

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION 54 OF 2020

In the matter between:

Shashikant Vithal Kamble

... Applicant

Versus

M/s Nakshtra Eye Land & Ors.

... Respondents

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PUNE

DATE: 18/11/2021


ADVOCATE FOR
RESPONDENT NO. 5

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION 54 OF 2020**

In the matter between;

Shashikant VithalKamble
Versus

... Applicant

M/s Nakshtra Eye Land &Ors.

... Respondents

AFFIDAVIT ON BEHALF OF THE RESPONDENT NO.5;

I, Makarand Nikam, aged 50 years, the Joint City Engineer of the Respondent No.5, having office address at 2nd Floor, Main PCMC Building, Mumbai Pune Road, Pimpri, Pune 411018, do hereby solemnly affirm and state as under;

1. I am the Authorized Signatory of the Respondent No.5, having my address as mentioned above and I am competent, authorized, and able to depose the present Affidavit. I have perused and made myself conversant with the contents and record pertaining to the present Application and I am otherwise, well aware of the facts and circumstances of the present case from personal knowledge as also office records and thus, competent to depose the same. I say that I am filing the present Affidavit in Reply for the limited purpose of opposing the reliefs as sought for by the Applicant. I crave leave to file a further detailed affidavit/additional affidavit along with supporting documents if the circumstances so warrant.





2. At the outset, I deny each and every averment made in the present Application which is contrary to and/or inconsistent with that which is stated in the present Affidavit and humbly submit that nothing contained in the Memo of Application shall be deemed to have been admitted by or on behalf of the Respondent No.5, merely for want of specific traverse. I clarify and submit that the averments made herein are in the alternative and without prejudice to one another.

3. At the further outset I state the role of the Respondent No.5 is limited in the instant Application. The captioned Application has been filed alleging various environmental violation with respect construction being carried out by the Respondent No.1 at Gat No. 669, Plot No.A, Moshi Alandi, Alalndi Road, Off Pune Nashik Highway, Pune- 412105 ("said project") and the role of the Respondent No.5 is that of being the Planning authority with respect to the said project.

4. The Respondent No.5 shall now briefly state the relevant facts, which will as such disentitle the Applicant from any reliefs;

4.1. The Respondent no.5 is a planning authority and regulates the construction activity in the Pimpri Chinchwad Municipal Corporation. Being a planning authority the Respondent No.5 is bound by the Maharashtra Regional Town Planning Act 1966 ("MRTP Act") and the prevailing Development Control Regulations ("DCR"). The Respondent states that permissions have



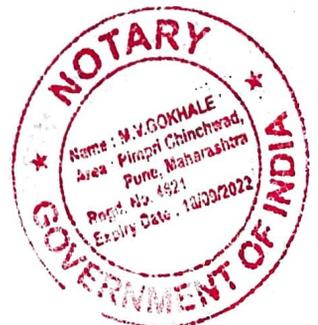
been granted for carrying out construction of the said project as per the prevailing MRTTP and the DCR.

- 4.2. The Respondent No.5 being the planning authority has granted the following permissions;

On 7th February 2011 the Respondent No.5 granted Building Permission with respect to the said project. The Respondent No.5 craves leave to refer and rely on the said document as and when produced. On 31st August 2012 the Respondent No.5 granted First Revision Permission with respect to the said project. The Respondent No.5 craves leave to refer and rely on the said document as and when produced. Further on 8th February 2016 the Respondent No.5 granted first IOD sanction with respect to the said project. The Respondent No.5 craves leave to refer and rely on the said document as and when produced.

On 29th October 2018 the Respondent No.5 granted second IOD sanction with respect to the said project. The Respondent No.5 craves leave to refer and rely on the said document as and when produced.

On 25th August 2020 the Respondent No.5 granted Part Completion Certificate for Building C and G and on 8th October 2020 for Building H and I with respect to the said project. The Respondent



No.5 craves leave to refer and rely on the said documents as and when produced.

4.3. The Respondent no.5 further states that being a planning authority the Respondent No.5 has taken all actions as mandated by law with respect to environmental violations relating to the said project;

4.3.1. In or around the year 2014, the Respondent No.5, through the 62nd meeting of the Environmental Department and 2nd meeting of the SEAC-III, learnt about the violations being carried out with respect to the said project. In furtherance thereof, on 17th June 2014 the Respondent No.5 took cognizance of the same and directed the project proponent to obtain Environment Clearance ("EC"). Hereto annexed and marked as **Exhibit "A"** is a copy of the letter dated 17th June 2014, issued by the Respondent No.5 to the project proponent directing to obtain EC.

4.3.2. On 8th December 2014, the Respondent No.5 received a copy of letter from the Hon'ble Chief Secretary, the letter directed the Respondent No. 1 to stop the construction work till EC is obtained. Hereto annexed and marked as **Exhibit "B"** is a copy of the letter dated 8th December 2014, issued by the Chief Secretary to the Respondent No.5.

4.3.3. On 22nd January 2015, in pursuance of the aforesaid letter 8th December 2014, the Respondent No.5, issued a letter to the project proponent of the said project directing them to stop

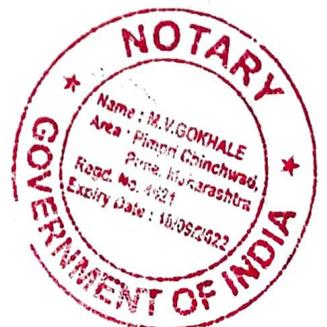


construction with respect to the said project. Hereto annexed and marked as **Exhibit "C"** is a copy of the letter dated 22nd January 2015, issued by the Respondent No.5 to the project proponent directing them to stop work of the said project.

4.3.4. As per the records available with the Respondent No.5 no construction activity was carried from the year 2015 until the year 2019.

4.3.5. On 31st December 2019, the project proponent has gotten Environment Clearance for the said project. It appears that the Project proponent has applied for the grant of EC under the amnesty scheme and the environmental authorities, after duly studying and following all the steps as per the scheme, have been pleased to grant Environment Clearance to the said project. It is worth noting that the environment department has also calculated the amount to be recovered from the project proponent for reversing the environmental damage done by the project proponent and has imposed a Bank Guarantee of about 2.31 crores on the project proponent. Hereto annexed and marked as **Exhibit "D"** is a copy of the Environment Clearance dated 13th December 2019.

4.3.6. On 30/12/2020 and 29/05/2020 the project proponent has further obtained Consent To Operate And Consent To Establish respectively with respect to the said project. Hereto annexed and

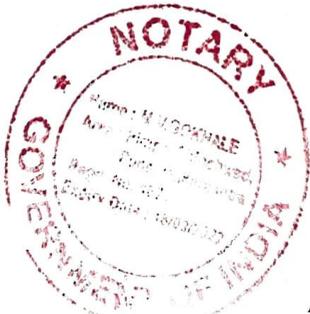


marked as Exhibit "E" and Exhibit "F" is a copy of the Consent To Operate And Consent To Establish.

4.3.7. It is further pertinent to note that on 18/12/2020, the Respondent No.5 carried out a site visit wherein it was noted that there are no borewell found on the site. The Respondent No.5 further noted that the Project proponent has provided for Sewage Treatment Plant with MBBR technology for the said project.

4.3.8. Therefore, the Respondent No.5 states the Respondent No.5 being the planning authority has ensured that the Project proponent has carried out construction as per the MRTP Act and the applicable DCR.

5. In light of the facts stated above, the Respondent No.5 states that as on date there is no violation with respect to the said project at the behest of the Respondent No.5 in its capacity of being the Planning authority. In any event, the Respondent No.5 has at all times abided by the extant law and has committed no violation of any nature with respect to the said project. Thus, the Respondent No.5 states that the Original Application as filed is baseless and deserves to be dismissed.



Solemnly affirmed at Pune)
Dated this 18th day of November 2021)

Makarand V. Gokhale
Advocate for Respondent No.5

Before me,

Respondent No.5

[Signature]
Joint City Engineer
Building Permission Dept.
PCMC., Pimpri, Pune-18.

BEFORE ME

Makarand V. Gokhale
18/11/2021

MAKARAND V. GOKHALE
ADVOCATE & NOTARY (GOVT. OF INDIA)
378/2120, Sant Tukaram Nagar,
Pimpri, Pune- 411 018,
Maharashtra

Noted and Registered
at Serial No. 715/2021

18 NOV 2021

(21)



EXHIBIT "A"



पिंपरी चिंचवड महानगरपालिका
पिंपरी पुणे - ४११०१८
वांधकाम परवानगी विभाग
क्र. - वीपी/मोशी/३५५/२०१२
दिनांक १७/०८/२०१२

प्रति,

१. मे. एलोरा विन्ट प्रा. लि. तर्फे
श्री. भिमजी भिवाजी भानुशाली व इतर
मोशी
२. श्री. विकास आचलकर (ला. आर्कि.)
१२२१, वी/१, रँव्हर परांजपे रोड,
एफ.सी. रोड, पुणे ०४.

विषय:- पर्यावरण नियमांच्या उल्लंघन बाबत...

संदर्भ:- वांधकाम परवानगी क्र. वीपी/मोशी/लेआऊट/२८/२०१२,
दि. ३१/०८/२०१२.

महोदय,

संदर्भिय पत्रान्वये आपणाम मौजे मोशी, ग.नं. ६६९ पै. येथे वांधकाम परवानगी देण्यात आलेली आहे. तथापि, पर्यावरण विभागाच्या मंजूरीच्या टप्प्यात आपणाकडून ६२ व्या मिटींगच्या तसेच दुस-या SEAC - III च्या मिटींग अन्वये पर्यावरण विभागाच्या नियमांचे उल्लंघन झाल्याचे निर्दर्शनास आलेले आहे.

तरी याबाबत योग्य ती कार्यवाही करून पर्यावरण विभागाचा नादरकत दाखला प्राप्त करून सादर करण्यात यावा. अन्यथा आपणावर नियमानुसार कारवाई करण्यात येईल, याची नोंद घ्यावी.

उपशिक्षक अभियंता
वांधकाम परवानगी विभाग
पिंपरी चिंचवड महानगरपालिका
पिंपरी, पुणे - ४११०१८

प्रत,

मा. शहर अभियंता
पि.चि.म.न.पा.

Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune – 411018.
Building Permission Department,
No.BP/Moshi/355/2014
Date: 17/06/2014

To,

1. M/s. Alora Built Pvt. Ltd.
Through Bhimji Bhivji Bhanushali & Ors.
Moshi.
2. Shri. Vikas Achalkar (L. Arch.),
1221, B/1, Ranglar Paranjape Road,
F. C. Road, Pune-04.

Subject: Regarding violation of environment laws..

Reference: Building Permission No. BP/Moshi/Layout
/28/2012 dated 31/08/2012.

Sir,

The permission for construction on Gat No.669 pai. Situated at village Moshi has been granted to you vide above referred letter. However, during the approval phase of the environment department, it has been observed that you have violated the rules of the environment department as per the 62nd meeting and the second SEAC-III meeting.

However, appropriate action should be taken in this regard and No Objection Certificate from the Environment Department should be obtained and submitted, otherwise action will be taken against you as per the rules.

Sd/-

Deputy City Engineer,
Building Permission Department,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune – 411018.

Tel. No. : 2279 3432
Fax No. : 2281 3947

No. SEAC-2011/CR-825/TC-II
Environment Department
217, Annex Building, Mantralaya
Madam Cama Road, Mumbai - 400 032
Date : 08/12/2014

By Speed Post/ RPAD / Hand Delivery

To,

Ms. Ellora Buildwell Pvt. Ltd.
Ellora Fiesta, Plot No. 8, Sector - 11,
Opposite Juinagar,
Navi Mumbai.

पि.चि.म.न.पा. (स्थापत्य)	
शहर अभियंता.....	
कार्यकारी अभियंता.....	
प्रशासन अधिकारी.....	
लेखाधिकारी.....	
स्वीय सहाय्यक श.अ.....	
कमालपीन अधिष्ठाक	
संख्या	93998
दिनांक	20/12/2014

Sub. :- Direction under section 5 of the Environment (Protection) Act, 1986
r.w. Environment Impact Assessment Notification dtd. 14.9.2006

- Ref. :-
1. Proposed Directions issued vide letter dtd. 9.1.2014.
 2. Your reply dtd. 14.10.2014.
 3. Personal hearing extended to you on 17.11.2014.

WHEREAS, the State Level Expert Appraisal Committee (SEAC) in its 2nd meeting held on 14th December, 2013, observed that you have violated the provisions of the Environment (Protection) Act, 1986 read with EIA Notification, 2006.

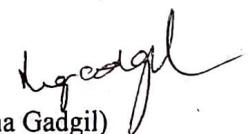
AND WHEREAS, this office had issued Proposed Directions to you vide letter at reference one above, for carrying out construction of proposed Nakshtra I Land 669 at village Moshi Alandi, Tal. Haveli Pune at site without obtaining prior EC.

AND WHEREAS, you have submitted your reply dtd. 14.10.2014 and the additional information submitted during the course of personal hearing, stating that :-

- 1) The first plan was sanctioned by the Pimpri Chinchwad Municipal Corporation on 7.2.2011 for proposed total BUA of 11817.63 m².
- 2) You have applied for EC on 12.12.2011 for proposed total BUA of 122067.34 m².
- 3) You have amended the plans on 31.8.2012 for proposed total BUA of 39189.38 m².
- 4) You have constructed total BUA of 34126.05 m² at site.

AND WHEREAS, a personal hearing was extended to you on 17.11.2014 at 2.30 p.m., before the Additional Chief Secretary, Environment Department. During the course of personal hearing it has been observed that you have applied for EC on 12.12.2011 for proposed total BUA of 122067.34 m² and thereafter amended the plan on 31.8.2012 for proposed total BUA of 39189.38 m². AND WHEREAS, you have carried out construction of total BUA admeasuring 34126.05 m² at site, without obtaining prior EC, which is violation of the provisions of the EIA Notification 2006.

NOW THEREFORE, in view of the above violations of the Environment (Protection) Act, 1986 r.w. EIA Notification dtd. 14.9.2006, you are hereby directed to stop the construction work till you obtain Environmental Clearance from the Competent Authority. You are also directed to submit a Board Resolution to comply with Para 5 (i) of the Office Memorandum, issued by the M.o.E.F., G.o.I. dtd. 12.12.2012.


(Medha Gadgil)
Addl. Chief Secretary,
Environment Department

Received
Bipin
01/12/14 Urgent plz
Mr Pathan
Take action as per direction from
of Hon. Addl. Chief Secretary

Copy to .

- (1) Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd-4th Floor, Opp. Cine Planet, Sion Circle, Mumbai – 400022 :- He is instructed to direct the concerned Regional Officer of the Maharashtra Pollution Control Board who has been authorized under section 19 (a) of the Environment (Protection) Act, 1986, to file the case for the offence committed by M/ s Ellora Buildwell Pvt. Ltd., under section 15 of the Environment (P) Act, 1986 r.w. EIA Notification dtd. 14.9.2006 before the appropriate court of law, so as to comply with the Office Memorandum issued by the M.o.E.F., G.o.I. No. J-1101313112006-1A. II(1) dtd. 12.12.2012
- (2) City Engineer, Pimpri Chinchwad Municipal Corporation, Pimpri – 411 018:- He is directed not to issue further permissions / approvals for said project till the Competent Authority grants Environment Clearance to s Ellora Buildwell Pvt. Ltd.
- (3) Member Secretary, SEAC – III :- for information and further follow up



Pimpri Chinchwad Municipal Corporation
Pimpri – 18.
Building Permission Department
Outward No. BP/Moshi/552./2015
Date:-22/01/2015

To,

M/s. Ellora Buildwell PVT. Ltd.
Ellora Fiesta, Plot no.8, Sector -11,
Opposite Juinagar, Navi Mumbai.

Sub:- Direction under section 5 of the Environment (Protection) Act,
1986 r.w. Environment Impact Assessment Notification
dtd. - 14/9/2006.

Ref:- Hon. Addl. Chief Secretary letter no. SEAC-2011/CR-825/TC-II,
Dtd – 08/12/2014.

2/-,

With reference to above cited subject you are here by instructed to stop work immediately till the competent Authority grants Environment Clearance The copy of the reference letter is herewith Attached for your necessary actions.

[Signature]
City Engineer

Building Permission Department

Pimpri Chinchwad Municipal Corporation

[Signature]
Pimpri – 18. *[Signature]*

Copy To –

1) Architect Shri. Vikas Achalkar

2/- To take necessary Action & Stop work till the competent Authority grants Environment Clearance.

[Signature]
Received
[Signature]



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

मन्त्रमेव जयते

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: December 31, 2019

To,
Mr. Mukesh Patel Ellora Buildwell Pvt. Ltd. (Owner) Ellora Home Makers Pvt. Ltd. (Developer) Ellora Fiesta,
Plot No. 8, Sector-11, Opposite Juinagar, Navi Mumbai
at Gat No. 669, Plot A Moshi Alandi Road, Off. Pune Nashik Highway, Pune- 412105

Subject: Environment Clearance for proposed residential & commercial project "Nakshatra I Land", at Gat No. 669, Plot A Moshi Alandi Road, Off. Pune Nashik Highway, Pune- 412105, by M/s. Ellora Buildwell Pvt. Ltd.

Sir

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 95th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 181st meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8 (a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as below :-

1. Name of Project	"Nakshatra I Land"
2. Type of institution	Private
3. Name of Project Proponent	Mr. Mukesh Patel Ellora Buildwell Pvt. Ltd. (Owner) Ellora Home Makers Pvt. Ltd. (Developer) Ellora Fiesta, Plot No. 8, Sector-11, Opposite Juinagar, Navi Mumbai
4. Name of Consultant	Goldfinch Engineering System Private Limited
5. Type of project	Residential & Commercial Development
6. New project/expansion in existing project/modernization/diversification in existing project	New Project
7. If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8. Location of the project	Gat No. 669, Plot A Moshi Alandi Road, Off. Pune Nashik Highway, Pune- 412105
9. Taluka	Haveli
10. Village	Moshi
Correspondence Name:	Ellora Buildwell Pvt. Ltd. Ellora Home Makers Pvt. Ltd. Ellora Fiesta, Plot No. 8, Sector-11, Opposite Juinagar, Navi Mumbai
Room Number:	Plot No. 8, Sector-11
Floor:	-
Building Name:	Ellora Fiesta
Road/Street Name:	-
Locality:	Opposite Juinagar
City:	Mumbai
11. Whether in Corporation / Municipal / other area	Pimpri Chinchwad Municipal corporation
12. IOD/IOA/Concession/Plan Approval Number	B.P. ENV. MOSHI 05.2018 DT.29.10.2018 IOD/IOA/Concession/Plan Approval Number: B.P. ENV. MOSHI 05.2018 DT.29.10.2018 Approved Built-up Area: 118314.69
13. Note on the initiated work (If applicable)	We have constructed total built up area of 34,126.05 m2 Court order dated 23.05.2018 received against Criminal court case no 241/2015
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	MHADA
15. Total Plot Area (sq. m.)	46,614.00 m2
16. Deductions	13553.35 sq. mt.

SEIAA Meeting No: 181 Meeting Date: November 15, 2019 (
SEIAA-STATEMENT-0000001575)
SEIAA-MINUTES-0000002752
SEIAA-EC-0000002220

Page 1 of 12

Shri. Anil Diggikar (Member Secretary SEIAA)

17. Net Plot area	33060.65 sq.mt.
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 59,333.10 sq.mt.
	Non FSI area (sq. m.): 58,981.59 sq.mt.
	Total BUA area (sq. m.): 118314.69
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 59,333.10 sq.mt.
	Approved Non FSI area (sq. m.): 58,981.59 sq.mt.
	Date of Approval: 29-10-2018
19. Total ground coverage (m2)	11055.66 sq.mt.
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	33.44 %
21. Estimated cost of the project	1310000000

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	PCMC
	Fresh water (CMD):	466.71
	Recycled water - Flushing (CMD):	255.5
	Recycled water - Gardening (CMD):	55
	Swimming pool make up (Cum):	2.0
	Total Water Requirement (CMD) :	779.21
	Fire fighting - Underground water tank(CMD):	550
	Fire fighting - Overhead water tank(CMD):	20 KLD / building
	Excess treated water	339.49
Wet season:	Source of water	PCMC
	Fresh water (CMD):	466.71
	Recycled water - Flushing (CMD):	255.5
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	722.21
	Fire fighting - Underground water tank(CMD):	550
	Fire fighting - Overhead water tank(CMD):	20 KLD / building
	Excess treated water	394.49
Details of Swimming pool (If any)	Dimension of Swimming Pool : Main pool: 19.40 mt. x 6.4 mt. with 1.20 mt. in depth & Kids pool: 3.80 mt. x 3.80 mt. with 0.60 mt. in depth. Total Water Requirement in KLD : 136 KLD Water requirement for make up in KLD : 2.00 KLD Capital Cost : 40.60 Lacs O & M cost : 2.33 Lacs/yr	

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	Not applicable	466.71	466.71	Not applicable	46.67	46.67	Not applicable	420	420
Domestic	Not applicable	255.5	255.5	Not applicable	0	0	-	255.5	255.5
Gardening	NA	55	55	NA	55	55	NA	0	0
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		5.5 Mtr. to 7.1 Mtrs. BGL						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		15						
	Size of recharge pits :		3×3×4 mt						
	Budgetary allocation (Capital cost) :		Rs. 45 Lacs						
	Budgetary allocation (O & M cost) :		Rs.0.90 Lacs per						
Details of UGT tanks if any :		Domestic Capacity (Lit) -687.41 Cum (Resi. & Comm.),15.66 Cum(Amenity), Flushing UG Tank Capacity (Lit) : 446.18 Cum (Resi. & Comm.), 19.58 Cum (Amenity), Fire Fighting Capacity (Lit) : 550.00 Cum							
26.Storm water drainage	Natural water drainage pattern:		As per contour plan						
	Quantity of storm water:		24 m3/min						
	Size of SWD:		900 mm pipe						
27.Sewage and Waste water	Sewage generation in KLD:		628.85 KLD (Residential & commercial building),21.14 KLD (Amenity building)						
	STP technology:		MBBR						
	Capacity of STP (CMD):		STP 1 - 640 KLD,STP 2 - 25 KLD						
	Location & area of the STP:		As per drawing						
	Budgetary allocation (Capital cost):		STP 1 - 90.00 lacs & STP 2 - 11.00 lacs						
	Budgetary allocation (O & M cost):		STP 1 - 14.61 lacs/yr& STP 2 - 6.66 lacs/yr						

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	Total excavation - 19347.405 cum
	Disposal of the construction waste debris:	Top soil - 8844.528 cum use for gardening, Murrum - 10502.877 cum use for filling in plinth& road
Waste generation in the operation Phase:	Dry waste:	(Res. + Comm.) 727.35 kg,(Amenity) 39.15 kg = (Total) 766.50 kg
	Wet waste:	(Res. + Comm.) 1697.15 kg, (Amenity) 91.35 kg = (Total) 1788.50 kg
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	50.175 kg/day
	Others if any:	-
Mode of Disposal of waste:	Dry waste:	Dry waste will be sent for recycling to SWACH
	Wet waste:	Wet waste will be converting to composting for by OWC
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	STP sludge sent to SWM site for converting in to compost
	Others if any:	-
Area requirement:	Location(s):	Res. & Comm.OWC Near Building H, Amenity OWC Near Amenity Building
	Area for the storage of waste & other material:	(Res. + Comm.) 128.51 m ² , (Amenity) 10.53 m ² , (Total) 139.04 m ²
	Area for machinery:	(Res. + Comm.) 44.92 m ² , (Amenity) 4.42 m ² , (Total) 49.34 m ²
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	(Res. + Comm.) 34.03 Lacs+ (Amenity) 9.48 Lacs = 43.51 Lacs
	O & M cost:	(Res. + Comm.) 5.26 Lacs/yr + (Amenity) 2.34 Lacs/yr = 7.60 Lacs/yr

29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	200	43 Lit/hr	2	6.82	162.5 mm	50	
2	62.5	13.7 Lit/hr	1	5.58	62.5mm	50	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Diesel	Not applicable	Diesel	Diesel			
Source of Fuel		Diesel - Authorised vendor					
Mode of Transportation of fuel to site		by road					
33.Energy							
Power requirement:	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	30 KW					
	DG set as Power back-up during construction phase	40 KVA					
	During Operation phase (Connected load):	6526.18 KVA					
	During Operation phase (Demand load):	3626.06 KVA					
	Transformer:	22KV / 630 KVA - 6 Nos.& 22KV /315 KVA - 1 No					
	DG set as Power back-up during operation phase:	62.5 KVA - 1 No., 140 KVA - 1 No.&200 KVA - 1 No.					
	Fuel used:	Diesel					
	Details of high tension line passing through the plot if any:	No					
34.Energy saving by non-conventional method:							
Energy saving by non-conventional method: 1 By LED lights in common area (parking, lobby, staircase, landscape light & etc) - 163.67 KWH per day 2 Energy Saving by Solar Hot Water System - 3573.75 KWH per day 3 Solar Power System - 23494.24 KWH per day							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures				Saving %		
1	Annual savings in KWH for solar power, hot water & led lighting details				18.81 %		
2	Total annual savings in KWH for solar power & solar hot water details				14.73 %		
37.Details of pollution control Systems							
Source	Existing pollution control system			Proposed to be installed			
Sewage	Not applicable			STP			

Solid waste	Not applicable		OWC				
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	208.30 Lacs					
	O & M cost:	6.57 Lacs/yr					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	Water	Dust Suppression	1.8				
2	Site Sanitation, Health Check Up & Safety	Health & Safety	2.0				
3	Environmental Monitoring	Air, Water, Noise Soil	0.86				
4	Disinfection	Disinfection	0.6				
5	Health Check up	Health Check up	2.4				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	Sewage Treatment Plant	Sewage Treatment Plant	90 +11 = 101	14.61 + 6.66 = 21.27			
2	Rain Water Harvesting	Rain Water Harvesting	45	0.90			
3	Solid Waste Management	Solid Waste Management	43.51	7.60			
4	Green Belt Development	Green Belt Development	165.00	25.00			
5	Energy Use (Solar water heating)	Energy Use (Solar water heating)	208.30	6.57			
6	Environmental Monitoring	EMP costing	MoEFCC approved laboratory	0.125			
7	Basement Ventilation	Basement Ventilation	20	1			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

	CRZ/ RRZ clearance obtain, if any:	No
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	None within 10 Km
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	No
	Other Relevant Informations	-
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 181st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	The committee noted that Cost of remediation plan and natural & community resource augmentation plan as per revised approach paper is estimated as Rs. 2.31 Cr. The Committee also noted that the amount of CER as per MoEF & CC circular dated 1/05/2018 is Rs. 1.96 Cr which is less than the remediation / augmentation plan. Therefore committee decided to obtain Bank Guarantee of Rs 2.31 Cr for the project completion period.
II	PP to submit a bank guarantee of Rs. 2.31 Cr to Maharashtra Pollution Control Board towards effective implementation of the EMP comprising remediation plan and Natural and Community Resource augmentation Plan.
III	PP to submit CER as applicable as per MOEF & CC circular dated 1.5.2018 in consultation with Municipal Corporation.
IV	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

SEIAA Meeting No: 181 Meeting Date: November 15, 2019 (SEIAA-STATEMENT-0000001575)
SEIAA-MINUTES-0000002752
SEIAA-EC-0000002220

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Shri. Anil Diggikar (Member Secretary SEIAA)

XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure-reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
LV	This EC is issued subject to the condition that the implementation of EMP, remediation plan and Natural and Community Resource Plan will be completed during the period for which the Bank Guarantee is given, otherwise the BG should be suitably extended up to implementation of EMP.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

Maharashtra Pollution Control Board

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MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jwater @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

Date 30/12/2020

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-099338/CO/CC- 2012-001351

To,
M/s. Ellora Bulldwell Pvt. Ltd.
Gat No. 669 Plot A, Moshi Alandi Road,
Off. Pune Nashik Highway,
Taluka : Havell Dist: Pune.

Sub: Consent to Operate (part-I) for Construction of Residential and Commercial Project is granted under Red category.

- Ref: 1. Your Application vide UAN No. 099338 dt. 01/10/2020.
2. Consent to Establish granted vide no. Format1.0/BO/JD(WPC)/UAN-070192/CE/CC-2005000740 dt. 29/05/2020
3. Environment Clearance granted vide no. SEIAA-EC-0000002220 dt. 31/12/2019.

For: Consent to Operate (part-I) with Construction of Residential and Commercial Project is granted under Orange category 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) 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:

- Consent to Operate (Part-I) is granted for period up to 31/07/2021
- The proposed capital investment of the project is Rs. 64.53 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Operate (Part-I) valid for Construction of Residential and Commercial Projects named as M/s. Ellora Bulldwell Pvt. Ltd. Gat No. 669 Plot A, Moshi Alandi Road, Off. Pune Nashik Highway, Taluka Havell Dist: Pune for total plot area 46,614 Sqm & construction completed BUA 34,126.05 Sqm out of total construction BUA 1,18,314.69 Sqm as per EC dt. 31/12/2019, including utilities and services and As per Architect certificate submitted by Project proponent.

3. 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	650	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. 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	240 KVA	1	As Per Schedule -II

Maharashtra Pollution Control Board
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5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	1788.50 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	766.50 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	50.175 Kg/day	STP	Used as manure

- This consent is issued subject to an order passed or may be passed by Honble NGT court case Vide NO. QA No. 54/2020.
- Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- 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.
- 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.
- Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
- Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
- The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 31/12/2019 for total plot area 46,614 Sqm & total Construction BUA 1,18,314.69 sqm.

For and on behalf of the
Maharashtra Pollution Control Board

Dr. Y. B. Sontakke
Joint Director (W.P.C)

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	1,00,000/-	AXSK202750026098	01/10/2020	Axis Bank
2.	1,00,000/-	NEFT	03/12/2020	Online

Copy to:

- Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad they are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.

Maharashtra Pollution Control Board

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Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 665.0 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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) 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
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	722.21

- 4) 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.

Maharashtra Pollution Control Board
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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 also erected 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 ₂
1.	DG Set (240 KVA)	Acoustic enclosure	3.10	HSD	70.0	Lit/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 ³ .
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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).

Maharashtra Pollution Control Board
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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 Operate (part)	Rs. 10 lakh	15 Days	Towards O and M of pollution control system Compliance consent conditions.	Continuous	31.12.2021

[Handwritten Signature]

Maharashtra Pollution Control Board

Maharashtra Pollution Control Board
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General Conditions:

Schedule-IV

The following general conditions shall apply as per the type of the Industry.

- 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
- 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) The industry shall 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) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 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 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 treated sewage shall be disinfected using suitable disinfection method.
- 9) 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.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.

(Annex V)

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24036273
Fax : 24044692/24024069
/24023516



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

Email : jdwater@mpcb.gov.in

Visit At : <http://mpcb.gov.in>

Infrastructure /Red/LSI

Consent order No: Format1.0/BOJD (WPC)/UAN-079192/CE/CC-

Date 29/05/2020

2005000740

To,
M/s. Ellora Buildwell Pvt. Ltd,
Gat No. 669, Plot a, Moshi Alandi Road,
O.D. Pune Nashik Highway, Pune- 412105
Taluka- Haveli, Dist Pune.

Sub: Consent to Establish for Construction of Residential & Commercial Development Projects granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000079192 Dated: 28/08/2019
2. Minutes of 14th Consent Committee meeting held on 06/03/2020.

For: Consent to Establish for Construction of Residential & Commercial Development 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 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
- The proposed capital investment of the project is Rs.131.00 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Establish is valid for construction of Residential & Commercial Development Project named as M/s. Ellora Buildwell Pvt. Ltd, Gat No. 669, Plot a, Moshi Alandi Road, O.D. Pune Nashik Highway, Pune- 412105, Taluka- Haveli, Dist Pune, for total plot area of 46,614.00 Sqm and Proposed total construction built up area 11,8314.69 Sqm, as per EC dt. 31/12/2019 including utilities and services as per Commencement Certificate issued by local body.

3. 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	650.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. 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	62.5 KVA	1	As Per Schedule -II
2.	DG Set	140 KVA	1	As Per Schedule -II
3.	DG Set	200 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1.	Wet garbage	1788.50 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2.	Dry garbage	766.50 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3.	STP sludge	50.175 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/ORA clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt.31/12/2019 for total plot area 46,614.00 Sqm and total construction BUA 1,18,314.69 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On
1	2,62,000/-	UTIBR52019093000362506	30/09/2019	Axis Bank

Copy to:

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

Schedule-ITerms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 655.00 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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) 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	722.21

- 4) 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 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 ₂
1.	DG Set (62.5 KVA)	Acoustic enclosure	2.00	HSD		Ltr/Hr	-	-
2.	DG Set (140 KVA)	Acoustic enclosure	2.37	HSD		Ltr/Hr	-	-
3.	DG Set (200 KVA)	Acoustic enclosure	3.00	HSD		Ltr/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 ³
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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 Compliance of EC and consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project

A

Maharashtra Pollution Control Board

Schedule-IVGeneral Conditions:

The following general conditions shall apply as per the type of the Industry.

- 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 Rules, 2016 and E-Waste (Management) Rules, 2016.
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- 9) 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
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

VAKALATNAMA

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

Original Application No. 54 /2020

Shashikant Vithal Kamble

-- Applicant

V/s.

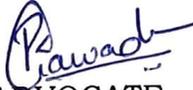
Pimpri Chinchwad Municipal
Corporation – Pimpri -411018

-- Respondents

I, Makarand Nikam, Joint city Engineer, inhabitant
of the Pimpri Chinchwad Municipal Corporation in the said matter hereby
appoint Adv.Pratik Gawade to appear and act for me and on behalf of Pimpri
Chinchwad Municipal Corporation as my Advocate in the said matter.

Witness my hand this 21st day of September 2021

Witness _____


ADVOCATE


Respondent No.5
Joint City Engineer
Building Permission Dept
PCMC, Pimpri, Pune-18

Filed in Court on _____