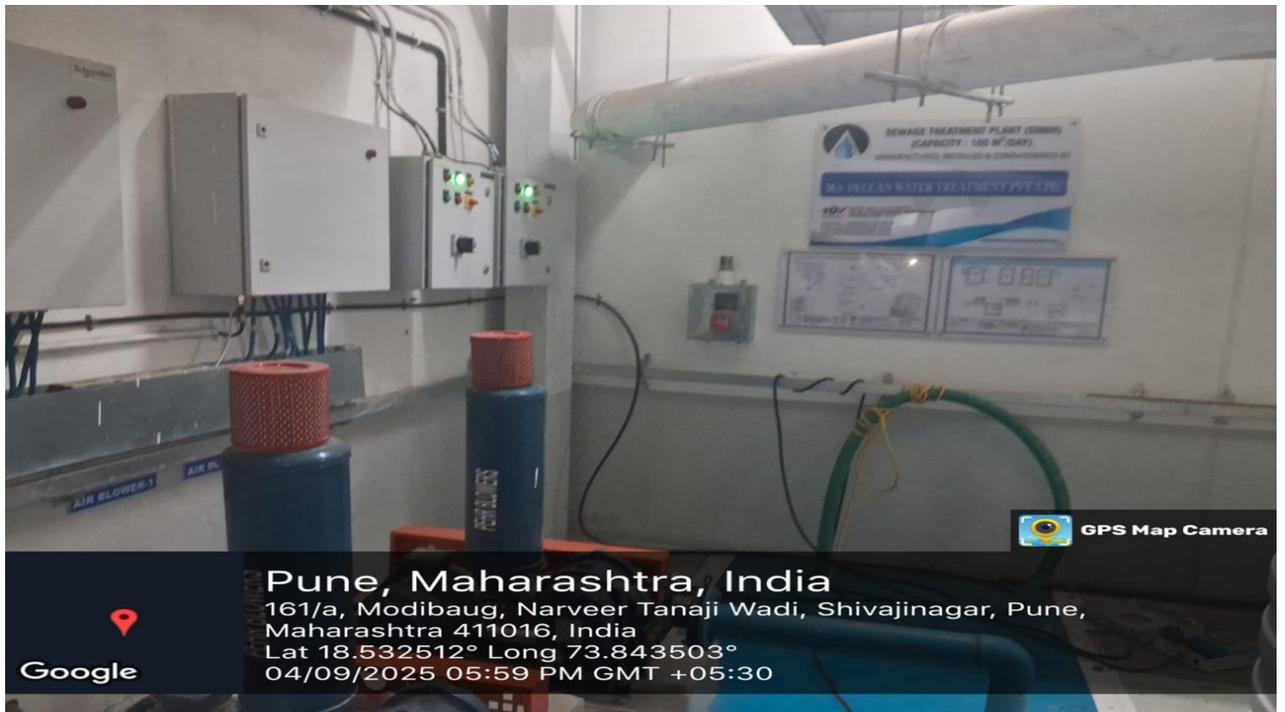
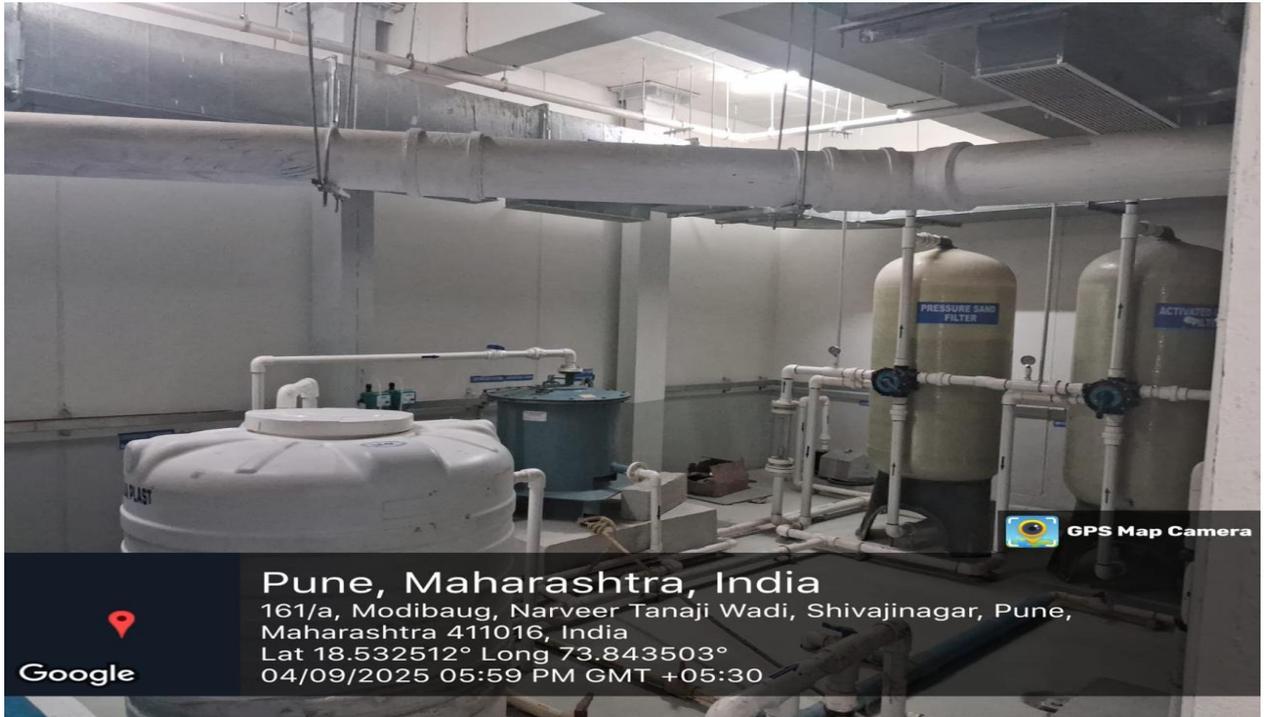
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Photographs



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