

Six monthly Compliance Report

For

Expansion of Proposed Residential & Commercial
project at S.no. 41/3A/1,41/1B/2/1/1,41/2B/2/1,41/1B
/2/1/1,40/4B,40/2/3A,40/2/ 3B, Rahatani, Pune

by

M/s. Vardhaman Associates

(July - December 2025)

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Point wise Compliance Status

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued **vide EC Identification No. EC22B038MH143695 & File No. SIA/MH/MIS/272254/2022 dated 07.09.2022.**

Sr. No.	EC Specific Condition	Reply
1.	PP to submit certified Compliance report from regional Office MOEFCC Nagpur.	Complied. We have submitted the request for RO site visit. We are waiting for the site visit & certified compliance report. Attached as Annexure
2.	PP to submit the MOD NOC. Or CCZM map showing its non-requirement	MOD NOC is required & received & is attached as Annexure
3.	PP to submit the undertaking regarding not utilizing remaining FSI - 7,000 sq. m in further also	As directed, we are submitting here with the undertaking regarding not utilizing remaining FSI - 7,000 sq. m in further also & attached as Annexure
4.	PP to restrict the height within permissible height restriction until they received the MoD NoC	MOD NOC is required & received & is attached as Annexure
5.	It is noted that, the project will complete in phases, PP to ensure to provide dust & noise mitigation measures during construction phase	Complied. we hereby ensure you that we will provide dust & noise mitigation measures during construction phase along with mitigation measures & attached as Annexure
6.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places	Noted. As directed, we hereby ensure you that we will provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places & the commitment letter for same has been presented in SEAC-

		III meeting & attached as Annexure
7.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted and will be Followed
8.	This EC is restricted to 33.80m height till PP obtains MOD, NOC, EC Restriction will be as per MOD NOC.	MOD NOC is required & received & is attached as Annexure
9.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and will be Followed
10.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted and will be Followed
11.	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.	Noted
12.	SEIAA after deliberation decided to grant EC for: FSI: 101212.00 m2, Non-FSI: 48769.55 m2 and Total BUA:149989.55 m2 (Plan approval no-BP/EC/Rahatani/05/2022, Date- 20.07.2022.)	Complied

Sr. No.	EC General Condition	Reply
1.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules,2016.	E-waste will be collected regularly and sequentially given to the MPCB authorized E-waste management agencies.
2.	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.	Water supply & drainage NOC has been obtained from Pimpri Chinchwad Municipal Corporation. Please Refer Annexure for Water NOC and Annexure for Drainage NOC Occupation certificate shall be issued to the project by local planning authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
3.	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.	Noted Please refer Annexure for Environmental Clearance (EC) Copy.
4.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	NOTED
5.	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.	Noted. The height and construction built up area of the proposed construction will be in accordance with the existing FSI/FAR norms of the urban local body commencement certificate to proposed work has been obtained for the proposed survey numbers from Pimpri

		Chinchwad Municipal corporation.
6.	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.	Consent to Establish has been obtained from MPCB. Please refer Annexure for Consent to Establish Copy
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All sanitary and hygienic measures have been taken on site during Construction phase.
8.	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.	Adequate drinking water and sanitary facilities have been provided to the few construction workers present on the site. Please refer report of quality analysis of provided drinking water.
9.	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.	Solid waste generated on site by workers is taken away by Pimpri Chinchwad Municipal corporation.
10.	Disposal of muck during construction phase should not create any adverse effect on the neighbouring 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.	Construction waste (muck) generated will be reused on site for back filling once the construction is in full bloom.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement has been made for the disposal of storm water and drainage management. Disposal of storm water will be in storm drain near site/adjacent river and excess treated water will be disposed in sewer line near site.

12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top soil excavated during construction activities will be stored and shall be used for landscape development.
13.	Additional soil for levelling 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.	Will be complied.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Landscape area to be provided on ground is 10% Also maximum indigenous species has been proposed. Tree NOC is attached as Annexure
15.	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.	Soil testing has been carried out <ul style="list-style-type: none"> • The Monitoring report for soil is attached as Annexure.
16.	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.	Will be complied during construction stages.
17.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste will be generated during the construction phase.
18.	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.	The DG sets to be used is of Total Nos of DG: 500 KVA, 82.5 KVA complying to Environments (Protection) Rules prescribed for air and noise emission standards.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance	The storage of diesel will not be more than 50 lit at a time which will be

	from concern authority shall be taken.	stored in impervious tank. Since the quantity of diesel is less, no NOC is required for the same.
20.	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.	Hired vehicles are in good condition and having pollution check certificates. And operated only during non-peak hour.
21.	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.	Air and noise has been monitored and all the values are within the limits. Monitoring report is attached as Annexure .
22.	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).	Not applicable. The project site is not located within the 100 km of Thermal Power Stations.
23.	Ready mixed concrete must be used in building construction.	Will be complied
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Appropriate Rain water harvesting system has been proposed for storm water management.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Will be complied when the construction will start in full bloom.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water will not be used for the project.

27.	<p>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.</p>	<p>Will be complied during/after execution of STP. The provision made for STP 1no. 580 KLD for this project. Before commissioning of the STP we will obtain consent to operate from MPCB. The excess treated water generated from STP is used for gardening purpose.</p>
28.	<p>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.</p>	<p>Ground water will not be used for the project.</p>
29.	<p>Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.</p>	<p>Dual plumbing is proposed.</p>
30.	<p>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.</p>	<p>Will be complied.</p>
31.	<p>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.</p>	<p>Glass will be used in windows only.</p>
32.	<p>Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.</p>	<p>Will be complied at the time of installation</p>
33.	<p>Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building</p>	<p>Project proposed to use CFLs/TFLs for common lightning. Lighting power</p>

	<p>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.</p>	<p>density in compliance with ECBC. Overall energy saving is 18.72 % Solar water heating system is also proposed to suffice the hot water requirement.</p>
34.	<p>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.</p>	<p>Will be complied at the time of installation. HSD fuel is used.</p>
35.	<p>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.</p>	<p>Construction activity will not be carried out during night time. Noise monitoring report is attached as Annexure</p>
36.	<p>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.</p>	<p>Traffic congestion will be avoided. Internal parking will be provided when the construction will be in full bloom.</p>

37.	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.	Will be complied.
38.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The buildings have been planned with adequate distance for fresh air, light and ventilation.
39.	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.	All the environmental practices will be monitored. An organizational set up will be formed to ensure the effective implementation of mitigation measures.
40.	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 e.	Environmental clearance has been obtained from the Environment Department. Govt. of Maharashtra as per the Environmental Clearance issued vide letter no EC Identification No. EC22B038MH143695 & File No. SIA/MH/MIS/272254/2022 dated 07.09.2022
41.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Complying. Six monthly compliance report has been submitted to regional office of MoEF, Nagpur
42.	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	No Occupancy will be given unless all environmental infrastructures are installed and made functional. The excess treated water will be used for gardening

	<p>treated water in the adjacent area for gardening before discharging it into sewer line</p> <p>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.</p>	<p>purpose. Before commissioning consent to operate is obtained from MPCB.</p>
43.	<p>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.</p>	<p>Separate OWC has been proposed for management of wet waste. Treated waste is used as manure for gardening purpose. If there is any deviation in proposal, we will approach to SEAC/SEIAA.</p>
44.	<p>Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.</p>	<p>We will obtain consent to operate from MPCB and will submit to local body before commissioning.</p>
45.	<p>A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.</p>	<p>Noted and same will be complied before giving the occupancy.</p>
46.	<p>In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.</p>	<p>In case of any change, a fresh appraisal will be made to Environment Department.</p>
47.	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	<p>Environment Management cell will be appointed for construction and operation phase.</p>
48.	<p>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</p>	<p>provision of funds allocated for environment protection measures/EMP along with item-wise breaks-up is made</p> <p>A) During Construction Phase – Rs. 3,85,500/- B) Operation Phase –</p>

	environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Capital cost – 8,16,72,000/- O/M cost – Rs. 52,88,524/-
49.	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 .	Complied. For Newspaper Advertisement Please refer Annexure
50.	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.	six monthly compliance has been submitted. We will be regularly submitting half yearly compliance reports.
4	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.	Copy of clearance letter is Submitted to the local authority.
5	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,	status of compliance of the stipulated EC conditions, including results of monitored data is submitted to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB

	indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
6	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.	Will be complied during operation including phase.
7	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.	Will be complied.
8	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.	Noted
9	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	Noted

	initiate appropriate legal action under Environmental Protection Act, 1986.	
10	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.	Noted
11	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.	Noted
12	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.	Noted
13	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.	Noted
4	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.	Noted

Data Sheet

1.	Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify)	Construction Project
2.	Name of the Project	Expansion of Proposed Residential & Commercial Project at S.no. 41/3A/1, 41/1B/2/1/1, 41/2B/2/1, 41/1B/2/1/1, 40/4B, 40/2/3A, 40/2/ 3B, Rahatani, Pune by M/s. Vardhaman Associates.
3.	Clearance Letter (s) / OM No. and date	EC Identification No. EC22B038MH143695 & File No. SIA/MH/MIS/272254/2022 dated 07.09.2022
4.	Location a. District (s) b. State (s) c. Latitude d. Longitude	S.no. 41/3A/1, 41/1B/2/1/1, 41/2B/2/1, 41/1B/2/1/1, 40/4B, 40/2/3A, 40/2/ 3B, Rahatani, Pune. Taluka: Haveli Village: Rahatani Dist: Pune State: Maharashtra
5.	Address for correspondence a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers): & Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. Prakash Chhajed, M/s. Vardhaman Associates. 9 Sai Niwas, Near Jyotiba mangal karyalay, kalewadi, Pune - 411017
6.	Salient features a. Of the Project	Total Plot Area: 26698.00 sq. m FSI Area: 101220.00 sq. m Non FSI Area: 48769.55 sq. m Total Construction Area: 149989.55 sq. m
	b. Of the Environmental Management Plan	STP of total 580 KLD will be provided for the sewage generation of 576.94 KLD. Capital Cost: 1,52,77,000/- O & M: 30,85,450/- RWH Tank of total capacity: N/A Capital Cost: 26.00 Lakhs O & M: 0.78 Lakhs/year OWC: Dry waste of total capacity 1053 kg/day Wet waste of total capacity 1412 kg/day and

7.	Break up of the Project area a. Submergence Area: Forest & Non Forest b. Others	Not Applicable
	a. Total Plot Area	26698.00 sq. m
	b. Built - Up Area (Including Road)	149989.55 sq. m
	c. Open Space available	2664.64 Sq. m
	d. Green belt area	2664.64 Sq. m
8.	Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan a. SC, ST/Adivasis b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	Not Applicable
9.	Financial Details	235 Cr.
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	Construction phase: Rs. 3.85 Lacs have been allocated for the entire construction period. Operation phase: Capital cost: Rs. 8,16,72,000/- Recurring cost: Rs. 52,88,524/-
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Not Applicable
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	-----
	e. Actual expenditure incurred on the Project so far	-----
	f. Actual expenditure incurred on the Environmental Management Plan so far	-----

10.	<p>Forest land requirement</p> <p>a. The status of approval for diversion of Forestland for non-forestry use</p> <p>b. The Status of clearing felling</p> <p>c. The status of compensatory Afforestation programme in the light of actual field experience</p>	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p>	--
	b. Date of completion (Actual and/or Planned)	2028
13.	Reasons for the delay if the project is yet to start	Not Applicable
14.	<p>Dates of site visits</p> <p>a. The dates on which the Project was monitored by Regional Office on previous occasions, if any</p>	Not Applicable
	b. Date of site visit for this monitoring Report	
15.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p>	EC Identification No. EC22B038MH143695 & File No. SIA/MH/MIS/272254/2022 dated 07.09.2022.