

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, PUNE

ORIGINAL APPLICATION NO 100/2019(WZ)

Rameshwar R. Manlyar and Ors Applicant(s)

Versus

Union of India and Ors. Respondent (s)

Report by the Joint Committee

Date of Site visit:	12 th September 2020
Address:	M/s. Landscape Realty. Gat no. 387 & 4040, A/P-Jambhul, Taluka- Maval Dist.-Pune

The site visit is carried out by Shri. Y. B. Sontakke, Joint Director (WPC) MPCB Sion Mumbai, Mr. Mukund S. Athavale Member of SEIAA Maharashtra and the other Member is Mr. Nitin Shinde (SRO, MPCB, Pune II).

The committee noted following observation:

Sr. No.	Particulars	Remarks
1	Environmental Clearance	PP had obtained EC from Environment Dept. Government of Maharashtra, Mumbai dated 18.10.2012 for Total plot area – 134452.97 sqm. and Total Built up Area – 81,781 sqm. & thereafter PP has obtained revised EC dated 26.03.2019 for Total plot area -130980 sqm. & Total Built up Area-125166.8 sqm.
2	Various Consents issued on the basis of the EC	2.1 PP had obtained Consent To Establish dated 14.10.2016 for Total plot area – 134452.97 sqm and Total Built-up Area – 81781 sqm. 2.2 PP has obtained Consent To Operate (Part I) dated 06.08.2019 for Total Plot Area – 31449.42 sqm. and BUA – 125166.8 sqm, This consent was valid up to 31.04.2020 2.3 Thereafter, PP has obtained amendment in consent to establish dated 08.01.2020 for Total Plot Area – 130890 sqm. and Total Built-up Area – 125166.8 sqm,

	Salient features of the project	<p>3.1 PP has obtained amended development permission and CC from PMRDA dated 22.03.2018 for Total Plot Area -130890 sqm.</p> <p>3.2 PP had got approval for the FSI area- 50807.11 sqm. from the District Collector, Pune on 04.01.2013.</p> <p>3.3 Area statement with respect to the area mentioned in EC [134452.97 sqm.]:</p> <table border="1" data-bbox="766 448 1468 1008"> <tr> <td>Dist. Collector's Approval dt.04.01.2013.</td> <td>Occupation Certificate by PMRDA dated 22.03.2018.</td> </tr> <tr> <td>Total plot area Plot Area: 74421.07sqm.</td> <td>Total plot area Plot Area: 99784.56 sqm.</td> </tr> <tr> <td>FSI area: 50807.11sqm.</td> <td>FSI area: 67633.76 sqm.</td> </tr> <tr> <td>Non-FSI area: 23623.96 sqm.</td> <td>Non-FSI area: 32150.80 sqm.</td> </tr> <tr> <td>Total Built-Up Area: Not Available</td> <td>Total Built-Up Area: 47903.97 sqm. Full Potential: 71181 sqm.</td> </tr> </table>	Dist. Collector's Approval dt.04.01.2013.	Occupation Certificate by PMRDA dated 22.03.2018.	Total plot area Plot Area: 74421.07sqm.	Total plot area Plot Area: 99784.56 sqm.	FSI area: 50807.11sqm.	FSI area: 67633.76 sqm.	Non-FSI area: 23623.96 sqm.	Non-FSI area: 32150.80 sqm.	Total Built-Up Area: Not Available	Total Built-Up Area: 47903.97 sqm. Full Potential: 71181 sqm.
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Total Built-Up Area: Not Available	Total Built-Up Area: 47903.97 sqm. Full Potential: 71181 sqm.											
4	Submissions from Project Proponent	<ol style="list-style-type: none"> 1) PP has provided STP of 270CMD capacity having MBBR technology that consists of primary to tertiary treatment with ozonisation system. 2) PP has installed organic waste converter for treatment of wet waste. 3) PP has submitted architect's statement of construction areas; the completed area is 53678.02 sqm. 										
5	Summary/Conclusion :	<ul style="list-style-type: none"> ➤ As per the EC plot area is 134452.97 sqm. and Total Built up Area is 81,781 sqm. ➤ As per the PMRDAs OC the plot area is 99784.56 sqm. and Total Built up Area is 99784.56 sqm. ➤ During visit it was observed that PP has completed building construction to the extent of 53678.02 sqm. as per architect's certificate. They have handed over some flats to flat owners. ➤ PP has provided STP of 270CMD capacity having MBBR technology that consists of primary to tertiary treatment with ozonisation system. During visit same is found in operation & treated effluent is used for flushing & gardening. ➤ PP has installed organic waste converter for treatment of wet garbage & the same is going to be used as manure for garden. 										

(Ar. Mukund S. Athavale)
Member SEIAA Maharashtra

(Dr. Y. B. Sontakke)
Jt. Director (Water)
MPC Board, Mumbai