

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

**Appeal No. 137 Of 2024 (WZ)**

Tanaji Balasaheb Gambhire ..... Applicants

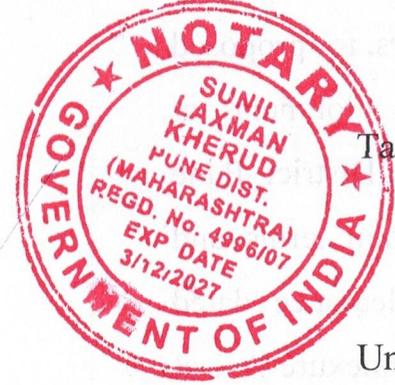
Versus

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 2<sup>rd</sup> 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 ex-post facto Environmental Clearance (EC) dated 09/02/2024, issued by the State Level Environment Impact Assessment Authority (SEIAA) i.e. Respondent No.2 to M/s Akshay Enterprises i.e. Respondent No.9, for construction of a residential and commercial building project namely 'Yash Florencia' , located at Survey No. 28/2, Kondhwa Budruk, Taluka - Haveli, District – Pune.



- (2) I say and submit that the State Level Environment Impact Assessment Authority (SEIAA) has granted an Environment Clearance to M/s. Akshay Enterprises on 09/02/2024 for TPA 6,900 sq. mtrs. and total BUA is 43,000 sq. mtrs. for proposed Residential and Commercial project "Yash Florencia" at S.No. 28/2, Kondhwa Budruk, Taluka – Haveli, District -Pune by M/s Akshay Enterprises, 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. Akshay Enterprises (Project Proponent-PP) on 04/12/2018, for a period upto Commissioning of the project or upto 5 years, whichever is earlier for TPA- 6900 sq. mtrs. & BUA- 28400 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated 04/12/2018 is enclosed herewith and marked as an **Annexure –I**.
- (4) I say and submit that the Respondent-MPC Board has granted Revalidation Consent to Establish to Proposed Residential & Commercial Project "Yash Florencia" (Project Proponent-PP) on 25/04/2024, for a period upto Commissioning of the project or up to 5 years, whichever is earlier for TPA- 6900 sq. mtrs. & BUA- 28890.85 sq. mtrs., subject to certain terms and conditions. A copy of the Consent to Establish dated

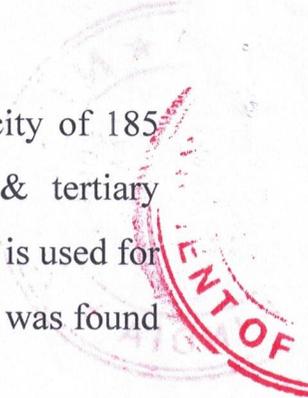


25/04/2024 is enclosed herewith and marked as an **Annexure –II.**

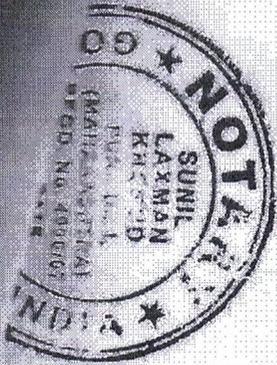
- (5) I say and submit that the Respondent-MPCB has granted Consent to Operate (Part –1) for Residential & Commercial construction project to Proposed Residential & Commercial Project “Yash Florencia” (PP) on 13/02/2024, subject to certain terms & conditions, which is valid up to 31/01/2029 for TPA- 6900 sq. mtrs. & BUA- Construction BUA of 14,109.15 sq. mtrs. Out of total Construction BUA of 43000.0 sq.mtrs. on the basis of sanction dated 09/02/2024 granted by the local body. A copy of the Consent to Operate (Part-1) dated 13/02/2024 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. The said project having total 3 Nos. Building, namely A, B, & C out of which Building A & B construction completed, and PP has given possession to flat owners. Building A & B having configuration as B+LP+UP+13 Floors and Building C having configuration as B+LG+UG+14 Floors. During visit work activity was not found in operation of building C.

- 
- II. PP has provided MBBR STP with a capacity of 185 CMD consisting of primary, secondary & tertiary treatment systems, treated domestic effluent is used for flushing purpose & gardening purpose. STP was found in operation.
  - III. Wet waste generation is 156 KG /Day. PP has installed OWC for the treatment of wet waste and after treatment of wet waste, it is used as a manure. During Visit OWC was found in operation.
  - IV. Dry waste generation is 104 Kg/Day, after segregation it is handed over to authorized vendor.
  - V. PP has installed 1 No. DG Set having capacity 160 KVA with acoustic enclosure.
  - VI. As per revalidation of C to E dated 25/04/2024, PP has submitted BG of Rs.10.0 lacs towards compliance of consent and EC conditions. BG valid up to 25/04/2030.
  - VII. As per C to O (Part I) dated 13/02/2024, PP has submitted BG of Rs.10.0 lacs towards compliance of consent and EC conditions. BG valid up to 31/01/2029.
  - VIII. As per EC Condition, PP has submitted the BG of Rs. 1,28,78,000/- towards effective implementation of

remediation plan and Natural and Community Resource Augmentation plan within 6 months from grant of Environmental Clearance which is valid up to 16/03/2026.

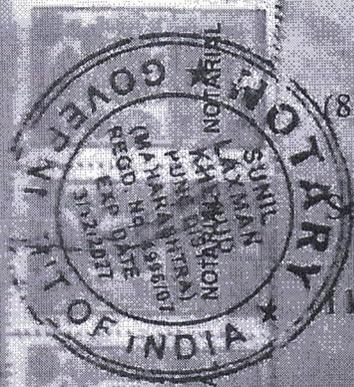


(7) As per EC dated 09/02/2024, under specific condition of B (1) it is stated that PP to submit the BG of Rs. 1,28,78,000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan. PP to implement remediation plan and natural and community resource augmentation plan within 06 months from the grant of the said EC. 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



(8) Hence this Affidavit.

Solemnly affirmed on this 19<sup>th</sup> 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

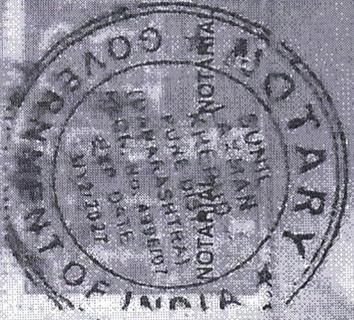
*Langote* 19/9/25  
(Kartikeya Langote)  
Sub-Regional Officer,  
MPCB, Pune-I

SUNIL LAXMAN KHERUD  
NOTARY-GOVT. OF INDIA  
B/3, MANIKRANTH SOCIETY,  
ARYANESHWAR, PUNE-411005

BEFORE ME

SUNIL LAXMAN KHERUD  
NOTARY GOVT. OF INDIA  
Regd. No. 4993/07  
Noted Registrar

19 SEP 2025



**MAHARASHTRA POLLUTION CONTROL BOARD**

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : rohq@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
Scheme Road No. 8, Opp. Cine Planet Cinema, Near  
Sion Circle, Sion (E),  
Mumbai - 400022

**Infrastructure /LSI**

Consent order No: Format1.0/BO/RO-HQ/CC-18/2000248

04/12/2018  
Date- 10/10/2018

To,  
M/s. Akshay Enterprises  
S. No. 28 (p), Kondhwa, Haveli, Tal- Haveli, Dist- Pune.

**Subject: Consent to Establish for Construction project under Red Category.**

**Ref : Minutes of Consent Committee meeting held on 04/10/2018.**

**Your application MPCB-CONSENT-00000052919 Dated: 20/07/2018.**

**For: Consent to Establish for Construction of Residential & Commercial project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 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 up to commissioning of the project or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 73.00 Crs. (As per C.A. Certificate submitted by project proponent)
3. The Consent to Establish is valid for construction of Residential & Commercial Project by M/s. Akshay Enterprises, S. No. 28(P), Kondhwa, Haveli, Dist- Pune on total plot area of 6900 sq.m. and total construction built up area 28400.00 sq. mtrs including utilities and services as per commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	156	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	160 KVA	1	As Per Schedule -II

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

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	385 Kg/Day	OWC	Manure from OWC will be used for gardening
2	Non-biodegradable	272 Kg/Day	Collected & disposed to authorized Vendor	handed over to authorized vendor
3	E Waste	798 Kg/Annum	Collected and send to authorized recycler	Send to authorized recycler

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should 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 comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

12. The applicant should not take any effective steps for implementation of the project before obtaining revised Environmental Clearance as per EIA notification, 2006 and amendments thereto.

As per Para 2 of EIA notification dated 14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II (I) dated 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravediran, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	Transaction No.	Transaction Date	Bank Name
1	1,00,000/-	175210431	20/07/2018	IDBI Bank

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai-II-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

### Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have installed Sewage Treatment Plants (STPs) based on MBBR technology with the design capacity of 185 CMD.
- B] The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	50
03	COD	100

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow parameters at the outlet of STP.**
- 3) The industry should 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	178

## Schedule-II

### Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S %	SO <sub>2</sub>
1	DG Set (160 KVA)	Acoustic enclosure	5.22*	Diesel	30	Kg/Hr	-	-

\* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
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3. The Applicant should 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.

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 (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards not to take effective steps prior to obtaining EC	Upto Commissioning of the project	31/10/2023

*Maharashtra Pollution Control Board*

### Schedule-IV

#### General Conditions:

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) 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.
  - 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd  
 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.0000190360/CE/2404002012

Date: 25/04/2024

To,  
 Proposed Residential & Commercial  
 Project "Yash Florencia"  
 S. No. 28/2, Kondhwa Budruk,  
 Tal. Haveli, Dist. Pune by M/s. Akshay  
 Enterprises



**Sub: Revalidation of Consent to Establish with Expansion for Proposed Residential & Commercial Construction Project under Red category.**

- Ref:**
1. Application for Consent to Establish vide UAN. MPCB- CONSENT-0000190360 dtd. 28/12/2023.
  2. Consent to Establish granted by Board dtd. 04/12/2018.
  3. 1st Consent to Operate (Part-I) granted dtd. 13/02/2024.

Your application NO. MPCB-CONSENT-0000190360

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 Revalidation of 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.51.93 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Proposed Residential & Commercial Construction Project named as Proposed Residential & Commercial Project "Yash Florencia" at S. No. 28/2, Kondhwa Budruk, Tal. Haveli, Dist. Pune by M/s. Akshay Enterprises on Total Plot Area of 6900 Sq Mtrs for balance construction BUA of 28890.85 Sq. Mtrs out of Total Construction BUA of 43000.00 Sq Mtrs 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 granted dtd. 04/12/2018	6900.00	28400.00
2	Environment Clearance dtd. 04/10/2019	6900.00	27873.38
3	Revised Environment Clearance dtd. 09/02/2024	6900.00	43000.00
4	1st Consent to Operate (Part-I) dtd. 13/02/2024	6900.00	14109.15

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

<b>Sr No</b>	<b>Description</b>	<b>Permitted (in CMD)</b>	<b>Standards to</b>	<b>Disposal</b>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	112	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:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
1	DG Set (62.5 KVA)	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Wet Waste	263 Kg/Day	OWC	Use as Manure
2	Dry Waste	184 Kg/Day	NA	Handed over to authorised vendor
3	STP Sludge	20 Kg/Day	OWC	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:**

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
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 the Organic waste digester with composting facility or biodigester with composting facility effectively
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 comply with the Environmental Clearance obtained vide No. SIA/MH/INFRA2/434007/2023 dtd. 09/02/2024 for construction project having total plot area of 6900 Sqm and total construction BUA of 43000 Sqm as per specific condition of EC.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & 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

2024-04-25 18:07:36 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	TXN2312005268	28/12/2023	Online Payment
2	2521.00	TXN2404002998	25/04/2024	Online Payment
3	18411.00	TXN2404004536	25/04/2024	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 **200 CMD for treatment of domestic effluent of 112 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	118.00
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 62.5 KVA	Acoustic Enclosure	3.00	HSD 10 Ltr/Hr	1	SO <sub>2</sub>	6 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 <sup>3</sup>
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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:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C2E Expansion	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**

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

**BG Return details**

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



**SCHEDULE-IV****Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

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This certificate is digitally & electronically signed.

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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](mailto: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.0000176217/CO/2402001080

Date: 13/02/2024

To,  
 Proposed Residential & Commercial  
 Project "Yash Florencia"  
 at S. No. 28/2, Kondhwa Budruk,  
 Tal. Haveli, Dist. Pune by M/s. Akshay  
 Enterprises



## Sub: 1st Consent to Operate (Part-I) for Residential & Commercial Project Granted Under Red Category.

**Ref:** Your application for 1st Consent to Operate vide UAN. MPCB-  
 CONSENT-0000176217 dtd. 21/07/2023.

Your application NO. MPCB-CONSENT-0000176217

For: Grant of Consent to Operate 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 1st Consent to Operate is granted for a period up to 31.01.2029**
- The capital investment of the project is Rs.28.78 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Operate is valid for Residential & Commercial Project named as Akshay Enterprises "Yash Florencia", S. No.28/2, Kondhwa Budruk, Tal. Haveli, Dsit. Pune on Total Plot Area of 6900.0 Sq Mtrs for construction BUA of 14,109.15 Sq Mtrs out of Total Construction BUA of 43000.0 Sq Mtrs 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 granted dtd. 04/22/2018	6900.00	28400.00
2	Environment Clearance granted dtd. 04/10/2019	6900.00	27873.38
3	Revised Environment Clearance granted dtd. 09/02/2024	6900.00	43000.00

- 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	64	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 (160 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	156 Kg/Day	OWC	Use as Manure
2	Dry Waste	104 Kg/Day	NA	Handed over to authorised vendor
3	STP Sludge	20 Kg/Day	OWC	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. 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/INFRA2/434007/2023 dtd. 09/02/2024 for construction project having total plot area of 6900 Sqm and total construction BUA of 43000 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.



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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  
2024-02-13 18:22:10 IST

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	375000.00	TXN2307002913	21/07/2023	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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **185 CMD for treatment of domestic effluent of 64 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	75.00
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 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
1	DG Set 160 KVA	Acoustic Enclosure	3.00	HSD 10 Ltr/Hr	1	SO <sub>2</sub>	15.36 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 <sup>3</sup>
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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:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	C2O (P-I)	Rs. 10 Lakhs	15 Days	Compliance of Consent & EC Conditions.	31/01/2029	31/01/2029

\*\* 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**

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

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
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.

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This certificate is digitally & electronically signed.

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**MAHARASHTRA POLLUTION CONTROL BOARD**  
**Sub-REGIONAL OFFICE, PUNE 1**

Phone: 020-25811694  
Fax: 020-25811029  
Visit us at [www.mpcb.gov.in](http://www.mpcb.gov.in)  
E-mail: [sropune1@mpcb.gov.in](mailto:sropune1@mpcb.gov.in)



Jog Center Bldg.  
2<sup>nd</sup> Floor, Wakdewadi,  
Mumbai Pune Highway,  
Pune 411003

**“Your Service is our Duty”**

**Visit Report**

Name of Project: - "Yash Florencia" at S. No. 28/2, Kondhwa Budruk, Tal. Haveli, Dist. Pune by M/s. Akshay Enterprises.

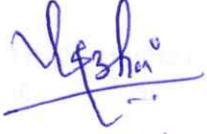
Date of visit: - 05/09/2025.

Consent Status: - CO Part I was valid up to 31/01/2029.

Visited to said project "Yash Florencia" at S. No. 28/2, Kondhwa Budruk, Tal. Haveli, Dist. Pune by M/s. Akshay Enterprises on 05/09/2025. During visit the following observations were made.

1. PP has obtained Consent to Establish on 04/12/2018 for construction project Total Plot Area 6900 SQM and Total Built up area 28400 SQM. CE valid up to COU or 5 years whichever is earlier.
2. PP has obtained revalidation of Consent to Establish with Expansion on 25/04/2024 for residential & commercial construction project TPA 6900 SQM & TBUA 43000 SQM. CE valid up to COU or 5 years whichever is earlier.
3. PP obtained Consent to Operate Part I on 13/02/2024 for Total Plot Area 6900 SQM & construction Completed BUA 14109.15 SQM out of TBUA 43000 SQM as per EC granted dtd 09/02/2024 including Utilities and services which was valid up to 31/01/2029.
4. PP has obtained Environmental Clearance vide EC Identification No. EC24B038MH136007 dtd 09/02/2024 for residential & commercial building project TPA 6900 SQM and TBUA 43000 SQM.
5. The said project having total 3 Nos. Buildings, namely A, B, & C. Out of which Building A & B construction completed, and PP has given possession to flat owners. Building A & B having configuration as B+LP+UP+13 Floors and Building C having configuration as B+LG+UG+14 Floors. During visit civil work activity was not found in operation of building C.
6. PP has provided MBBR STP with a capacity of 185 CMD consisting of primary, secondary & tertiary treatment systems. Treated domestic effluent is used for flushing purpose & gardening purpose. STP was found in operation.

7. Wet waste generation is 156 Kg/Day PP has installed OWC for the treatment of wet waste and after treatment of wet waste it is used as manure. During visit OWC was found in operation.
8. Dry waste generation is 104 Kg/Day after segregation it is handed over to authorized vendor.
9. PP has installed 1 No. DG Set having capacity 160 KVA with acoustic enclosure.
10. As per revalidation of CE dtd 25/04/2024 PP has submitted BG of Rs. 10.0 lacs towards compliance of consent and EC conditions. BG valid up to 25/04/2030.
11. As per CO Part I dtd 13/02/2024 PP has submitted BG of Rs. 10.0 lacs towards compliance of consent and EC conditions. BG valid up to 31/01/2029.
12. As per EC Condition, PP has submitted the BG of Rs. 1,28,78,000/- towards effective implementation of remediation plan and Natural and Community Resource Augmentation plan within 6 months from grant of this Environmental Clearance which was valid up to 16/03/2026.
13. As per EC dated 09/02/2024, under specific condition of B(1) it is started that PP to submit the BG of Rs. 1,28,78,000/- 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 Pune Municipal Corporation authority for implementation of Remediation Plan and Community Augmentation Plan, but till date no work is initiated.

  
(Sarjerao J. Bhoi)  
F.O. SRO, Pune-1

### Photographs





