



MAHARASHTRA POLLUTION CONTROL  
BOARD  
REGIONAL OFFICE, PUNE



“आपली सेवा आमचे कर्तव्य”



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411003, Maharashtra

No. MPCB/ROP/PD/ 2411060003

Date: 06/11/2024

To,  
M/s. Venkatesh Landmark,  
through Mr. Rahul Kandiba Satac and Others,  
Sr. No. 214/1/1 and 214/1/4, Behind Symbiosis Law School,  
Vimangagar, Lohegaon, Tal. Haveli, Dist. Pune.

**Sub:** Proposed Directions under section 33 A of Water (Prevention & Control of Pollution) Act, 1974 and under section 31A of Air (Prevention & Control of Pollution) Act, 1981.

- Ref :**
- 1) Consent to Establish granted by the Board vide letter Dtd. 18/05/2021
  - 2) Consent to Operate (Part-I) granted by the Board vide letter Dtd. 28/05/2024.
  - 3) Environmental Clearance granted by the SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021
  - 4) Complaint received from Shri. Kalpesh Yadav, President, Chhava Pratishtan, vide their letter Dtd. 09/09/2024
  - 5) Visit of the Board Official to the site on 20/09/2024
  - 6) Proposed Directions issued to the aforesaid project by the Board vide letter Dtd. 16/10/2024
  - 7) This office letters issued to The City Engineer, PMC, Pune & The Chief Garden Superintendent, PMC, Pune, vide dated 26/09/2024, 15/10/2024, 16/10/2024, 24/10/2024 & 28/10/2024.
  - 8) Hearing extended to complainant on 22/10/2024 regarding complaint.

**WHEREAS**, the Maharashtra Pollution Control Board has granted Consent to Operate u/s 26 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, subject to certain terms and conditions.

**AND WHEREAS**, it is obligatory on your part to provide adequate pollution control devices and comply with the consent conditions to achieve the standards prescribed by the Board at its consent.

**AND WHEREAS**, this office is in receipt of the complaint of Shri. Kalpesh Yadav, President, Chhava Pratishtan, vide their letter Dtd. 09/09/2024

**AND WHEREAS**, the Board officials has investigated the complaint matter and reported the non-compliances.



**AND WHEREAS**, accordingly the M.P.C. Board has issued Proposed Direction vide above reference letter no. 6.

**AND WHEREAS**, you have failed to submit the reply of the proposed direction to this office till date.

**AND WHEREAS**, the officials of the Board have visited your unit for checking compliance of consent conditions and conditions of Environmental Clearance as well as investigation of complaint matter and carried out the inspection of your industry on 20/09/2024 and accordingly Sub Regional Officer, Pune-I, has reported the various non compliances as under-

- 1) You have not provided temporary sewage and municipal solid waste treatment facilities to the labour camp.
- 2) You have not obtained NOC/permission from the Central Ground Water Authority for extraction of the ground water for your commercial purpose.
- 3) You have not developed adequate green belt along the periphery of the construction project.
- 4) You have carried out exceed construction than the granted environmental clearance.
- 5) You have obtained consent to establish for construction of residential and commercial building projects from the Board on 18/05/2021 for TPA 17427.00 Sq. Mtrs. And BUA 63823.93 Sq. Mtrs.
- 6) You have obtained Environmental Clearance granted by the SEIAA, MoEF & CC, GoM vide letter Dtd. 30/04/2021 for TPA 17427.00 Sq. Mtrs. And BUA 37762.46 Sq. Mtrs.
- 7) You have obtained consent to operate for construction of residential and commercial building project from the Board from the M. P. C. Board on 28/05/2024 for TPA 17427.00 Sq. Mtrs. And BUA 47615.53 Sq. Mtrs. Subject to:-
  - (a) The Project Proponent shall comply with the Environmental Clearance obtained vide dtd. 30/04/2021.
  - (b) PP shall obtain amendment in Environmental Clearance from competent authority for Built-up Area 63823.93 Sq Mtrs. as per sanction plan dtd. 31/08/2020.
  - (c) This Consent is issued for total BUA 47615.53 Sq. Mtrs. as per the sanction plan dtd. 31/08/2020 approved by local body.
  - (d) PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.
- 8) You have obtained Environmental Clearance (EC) on 30/04/2021 as per the sanction plan vide CC/461/2020, Dtd. 31/08/2020, However, not obtained revised Environmental Clearance (EC) for the revised construction permission and completed and being completed construction activities as per Construction Development Dept. of PMC vide sanction plan no. CC/1118/20 Dtd. 11/11/2020 and CC/3709, Dtd. 24/02/2022.
- 9) You have not developed adequate green belt along with the periphery of the construction project as per the conditions of Environmental Clearance.
- 10) As per the complainant raised a question about the garden area you have not maintained Green Belt Total RG area (m2), Provided RG= 1561.8 Sq. Mtrs as per Environmental Clearance Dtd. 30/04/2021. Not reserved mother earth for the same.
- 11) You have not maintained heights of buildings as per the sanctioned plan and environmental clearance.





- 12) You have made constructions on Natural Nalla making roads and construction in the bed of Nalla without taking the permission of Hon'ble District Collector, Pune and Irrigation Department.
- 13) You have not followed the guidelines of conditions during the construction phase as well as compliance of Construction & Demolition Rule, 2016.
- 14) You have not submitted the compliance report of specific condition A, B, & General conditions A, B & C as mentioned in the Environmental Clearance granted to you.
- 15) You have not submitted the compliance report of Consent & Environmental Clearance conditions to the Board office.

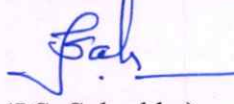
**AND WHEREAS,** from the record it has been observed that you have failed to comply with the conditions stipulated in the Consent granted by the Board as well as conditions of Environmental Clearance granted by the SEIAA, MoEF & CC, GoM and thereby causing pollution of the surrounding environment.

**NOW THEREFORE,** in exercise of the powers conferred upon me under section 33 A of Water (Prevention & Control of Pollution) Act, 1974, under section 31 A of Air (Prevention & Control of Pollution) Act, 1981, I, J. S. Salunkhe, Regional Officer of the Board, at Pune hereby issue directions as under –

1. Why your consent shall not be revoked?
2. Why shall not recommend to revoke the Environmental Clearance to competent authority?
3. Why your existing Bank Guarantees shall not be forfeited?
4. Why shall not be issued closure/stoppage order? and directed to disconnect the electricity/water supply of the unit to competent authority?
5. Why further stringent actions shall not be initiated against your construction project?

You are hereby given an opportunity to respond within 7 days from the issuance of these directions, failing which MPCB will initiate further stringent legal action against your unit without giving any further notice in accordance with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, which may please be noted.

For and on behalf of  
Maharashtra Pollution Control Board

  
(J.S. Salunkhe)

Regional Officer, Pune.

**Copy submitted for information to:**

- 1) The Member Secretary, M.P.C. Board, Mumbai.
- 2) The Member Secretary, SEIAA, Environment & Climate Change Department, Mantralay, Mumbai.
- 3) The Joint Director (APC), M.P.C. Board, Mumbai.

**Copy to:**

The Sub Regional Officer, M.P.C. Board, Pune-I

- He is directed to serve the copy of direction to the PP & take follow-up and ensure the compliance of the aforesaid directions.

**Copy:**

**Master File.**



