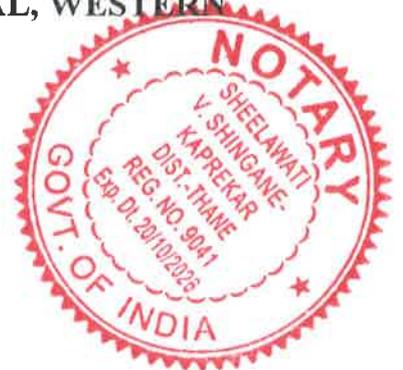


BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, WESTERN
ZONE, PUNE

IN

MISCELLANEOUS NO. 16 OF 2023
IN
APPEAL NO. 24/2023



IN THE MATTER OF: -

Suhas Rao Rane


...Appellant

Versus

Ministry of Environment, Forest,
and Climate Change & Ors.

...Respondents

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PLACE: Thane

DATE: 26-03-2024



APPLICANT

Filed by:



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UK/521/2021

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JOINT REJOINDER FILED BY THIS APPLICANT TO THE OBJECTIONS FILED BY
RESPONDENT NO. 5 & RESPONDENT NO. 8

THE APPLICANT MOST HUMBLY MAKES THE FOLLOWING SUBMISSIONS

The present joint rejoinder is being filed in order to assist this Hon'ble Tribunal & to bring out the complete and correct facts against the false, misleading, self-contradictory, frivolous and incorrect submissions made in replies of Respondent no. 5 & Respondent no. 8. Nothing contained in this reply should be deemed to be admitted by Applicant merely for want of specific denial and nothing may be construed as being admitted on ground of non-traverse. The Applicant makes the following submissions to the objections of Respondent no. 5 & 8 as follows-

A. THAT THE RESTORATION APPLICATION IS TIME-BARRED:

Respondent no. 5 (in Para 11, para 48, para 49 of written reply) and Respondent no. 8 (para 6 and para 8 of written reply) in their written objections submit that the present application seeking restoration of the dismissed appeal has been presented "*beyond the prescribed period*" (which is 30 days as provided in the NGT Rules 2011)¹ by the present applicant and thus, the same is not maintainable and liable to be dismissed by this Hon'ble Tribunal.

The Applicant humbly denies the same and makes the following submissions:

1. That the present application seeks to restore the appeal dismissed in default. The procedure for which has been provided in Section 19 of the National Green Tribunal Act, 2010 (hereinafter referred to as NGT Act, 2010). Further, the time limit for filing the recalling of order and restoration of the order has been provided in the subordinate legislation Rule 20 of the National Green Tribunal (Practice & Procedure Rules, 2011) (hereinafter referred to NGT Rules, 2011).

2. That a bare reading of Section 19 of the NGT Act 2010 specifically Section 19 (1) of the Act provides that the procedure of the Tribunal shall be guided by *the principles of natural justice*. With reference to this, the Applicant cites an important observation made by Hon'ble Justice Vivian Bose in the case of *Sangram Singh vs. Election Tribunal, Kotah (AIR 1955 SC 425)*: "... Our laws of procedure are grounded on a principle of natural justice which requires that men should not be condemned unheard, that decisions should not be reached behind their backs, that proceedings that affect their lives and property should not continue in their absence and that they should not be precluded from participating from them." This observation guided another judgment of the Hon'ble Supreme Court² in a case where an application for restoration

¹ Rule 20 (2) of the NGT Rules, 2011- Where an application or appeal, as the case may be, has been dismissed for default and the applicant or appellant, as the case may be, files an application within thirty days from the date of dismissal and satisfies the Tribunal that there was sufficient cause for his non-appearance when the application or appeal was called for hearing, the Tribunal shall make an order setting aside the order dismissing the application or appeal, as the case may be, and restore the same:

Provided that where the case was disposed of on merits the decision shall not be reopened except by way of review.

² The Commissioner, Mysore Urban Development Authority v. S.S. Sarvesh (CIVIL APPEAL no 1463 of 2019)

of appeal which had been dismissed in default due to non-appearance of the advocate on the date of hearing was allowed by the Supreme Court and the order of dismissal was set aside. The Supreme Court observed that substantial justice should be done to both the parties on the *lis*. Indeed, dismissal of the appeal in default and dismissal of the appeal on merits makes a difference. The former dismissal is behind the back of litigant and latter dismissal is after hearing the litigant. The latter is always preferred than the former.

3. That *audi alteram partem* is an important part of the principles of natural justice and the NGT Act, 2010 also provides that the Hon'ble Tribunal shall be guided by the principles of natural justice regarding its procedure. It is submitted by this Applicant that his appeal had been dismissed at the stage of admission in his absence which has affected his cause adversely. The Applicant again reiterates that the communication of dismissal in default was not available to him and/or communicated to him. Non-appearance of his previous Counsel on the said dates resulted in his issues being dismissed unheard. The matter was also not considered on merits and the same was dismissed by this Hon'ble Tribunal at the stage of admission. *No notices of the said orders were received by this Applicant and due to this reason when he gained knowledge of the same in the month of September 2023, he approached the Hon'ble Supreme Court of India to rectify the same (date of events shown in Table no.1 below). The Hon'ble Supreme Court of India let this Applicant withdraw his appeal under Section 22 of the NGT Act, 2010 while, also granting him the liberty to file an application for restoration of the order of dismissal in default. All these events also took some time to finally, approach this Tribunal.* It is humbly submitted by this Applicant for the sake of repetition that this is in clear violation of the relevant rules of the NGT Rules 2011³. It is further submitted that only one communication of a link to join the Webex Meeting from the NGT Bench was received by the Applicant on July 12th of 2023 by this Applicant (Copy annexed as *Annexure 1*). But as the Applicant was already preoccupied with his personal responsibilities (Copy of Unique Disability Card annexed as *Annexure 2*), he could not appear either himself nor was it possible for him to give instructions to his Advocate on the last date of appearance. It is finally submitted by this Applicant that the stated email did not in any manner communicate the purpose or/and the exigency of the stated hearing which consequently resulted in an order adversely affecting the legal remedies available to this Applicant. It is therefore, respectfully submitted by this Applicant that if the present Application is rejected on this ground, the same would stand in violation of Section 19 (1) of the National Green Tribunal Act, 2010.

Table no. 1

10-10-2023	Civil appeal filed by this Applicant before the Supreme Court of India (Diary no. 41883/2023)
18.10.2023	Adjournment sought by the Applicant's Counsel
20.10.2023	The Civil Appeal no. 6814 of 2023 was listed on this date
24.11.2023	Order by the Hon'ble Supreme Court of India in the Civil Appeal no. 6814 of 2023

³ Rule 17 & 28 NGT RULES, 2011

4. That this Hon'ble Tribunal has inherent powers to restore the appeal which had been dismissed in default and the same is not strictly barred by limitation. The present application has invoked the powers of this Tribunal under Section 19 (4) (g) and Section 19 (4) (h) of the National Green Tribunal Act, 2010. It is submitted that according to Section 19 (4) of the NGT Act, 2010, the Tribunal, for the purposes of discharging its functions under this Act, shall have the same powers as are vested in a Civil Court. The Applicant places reliance on an order dated 21st September 2023 in *the case of Nilesh Suresh Chavan v. State of Maharashtra & Ors.* where this Hon'ble Bench restored an ex-parte order passed against the Applicant against them on the basis of non-appearance. The Hon'ble Tribunal upheld the argument made by the Applicant that as it is vested with the powers of the Civil Court as provided in the Civil Procedure Code 1908, the Tribunal is also vested with inherent jurisdiction as provided in Section 151 of the Civil Procedure Code 1908 and thus, can condone the delay of 75 days in presenting the application as no time limit is prescribed to move an application for setting aside such orders. The Tribunal is well within its powers and can exercise its inherent jurisdiction to set aside the order and restore the same.

5. That the subordinate legislation which prescribes a time-period of 30 days as per Rule 20 (2) of the NGT Rules, 2011 vests discretion in this Hon'ble Tribunal to condone the delay beyond the prescribed period. The Applicant denies that the present application is time-barred as the Applicant has invoked Section 19 (4) of the National Green Tribunal Act 2010 which vests this Tribunal with the powers of the Civil Court while discharging certain functions and no such period of limitation has been prescribed in Section 19 of the National Green Tribunal Act anywhere. That it is further submitted that Rule 20 (2) of the NGT Rules 2011 which provides a time limit of 30 days vests discretionary power with the Hon'ble Tribunal to restore an application/appeal dismissed in default. It is humbly submitted by this Applicant that the language provided in the impugned rule is 'directory' rather than 'mandatory'. This discretionary power provided in Rule 20 (2) does not in any manner exclude expressly or implicitly the power of the Tribunal to condone the delay beyond the prescribed limit. Thus, the present application seeking restoration cannot be said to be strictly time barred. The Applicant places reliance on *Khatema Fibres Limited v/s Uttarakhand Environment Protection and Pollution Control Board*⁴ where the Principal Bench held that the power of review as provided **under Rule 22 (1) of the NGT Rules, 2011** did not strictly bar the Tribunal to condone the period of delay by looking into the linguistical interpretation of the said rule which was held to be directory and not mandatory. Thus, this Applicant humbly submits that the Rule provided for restoration may also be interpreted in the same light by this Hon'ble Tribunal while deciding upon this application.

That it is also pertinent to mention again that the Applicant had approached the Supreme Court (dates for which have been presented in tabulated form) for appropriate remedy in accordance with the statutory law. The Applicant was ordered to withdraw the same at the stage of admission of appeal on 24.11.2023 as according to the Hon'ble Supreme Court of India, the

⁴ As decided by the National Green Tribunal, Principal Bench on 4th May 2016.

more appropriate remedy would be to seek restoration of the appeal through the Hon'ble Tribunal. Hence, the present application was made to this Hon'ble Tribunal as the Applicant was seeking the remedy available to him and this further took time to approach the Tribunal. It is submitted that at present this Applicant has no other alternative remedy available to him. The only remedy available to this Applicant is setting aside of the order dated 13-07-2023 and restore the appeal which had been dismissed in default by this Hon'ble Tribunal. It is thus submitted that the Hon'ble Tribunal has the power to condone the delay beyond the prescribed period and it is in the interests of justice if the Hon'ble Tribunal grants this Applicant the same by allowing this application.

B. THAT APPLICANT IS NOT AN "AGGRIEVED PERSON" AND THUS, DOES NOT HAVE LOCUS TO FILE THIS APPLICATION and/or DISMISSED APPEAL:

Respondent no. 5 (in Para no. 7, page no. 5) of their written objections have challenged the *bona fides* of this Applicant. They submit that the present application and the dismissed appeal is not maintainable on the grounds that this Applicant is not an 'aggrieved person' within the meaning of **Section 18 of the NGT Act, 2010**. They further submit that as the Applicant is not per se a 'resident' of Pune, he is not directly or indirectly affected by the activities being undertaken by Respondent no. 5. The Respondent no. 5 has placed reliance on certain rulings in support of their submissions. This Applicant humbly denies the above submission made by Respondent no. 5 and submits as follows:

6. That the Applicant is a well-meaning citizen who is concerned about the environment and the efforts being taken to preserve and conserve flora and fauna. His only intention is to bring forth gross irregularities involved in the grant of environmental clearance in the present case. It is submitted that ignoring these gross irregularities by not allowing this application will only cause drastic damage to the environment of Pune specifically the Dr. Salim Ali Bird Sanctuary and Mula Mutha River which will be directly affected by the activities being undertaken by Respondent no. 5. This would defeat the very spirit and purpose of the provisions contained in the NGT Act, 2010. This would also be antithetical to the well-settled principle that every person has the fundamental right to healthy and clean environment. The spirit of this fundamental right is enshrined in the NGT Act, 2010 in the object of the Act which reads as follows: "*An Act to provide for the establishment of a National Green Tribunal for the effective and expeditious disposal of cases relating to environmental protection and conservation of forests and other natural resources including enforcement of any legal right relating to environment and giving relief and compensation for damages to persons and property and for matters connected therewith or incidental thereto.*"

...And whereas in the judicial pronouncement in India, the right to healthy environment has been construed as a part of the right to life under article 21 of the Constitution:"

It is humbly submitted by this Applicant that by rejection of this miscellaneous application praying for the restoration of the appeal which was dismissed in default, the Applicant's cause will suffer and the fundamental right to a healthy environment will stand violated. He will be left with no other remedy under the law to bring forth the issues raised by him in the dismissed appeal which was not even heard on merits by this Hon'ble Tribunal on the stated date 13/07/2023. This would only defeat the object of the NGT Act, 2010.

7. That the rejection of this application on the grounds that this Applicant is not a 'resident' and thus, is not covered under Section 18 of the NGT Act 2010, is a restrictive reading of the law and is a misconceived attempt to prevent the Applicant in the exercise of his remedies. As previously stated, every citizen has the right to a healthy environment. Thus, rejection of both the Miscellaneous Application and the Appeal on the basis of 'residence' of a party is not in consonance with both the Fundamental Right to Life under Article 21 of the Constitution of India and the statutory interpretation of the provisions contained in the NGT Act, 2010. The bare provision of the relevant sections has been provided as under: A bare reading of the relevant sections⁵ of the NGT Act, 2010 makes it clear that "place of residence" of a person

⁵ **Section 2 (j) National Green Tribunal Act, 2010:**

"person" includes--

- i) an individual;
 - ii) a Hindu undivided family
 - iii) a company;
 - iv) a firm;
 - v) an association of persons or a body of individuals, whether incorporated or not;
 - vi) trustee of a trust;
 - vii) a local authority; and
- viii) every artificial juridical person, not falling within any of the preceding sub-clauses.

Section 16 NGT, 2010: Tribunal to have appellate jurisdiction.

Any person aggrieved by:-

- (a) an order or decision, made, on or after the commencement of the National Green Tribunal Act, 2010, by the appellate authority under section 28 of the Water (Prevention and Control of Pollution) Act, 1974;
 - (b) an order passed, on or after the commencement of the National Green Tribunal Act, 2010, by the State Government under section 29 of the Water (Prevention and Control of Pollution) Act, 1974;
 - (c) directions issued, on or after the commencement of the National Green Tribunal Act, 2010, by a Board, under section 33A of the Water (Prevention and Control of Pollution) Act, 1974;
 - (d) an order or decision made, on or after the commencement of the National Green Tribunal Act, 2010, by the appellate authority under section 13 of the Water (Prevention and Control of Pollution) Cess Act, 1977;
 - (e) an order or decision made, on or after the commencement of the National Green Tribunal Act, 2010, by the State Government or other authority under section 2 of the Forest (Conservation) Act, 1980;
 - (f) an order or decision, made, on or after the commencement of the National Green Tribunal Act, 2010, by the Appellate Authority under section 31 of the Air (Prevention and Control of Pollution) Act, 1981;
 - (g) any direction issued, on or after the commencement of the National Green Tribunal Act, 2010, under section 5 of the Environment (Protection) Act, 1986;
 - (h) an order made, on or after the commencement of the National Green Tribunal Act, 2010, granting environmental clearance in the area in which any industries, operations or processes or class of industries, operations and processes shall not be carried out or shall be carried out subject to certain safeguards under the Environment (Protection) Act, 1986;
 - (i) an order made, on or after the commencement of the National Green Tribunal Act, 2010, refusing to grant environmental clearance for carrying out any activity or operation or process under the Environment (Protection) Act, 1986;
 - (j) any determination of benefit sharing or order made, on or after the commencement of the National Green Tribunal Act, 2010, by the National Biodiversity Authority or a State Biodiversity Board under the provisions of the Biological Diversity Act, 2002, may, within a period of thirty days from the date on which the order or decision or direction or determination is communicated to him, prefer an appeal to the Tribunal:
- Provided that the Tribunal may, if it is satisfied that the appellant was prevented by sufficient cause from filing the appeal within the said period, allow it to be filed under this section within a further period not exceeding sixty days.

18. Application or appeal to Tribunal:

aggrieved has not been made an express condition for a party to approach the Hon'ble Tribunal with their application or appeal. The extended reading of the bare provisions is not in consonance with the Literal Rule of Construction. The basic rule of literal construction is that the language of the statute must be construed in its grammatical and literal sense when the words used are unambiguous and have a plain meaning.

The applicant places reliance on the judgments given by the Principal Bench in the following cases: **Vimal Bhai v. MOEFCC & Ors. (Appeal no 5 of 2011) before the Principal Bench, New Delhi dated 14th December 2011-** Then the question arises whether in the environmental matters, a person who is really aggrieved/ injured shall alone be permitted to approach this Tribunal. A combined reading of the above sections, would indicate, that any person whether he is a resident of that particular area or not whether he is aggrieved and/or injured or not, can approach this Tribunal. ...Appellants apprehend a great danger and disaster to the environment and ecology, if the project is not properly envisaged and does not satisfy the principles of sustainable development and precautionary principles as is mandated under Section 20 of the NGT Act. In the matters of environmental cases, any individual or persons and body of individuals can agitate as to the correctness of the study of environment and ecology made by the granting authority. Further, nothing substantial has been demonstrated to doubt the credentials of the appellants except saying that they (appellants) are not aggrieved and/or injured person (s) under the Act and they are a busy body and their motives are ulterior... Further, under Section 14 and 16 any person can approach this Tribunal for appropriate relief including the relief under Section 18... In a given case, the person living in the area or vicinity of the proposed project may not know about many intrinsic scientific details and effects of the ultimate project and any disaster, it may cause. The safety of the dam and the likely devastation and loss of properties and lives of the people in the downstream, if the dam, being situated in a highly earthquake prone area, bursts or leaks - the structural flaws of the dam and rehabilitation policies, etc. Therefore, it may not be proper for this Tribunal to reject an application on the ground that the applicant/appellant as the case may be, is not the resident of the area or not directly injured or aggrieved. The nature has been created over lakhs of thousands of years and such nature cannot be allowed to do away with one stroke of pen, in the guise of development, without properly examining the environmental and ecological impact of the project proposed. No scientific study assumes finality as with the progress of time our knowledge and understanding of the subject matter

(1) Each application under sections 14 and 15 or an appeal under section 16 shall, be made to the Tribunal in such form, contain such particulars, and, be accompanied by such documents and such fees as may be prescribed.

(2) Without prejudice to the provisions contained in section 16, an application for grant of relief or compensation or settlement of dispute may be made to the Tribunal by -

- (a) the person, who has sustained the injury; or
- (b) the owner of the property to which the damage has been caused; or
- (c) where death has resulted from the environmental damage, by all or any of the legal representatives of the deceased; or
- (d) any agent duly authorised by such person or owner of such property or all or any of the legal representatives of the deceased, as the case may be; or
- (e) any person aggrieved, including any representative body or organisation; or
- (f) the Central Government or a State Government or a Union territory Administration or the Central Pollution Control Board or a State Pollution Control Board or a Pollution Control Committee or a local authority, or any environmental authority constituted or established under the Environment (Protection) Act, 1986 or any other law for the time being in force:

undergoes metamorphous with new evidence.” ... From the above it is clear that the State shall endeavour and safeguard the environment and wild life and it is the fundamental duty of the citizen to improve the natural environment including forests, lakes, rivers, and wildlife and also to have compassion for living creatures. Once, the protection and improving the natural environment is the fundamental duty of a citizen, any person can approach this Tribunal and agitate his grievance as to protection and improvement of the natural environment. The statutory provisions are subservient to the constitutional mandates. The person as defined or person aggrieved as occurs in Section 2(j) 16 and 18 (2) of the NGT Act cannot be placed above "every citizen" as appears in Article 51A of the Constitution of India. Once the mandate is of every citizen, any person can approach this Tribunal complaining environmental threat in the activities of the State or any organization or individual. Therefore, we are of the view that the appellants are interested persons in the environment and ecology of the area, though they are not directly affected/ injured at this point of time. But they can be definitely called aggrieved persons since they apprehend some danger, if the project is launched without taking proper precautions. The person aggrieved in environmental matters must be given a liberal construction and needs to be flexible. Therefore, we are of the considered opinion that persons like the appellants are also entitled to approach this Tribunal and the appeal is maintainable.

GOA FOUNDATION v. Union of India (2013) M.A. NO.49 OF 2013 In APPLICATION NO. 26 of 2012 PRINCIPAL BENCH, NEW DELHI judgment dated 18th JULY 2013”:
28. *Section 16 of the NGT Act gives a right to any person to prefer an appeal. These expressions have to be considered widely and liberally. The person aggrieved, thus, can be a person who has no direct or personal interest in invoking the provisions of the Act or who can show before Tribunal that it affects the environment, and therefore, prays for issuance of directions within the contemplation of the provisions of Section 16 of the NGT Act. *

SAVE MON REGION FEDERATION v. UNION OF INDIA & Ors. (MA no. 104 of 2012 in Appeal no 39 of 2012) judgment dated 14th March 2013:18. *Law gives a right to 'any person' who is 'aggrieved' by an order to prefer an appeal. The term 'any person' has to be widely construed. It is to include all legal entities so as to enable them to prefer an appeal, even if such an entity does not have any direct or indirect interest in a given project. The expression 'aggrieved', again, has to be construed liberally. The framers of law intended to give the right to any person aggrieved, to prefer an appeal without any limitation as regards his locus or interest. The grievance of a person against the Environmental Clearance may be general and not necessarily person specific.* In view of the above-mentioned rulings, it is humbly submitted that this application should not be rejected on grounds that he is not 'a person aggrieved'. The Applicant is an animal lover and has genuine concerns about the dangers of unabated commercial activities which can lead to increased pollution levels and further deterioration of Pune's ecology. The appeal which was dismissed in default should be restored and the same be disposed of after hearing the merits on the matter.

C.MISCELLANEOUS SUBMISSIONS:

8. That the dismissed appeal is time-barred: *Respondent no. 5 and Respondent no. 8 have contended that the appeal no. 24/2023 before the Western Zone Bench, NGT which the present application seeks to restore is barred by limitation.* At the very outset, the Applicant submits that the present application has only been made to seek restoration of the Appeal which



had been dismissed in default at the stage of admission by this Hon'ble Tribunal on 13-07-2023. The Applicant humbly submits, that this particular submission should only be considered by this Hon'ble Tribunal after the issue of restoration of the appeal has been settled by this Hon'ble Tribunal. That the Applicant further states that in its memo of appeal no 24/2023, the then Counsel for the Applicant had made the following submissions categorically specifying that the appeal has been filed within the time-limit as prescribed under Section 16 of the NGT Act, 2010. The relevant portions of the appeal have been reproduced as under: "21. *The Appellant submits that Respondent No. 2 has still not uploaded the Amended EC in the 'Amended EC Granted' section of <https://parivesh.nic.in/> till today. Screenshots of the <https://parivesh.nic.in/> website showing no Amended EC having been uploaded in the 'Amended EC Granted' section are filed herewith as Annexure 'A-11' (Colly).* 22. *Hence, this Appellant filed RTI Application dated 19 October 2022 to obtain the same, with the Environment Department, Government of Maharashtra. A copy of the RTI Application dated 19 October 2022 along with the filing acknowledgment is filed herewith as Annexure 'A-12' (Colly). As no response on the RTI Application was received within the mandatory time period, this Appellant filed RTI Appeal dated 02 December 2022. A copy of the RTI Application along with the filing acknowledgment is filed herewith as Annexure 'A-13' (Colly). This Appellant submits that no response / reply has been received on the RTI Appeal within the mandatory time-period of 30 (Thirty) days i.e., on or before 02 January 2022.23. On 14/03/2023, the appellant herein filed a Writ Petition before the Hon'ble Bombay High Court; where the Appellant herein inter alia asked for the impugned EC to be produced as the Respondent No. 2 was deliberately concealing the same to avoid being challenged in an Appeal. Subsequently, Respondent No. 5 who was present for the Admission Hearing on 28/02/2023 furnished the impugned EC Copy on the same day by post which was received by the Advocate for the Appellant in his office on the next day i.e. 29/03/2023 along with a covering letter. The same is Annexed herewith as Annexure A-14*

24. Therefore, this Appellant submits that the cause of action first arose on 02 January 2022 when no response was received by Respondent No. 3 and Respondent No. 4 vide the Environment Department, Government of Maharashtra on the RTI Application dated 19 October 2022 and the RTI Appeal dated 02 December 2022.25. Further, the cause of action re-arose on 29/03/2023 when respondent No.5 pursuant to the directions of the Hon'ble High Court in WP No.3702/2023 furnished a copy of the impugned EC to the Appellant herein. 26. Hence, Appellant submits that since the cause of action arose on 02 January 2022 when the mandatory time-period for Respondent No. 2 and Respondent No. 3 to provide the Amended EC to this Appellant ended. Further, the cause of action re-arose on 29/03/2023 when respondent No. 5 pursuant to the directions of the Hon'ble High Court in WP No3702/2023 furnished a copy of the impugned EC to the Appellant herein. Therefore, the limitation period commenced from the date when the Appellant herein came in possession of the impugned EC against which the present Appeal is being preferred; thus, the present matter is filed within the requisite limitation period of 30 plus further condonable period of 60 days as provided under the NGT Act, 2010. In the event the Hon'ble Tribunal finds the Appellant to have delayed filing the present appeal, the appellant herein undertakes to file an IA seeking condonation of delay alongside."

Thus, the Applicant denies that the Appeal was based on a 'stale' claim and hopelessly barred by limitation.

9. The Applicant denies that he is a 'forum shopper'. The Applicant denies the allegations made by Respondent no. 5 and Respondent no. 8 in their respective submissions. The Applicant submits that at present, there are no litigations being pursued by him against the arrayed parties



FORUM	PURPOSE/ORDER
I.A. no. 104 of 2021 NGT (WZ) date of order: 06/12/2021	To prevent collusive dismissal of the OA no. 71 of 2021 in para 8 the Hon'ble Tribunal held that the applicant is at liberty to avail legal remedies. <i>This has also been admitted by Respondent no. 5 in Para 27 of their objections to the M.A. (Copy annexed as ANNEXURE-3)</i>
WP 3702 of 2023 HIGH COURT OF BOMBAY Date of order- 29/03/2023	Inter-alia asked for certain reliefs one of which was in fact granted and <u>pursuant to that only</u> relevant documents were submitted to the Respondent no 5 on 29/03/2023 to the Applicant. Also, in its order the Hon'ble Bombay High Court noted that the petitioner has a remedy before the National Green Tribunal as per Para 3 of the order.
O.A. no. 6/ 2022 NGT (WZ) Filed on 17/12/2021 Current status: Pending before NGT (WZ)	There was no dismissal by the Hon'ble Bench and as asserted by Respondent no. 5. It clearly instructs this Applicant to submit to the appropriate forum. Further, as the Applicant had challenged the Amended EC dated 01.02.2019, a specific remedy under Section 16 of the NGT, Act 2010 had to be invoked. This fact has also been admitted by Respondent no. 5 in their objections as well. Further, the Applicant was instructed to file the translated copies of the NOC related to trees. (Copy annexed as ANNEXURE-4)
Appeal no. 24/2023 NGT (WZ) Filed on 12/05/2023 Dismissed in default: 13/07/2023	It was filed pursuant to seeking a specific remedy (which Respondent no. 5 himself admits)

CIVIL APPEAL SC Filed on 10-10-2023 Order- 24/11/2023	SC only to ask for recalling of order and reversal of dismissal of default
PRESENT APPLICATION NGT (WZ) Filed on 09/12/2023	Restoration in continuation with liberty granted to this Applicant by SC in 6814/2023

Table no. 2

and he has only now appeared before this Hon'ble Tribunal seeking to restore the appeal which had been dismissed due to non-appearance. The Applicant further denies any mala fide intention or ulterior motives as have been alleged by Respondent no. 5 and Respondent no. 8. Both the Respondents have only placed reliance on the words 'any costs' to allege mala fide, which is without any basis and a convenient twisting of words to suit one's own narrative. The Applicant submits that he has only been exercising the available remedies and the litigations mentioned by Respondent no. 5 are all related to different subject matters. (as indicated above in Table no. 2)

10. That there are no 'substantial environmental issues' involved in the present case: At the very outset, it is humbly submitted by this Applicant that the present Application has been made to seek restoration of the appeal which was dismissed in default. **The Applicant strongly denies the submission made by Respondent no. 5 that no substantial environmental issues are involved in the present case.** The Applicant submits that there are gross illegalities involved in the grant of environmental clearance which had been granted to Respondent no. 5 by Respondent no. 2 & 3 in the present case. It is humbly submitted that it was only upon the multiple representations of this Applicant that MoEFCC sent 3 (the latest being on 07/11/2023 Copy annexed as Annexure-5 Colly) letters to Respondents no. 2 & 3 to look into the lapses involved in the granting of the said clearance to Respondent no. 5. It is also pertinent to mention that the latest letter of the *MoEFCC clearly requests Respondent no. 2 & Respondent no. 3 to look into the matter as they had failed to consider that the proximity of the Project to Dr. Salim Ali Bird Sanctuary was not duly considered while the grant of environmental clearance to Respondent no. 5. It is further submitted that till date, no action on the said 3 letters sent by MoEFCC have been taken by Respondent no. 2 and Respondent no. 3 even though remedial measures were asked to be taken by MoEFCC.* Further, the appeal sought to raise the following issues which were not acted upon by the concerned authorities: (1) *mischievously applying for amendment by filling Form 4 for 'modernization', instead of applying under 'expansion' in EC category under Form 2 given the massive expansion of the project.* (2) *by intentionally not disclosing the presence of the Dr. Salim Ali Biodiversity Park in close proximity to the project site,* (3) *by wilfully undercounting thousands of trees in their amendment application and cutting a large number of them and* (4) *blatantly disregarding the conditions on which the Original EC was granted in 2019, by not carrying out the requisite compliances among other things.* By brushing all these issues under the carpet, the concerned authorities and Respondent no. 5 cannot deny that 'no substantial environmental question' is

involved in the present matter. It is pertinent to note that the definition⁶ provided in the NGT Act 2010 clearly states that any '*direct violation of a specific statutory environmental obligation by a person*' which can gravely and substantially damage the environment or property⁷ is a substantial environmental question. Further inaction on the multiple representations made by this Applicant to the concerned authorities and inaction by the concerned authorities despite the official letters of the MoEFCC to take remedial measures violates the precautionary principle, and therefore, brings it within the ambit of jurisdiction of the Tribunal, as defined under the NGT Act 2010. Here the Applicant places reliance on The Goa Foundation Anr. v/s Union of India⁸ where the Hon'ble Principal Bench discussed about the scope of 'substantial environmental question'. *The issues involved constitute a substantial environmental question and thus, comes within the jurisdiction of this Hon'ble Bench to pass appropriate directions.* This is only possible if the dismissed appeal is restored and decided on merits by this Hon'ble Tribunal. Thus, this application should be allowed so that the case may be decided on merits by this Hon'ble Tribunal.

11. That Respondent no. 8 has been "wrongly arrayed" in the present case: Respondent no. 8 submits that 'Brookfield Corporation' has been wrongly arrayed in the present case. They further submit in para no. 1 of their reply deny any kind of connection to the arrayed party "Brookfield Properties Private Limited". The Applicant submits that Respondent no 8's submission that they are in no manner connected with "Brookfield Properties Private Limited" is wrong and false. In support of the above submission, the Applicant places reliance on the following sources: a) CARE RATINGS dated 05 October 2023 which can be accessed at [202310111033 Witwicky One Private Limited.pdf \(careratings.com\)](https://www.careratings.com/202310111033-Witwicky-One-Private-Limited.pdf) (Copy annexed as ANNEXURE-6)

b) MEDIA REPORTS <https://medium.com/@bluegrassresidences22/the-dream-of-walk-to-work-how-bluegrass-residences-and-brookfield-are-revolutionizing-pune-s-ca667988374>

(Copy of relevant page annexed as Annexure-7)

c) BLUEGRASS WEBSITE (Copy annexed as ANNEXURE-8)

Thus, the submission made by the authorized signatory representing Respondent no. 8 that their entity is in no manner connected with Brookfield Properties Private Limited, is false and the Applicant denies that they have any hidden motive to array Brookfield Properties Private Limited in the present case. It is further submitted by this Applicant that *a third party cannot make such statements denying the liability of the party arrayed to the present case.* If the arrayed party has objections to the present case, the arrayed party's objection to being made party to the present case should be made by them and *not by 'a third party which completely denies its ties from the arrayed party'*. Thus, the Applicant strongly denies that Respondent no. 8 has been wrongly arrayed to the present case. Respondent no. 8's involvement in the project has been well publicized not only by news report but, on the official website of Respondent no.

⁶ As provided in Section 2 (m) of the National Green Tribunal Act, 2010

⁷ Section 2 (m) (i) (B) NGT Act 2010- "substantial question relating to environment" shall include an instance where, *there is direct violation of a specific statutory environmental obligation by a person by which, - (B) the gravity of damage to the environment or property is substantial*

⁸ Decided on 18th July 2013 by the National Green Tribunal, Principal Bench (New Delhi).

5. It is therefore, humbly submitted that Respondent no.8 should not be allowed by this Hon'ble Tribunal to argue that they are not a necessary party to the present case.

12. That in the light of the above contentions raised by this Applicant, the Miscellaneous Application may be allowed by this Hon'ble Tribunal.

13. That this Hon'ble Tribunal may pass any other order as it may deem fit in the facts and circumstances of the present case.



Pooja

COUNSEL FOR APPLICANT

Boc Rave

APPLICANT

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BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, WESTERN ZONE, PUNE
IN
MISCELLANEOUS NO. 16 OF 2023
IN
APPEAL NO. 24/2023

IN THE MATTER OF: -
Suhas Rao Rane

Suhas Rao
...Appellant

Versus

Ministry of Environment, Forest,
and Climate Change & Ors.

...Respondents

AFFIDAVIT

I, Suhas Rao Rane, Age:44, R/at: C/129-1, Gajanan Seva Mandal, Sewree Cross Road, Wadala, Mumbai 400031, hereby swear on solemn affirmation that:

That I am the applicant in the above titled application & I am conversant with the facts & circumstances of the case and competent to swear this affidavit.

That the contents of the accompanying application are true and correct and nothing material has been concealed therefrom.

Noted & Registered
at Serial No. 919/2024



Suhas Rao
DEPONENT
(DLNO 17110120080085507)

Verification

Verified on this 26th day of March 2024 that the contents of the present Affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Before me

(Signature)
Sheela Shingane-Kaprekar
Notary-Govt. of India.
Dombivli, Dist.-Thane

DEPONENT

Sheela Shingane-Kaprekar
B.A. L.L.B
Advocate & Notary (Govt. of India)
C-69, Kasturi Plaza, Manpada Road,
Dombivli (E), Contact: 9820652593

Suhas Rao



26 MAR 2024

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DÉPONENT

Annexure-1



Regarding Webex Meeting
Invitation Link for Video
Conferencing dated 13-07-2023 ☆
(10.30 AM) at National Green
Tribunal (WZB), Pune Inbox



ngt-pune@gov.in Jul 12
to me, sanjay, kbkatak... ▾



When it's time, join the Webex
meeting here.

Join meeting

More ways to join:

Join from the meeting link

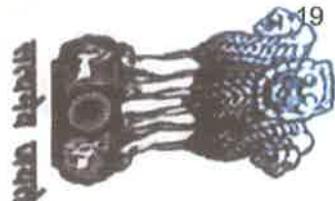
[https://ngt-pune.webex.com/ngt-pune/j.php?
MTID=m065ff97541d9a3fd2a88c556f9b6a99a](https://ngt-pune.webex.com/ngt-pune/j.php?MTID=m065ff97541d9a3fd2a88c556f9b6a99a)

Join by meeting number

Meeting number (access code): 2510 778 6961

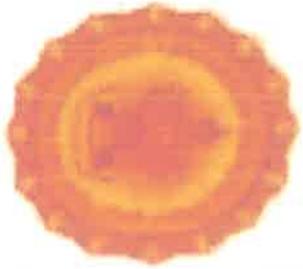
Meeting password: DmbFY7fQB23 (36239737 from
video systems)





UNIQUE DISABILITY ID

Government of India



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Department of Emp
Department of Emp

0271 Y1 0026340

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UNIQUE DISABILITY ID

Government of India

State ID: NA

Ministry of Health and Family Welfare, Government of India
Ministry of Health and Family Welfare, Government of India
Ministry of Health and Family Welfare, Government of India

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ANNEXURE-3

Item No. 09

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

(By Video Conferencing)

Org. Application No. 71/2021(WZ)
I.A. No. 104/2021(WZ)

Rajendra Keshav Gorde

Applicant(s)

Versus

MoEF & CC & Ors

Respondent(s)

Date of hearing: 06.12.2021.

**CORAM: HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE DR. ARUN KUMAR VERMA, EXPERT MEMBER**

Appellant(s): Mr. Someshwar Iyar, Advocate for Applicant.
Respondent: Mr. Aniruddha S. Kulkarni, Advocate for R-3 MPCB.
Mr. Sanjay Upadhyaya, Advocate for R-4.
Mr. Rahul Garg, Advocate for R-5-PMC.

ORDER

1. The Original Application is filed for the following reliefs:

- A)** *"This Hon'ble Tribunal be pleased to direct the Respondent Nos.1 to 3 to initiate action against Respondent No.4 as it has failed to carry out the compliance in accordance with the conditions of the Circulars dated 30/5/2012 and 7/9/2017, both issued by the Respondent No.1.*
- B)** *This Hon'ble Tribunal be pleased to direct the Respondent No. 1 to initiate action against Respondent No.4, who failed to comply the conditions in accordance with the Circulars dated 30/5/2012 and 7/9/2017, both issued by the Respondent No.1.*
- C)** *This Hon'ble Tribunal be pleased to direct the Respondent No. 1 to revoke/cancel such Environmental Clearances awarded to the Respondent No.4, if any, who have not complied the conditions in accordance with the Circulars dated 30/5/2012 and 7/9/2017, both issued by the Respondent No.1."*

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2. The Original Application was listed for admission on 22/10/2021, and on that day, there was no representation on behalf of the Original Applicant, though it was filed by Mr. Vishal Tated learned Advocate. On that day, Mr. Sanjay Upadhyay, learned standing Counsel appearing for the Project Proponent (PP) and Mr. Rahul Garg, learned standing Counsel appearing for 5th Respondent undertake to enter appearance.

3. The matter was again listed on 26/11/2021 and once again there was no representation and the Registry is directed to list the matter by for caption under 'dismissal' on 11.11.2021.

4. On 11//11/2021 the matter was called and on that day Mr. Someshwar Iyaar, learned Counsel said to represent the Applicant by way of change of appearance, had prayed for short accommodation. I.A.No.104 of 2021 came to be filed praying for intervention alleging that the Original Applicant had colluded with the PP. The matter was passed over and when it was called again, there was no representation by Mr. Someshwar Iyar, who said to represent the Applicant and therefore, the Tribunal directed the Registry to pass this matter under the caption of 'dismissal'. On 24/11/2021 and on that day there was general adjournment of all the matters.

5. Today, when the matter is listed under the caption of 'dismissal' and as usual there is no representation on behalf of the Original Applicant, Mr. Sanjay Upadhyay, learned standing Counsel appearing for PP-4th Respondent, in his usual vehemence and perseverance would submit precious time of the Tribunal has been wasted and would further add that I.A.No.104 of 2021 for intervention per-se is not maintainable and prays for dismissal of the Original Application as well as said I.A.No.104 of 2021 with exemplary costs.

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6. The learned Counsel appearing for the Interlocutory Applicant in I.A.No.104 of 2021 would submit that though the Original Application deserves dismissal with exemplary costs, as according to the Interlocutory Applicant, the Original Applicant had colluded with the PP still it is open to them to take out an independent proceedings alleging Environmental norms/violation on the part of PP namely; 4th Respondent.

7. The Tribunal heard submissions of Mr. Rahul Garg, learned Counsel appearing for 5th Respondent. The Tribunal has carefully considered the arguments advanced by the learned Counsels appearing for the Respondent Nos.2 and 3, and the Respondent No.6 and the learned Counsel appearing for Interlocutory Applicant/Intervener in I.A.No.104 of 2021. Though the matter has been posted under the caption 'dismissal' very many times and that name of Mr. Someshwar Iyar and Mr. Vithal Tated, learned Counsels had been printed on behalf of the Applicant, once again there is no representation on their behalf. Therefore, the Original Application is dismissed for default.

8. The Tribunal taking into consideration the submissions made by the learned Counsel appearing for the Applicant/Intervener in I.A.No.104 of 2021, would observe that if it is available to him under law, he is always at liberty to work out his remedy in accordance with law before the competent forum.

M. Sathyanarayanan, JM

Dr. Arun Kumar Verma, EM

December 06, 2021.
Org. Application No. 71/2021(WZ)
I.A No. 104/2021(WZ) hk

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Diary Number ²⁴ ANNEXURE-4

Case Number

Party Name

Advocate Name

Keyword Search

Judges/Member

Free Text

Advance Search

Case Details

Back

Filing Number	270413801454/2021	Filing Date	24-12-2021
Party Name	SUHAS RAO RANE VS MINISTRY OF ENVIRONMENT FOREST AND CLIMATE CHANGE		
Petitioner Advocate(s)		Respondent Advocate(s)	
Act	ENVIRONMENT (PROTECTION) ACT, 1986		
Case Number	Original Application No. 6/2022	Registered On	07-01-2022
Last Listed	18-02-2022	Next Hearing Date	
Case Status	PENDING		

All Parties

Listing History (Orders)

S.No.	Date of Listing	Date of Upload	Coram	Order/Judgement.
1	18-02-2022	18-02-2022	Mr. Justice Sheo Kumar Singh Dr. Vijay Kulkarni	

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National Green Tribunal
 Faridkot House, Copernicus Marg, New Delhi-110001
 011-23043528, 011-23043521, FAX-011-23077931
 Email: -publicgrievance-ngt[at]gov[dot]in, admn[dot]ngt[at]nic[dot]in



72 ANNEXURE-5 'Colly'

F. No. 19/166/2021-IA-III
E-File No. 171087
Government of India/Bharat Sarkar
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan
Jor Bagh Road, New Delhi-110003
28th February, 2022

To,

Shri Manisha Patankar Mhaiskar
Member Secretary, SEIAA-Maharashtra
Room no. 217, Second floor,
Mantralaya Annex, Madam Cama Road,
Mumbai-32, Maharashtra
E-mail: psec.env@maharashtra.gov.in

Sub: Consolidated Grossly illegal and erroneous Environmental Clearance to 'BELLRUE', a proposed Residential-cum-Commercial Development at F.P.No.3/3 and F.P.no.70/11, village: Yeravada, Tehsil: Haveli, district: Pune by Sangitarious Ecospaces LLP.- Regarding.

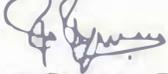
Madam,

Please find enclosed herewith a representation received from Shri J.F. Sherkar, Advocate, on behalf his client Shri Suhas Rao Rane, on the subject mentioned above.

2. It is requested that the matter may kindly be got examined at your end and appropriate necessary action on the above-said representation may be taken under the intimation to this Ministry.

3. This issues with the approval of the competent authority.

Yours faithfully


(Dr. Ragavan P.)
Scientist-B

Encl: a/a

Copy to:

1. Shri J.F. Sherkar, Advocate, No. 14, Ground Floor, Modern Pride, Jawaharlal Nehru Road - St. Ornella's School Road link, CTS 410, Nana Peth, Pune, Maharashtra-411002. E. mail: consult@jfslaw.com

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Reminder

F. No. 19/166/2021-IA-III
 Government of India
 Ministry of Environment, Forest and Climate Change
 (IA.III Section)

Indira Paryavaran Bhawan
 Jor Bagh Road, Aliganj
 New Delhi-110 003
 7th November, 2023

To

The Member Secretary
 SEIAA-Maharashtra
 Room no. 217, Second floor
 Mantralaya Annex, Madam Cama Road
 Mumbai-32, Maharashtra
 E-mail: psec.env@maharashtra.gov.in

Sub: Representation against the grant of Environmental Clearance to 'BELLRUE', a proposed Residential-cum-Commercial Development at F.P.No.3/3 and F.P.no.70/11, village: Yeravada, Tehsil: Haveli, district: Pune by M/s Sangitarious Ecospaces LLP.- Regarding.

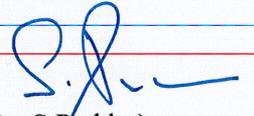
Madam,

This is in continuation of Ministry's letters dated 28.02.2022 and 06.10.2022, wherein SEIAA, Maharashtra was requested to examine the matter received in the Ministry vide representation dated 09.12.2021 from Shri J.F. Sherkar, Advocate, on behalf his client Shri Suhas Rao Rane. It has been alleged that SEIAA Maharashtra has granted EC and to M/s Sagitarius Eco Spaces LLP for BELLRUE (a proposed Residential-cum-Commercial development at Pune) without considering its proximity of with the Dr. Salim Ali Bird Sanctuary, which is located within 400 meters of the project site.

2. In this regard, you are once again requested to examine the matter, take appropriate remedial action on the issues raised vide above referred representation and inform the Ministry at the earliest.

Yours Faithfully,

Encl: a/a



(Dr. S Prabhu)

Scientist-D (Infra-II)

Email: p.subramani@gov.in

Copy to:

Shri J.F. Sherkar, Advocate, No. 14, Ground Floor, Modern Pride, Jawaharlal Nehru Road - St. Ornella's School Road link, CTS 410, Nana Peth, Pune, Maharashtra-411002. E. mail: consult@jfsllaw.com

Annexure-6

27

Witwicky One Private Limited

October 05, 2023

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Long-term bank facilities	1,260.00	CARE BBB+; Stable	Assigned

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

The rating assigned to the bank facilities of Witwicky One Private Limited (WOPL) derives strength from the strong parentage of the company, with WOPL being a subsidiary of Project Bungalow Holdings (DIFC) Limited (PBHL; 99.99% shareholding), owned by Brookfield Strategic Real Estate Partners III (BSREP III). Brookfield has a well-established track record in India, with its institutional ownership and well-established development and management track record across its India office portfolio. The strong promoter profile lends exceptional financial flexibility to the company. The rating further derives comfort from pre-leasing of entire Tower A to a reputed tenant and favourable location of the commercial space in Pune. The rating also favourably factors in presence of escrow mechanism with debt service reserve account (DSRA) for one-month debt-servicing and adequate liquidity position.

The above rating strengths are, however, tempered by project execution risk, market risk with no pre-leasing as on date, and refinancing risks for Tower B. The rating is further constrained by the changes in interest rates and inherent risk associated with cyclical nature of the real estate industry.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Completion of project before the timelines envisaged, thereby providing an additional cushion for debt servicing.
- Significant pre-leasing of commercial space in Tower B, resulting in reduced leasing risk, thus conversion to lease rental discounting (LRD) facilities.

Negative factors

- Any significant (more than 20%) increase in the project cost.
- Discontinuation of the financial support from the Brookfield group.
- Delay in the tie-up of lease rentals at envisaged rates, thereby resulting in an adverse impact on envisaged cash flows.

Analytical approach: Standalone

Outlook: Stable

Stable outlook reflects CARE Ratings Limited's (CARE Ratings') expectation of stable flow of rentals to the company from tenant over the lease tenor which would help the company in maintaining satisfactory coverage indicators. It also reflects construction progress in Tower B as per the envisaged schedule coupled with healthy financial flexibility by virtue of being associated with strong parent (Brookfield) and expectation of continued financial support as and when required.

Detailed description of the key rating drivers:

Key strengths

Strong parentage

WOPL is a subsidiary of Project Bungalow Holdings (DIFC) Limited (PBHL; 99.99% shareholding) which in turn is a subsidiary of Brookfield Strategic Real Estate Partners III (BSREP III) Holdings (DIFC) Limited. Brookfield Corporation, the ultimate holding company of WOPL is managed by Brookfield. Brookfield is a leading global alternative asset manager, with 120 years of experience in owning and operating real estate assets, with a focus on investing in high-quality and premium assets across real estate, infrastructure, renewables, and private equity (PE). The Brookfield group has developed office spaces of approximately 9 million sq ft in India since 2015. Over the years, Brookfield has been supporting the group financially to meet any cash flow mismatch. The group benefits from its experience and the management's proactive approach towards asset maintenance to ensure tenant longevity and quality, in line with its global portfolio.

Financial support from Brookfield by way of fund infusion

The Brookfield group is one of the largest owners of commercial space in India and currently owns around 51 million sq ft. The group's experience in asset management has resulted in healthy occupancy and steady improvement in rentals across assets. Brookfield extends support to the group companies in case of any cashflow mismatch. In FY23, Brookfield infused ₹44.25 crore (in the form of equity) to meet the working capital requirements and for general corporate purpose. In 5MFY24, Brookfield further

¹Complete definition of the ratings assigned are available at www.careedge.in and other CARE Ratings Ltd.'s publications

The Dream of 'Walk to Work': How Bluegrass Residences and Brookfield are Revolutionizing Pune's Lifestyle

Annexure-7



Bluegrass Residences · Follow

3 min read · Jul 31, 2023



Introduction

In today's fast-paced world, the dream of a seamless work-life balance has become increasingly desirable. The 'Walk to Work' lifestyle trend has emerged as a beacon of hope, promising reduced commute times, improved well-being, and a more sustainable way of living. In Pune, two prominent names, **Bluegrass Residences** and Brookfield, are at the forefront of this revolution, redefining the city's lifestyle. In this blog, we will delve into how these visionary developments are making the 'Walk to Work' dream a reality for Pune's residents.

The Rise of the 'Walk to Work' Lifestyle

As urbanization accelerates, so does the need for a lifestyle that optimizes convenience and well-being. The 'Walk to Work' lifestyle has gained popularity as an antidote to stress and wasted hours of long commutes. Living close to one's workplace has become more than a mere trend; it's a conscious choice towards a healthier, more sustainable way of life.

This lifestyle offers several advantages, including:

1. **Time Efficiency:** By eliminating long commutes, individuals can utilize their time more productively, whether it's dedicating it to family, hobbies, or self-care.
2. **Reduced Stress:** A shorter commute means less time stuck in traffic or crowded public transport, reducing stress levels and promoting mental well-being.
3. **Environmental Impact:** By opting for a 'Walk to Work' lifestyle, individuals contribute to a reduction in carbon emissions, making a positive impact on the environment.
4. **Health Benefits:** Walking or cycling to work promotes physical activity, leading to better cardiovascular health and overall fitness.

Bluegrass Residences: A Luxurious Urban Oasis

Bluegrass Residences is synonymous with luxury living in Pune. Situated in the heart of the city, this prestigious residential development is transforming the 'Walk to Work' dream into a tangible reality. The strategic location of Bluegrass Residences ensures easy access to major business districts, reducing commuting hassles for its residents.

Advantages of Bluegrass Residences:

hubs.

2. **Luxurious Amenities:** Residents enjoy world-class amenities, including a rooftop infinity pool, spa and wellness centre, and well-equipped gymnasium.
3. **Spacious Interiors:** The apartments are thoughtfully designed, maximizing space and natural light to create a comfortable and welcoming ambience.
4. **Breathtaking Views:** Bluegrass Residences offers stunning views of the lush landscapes and vibrant cityscape, allowing residents to immerse themselves in the beauty of Pune.

Brookfield's Integrated Urban Development

Brookfield is a renowned name in the real estate sector, known for its integrated urban projects that create self-sustaining neighbourhoods. Their developments prioritize walkability and access to workplaces, promoting a 'Walk to Work' lifestyle.

, Instagram & LinkedIn



+91 8069734079

Enquire Now



You can do as much or as little as you like. Leave the hectic life of the city to experience a peaceful coexistence with nature amidst tranquility. It is the beliefs of generations passed, which have inspired us to build a timeless lifestyle in the heart of Pune.

Along with being the Realty Partners for Bluegrass Residences, Ananta has been instrumental in getting on board Brookfield properties to invest in a built to suit commercial IT development.

Brookfield is one of the world's largest real estate investment funds. This commercial development is situated on a land parcel which is a part of an integrated development by Nephronia Ecospaces whose proprietor is the same as Sagitarius Ecospaces LLP. With this office space being developed in near proximity of the residential development, "Walk To Work," which is a dream for many will finally be a reality for a few.

