



Address- Survey No.130 / 1,131, Pune Bangalore Highway, Service Road,
Near Ashok Leyland Showroom, Jeevan Nagar, Tathawade, Pune- 33

Date: 12 Dec 2025

To,

The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines,
Nagpur- 440001

Subject: Half yearly Compliance report for December 2025.

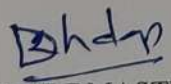
Reference: EC24C3803MH5471471N dated 12.07.2025.

Dear Sir,

This is with reference to the proposal for grant of Environmental clearance For Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.

We are submitting the 6 monthly compliance reports with required annexures of the above referred project.

Kindly acknowledge the same.


PRUTH V BUILDMASTERS LLP



SIX MONTHLY COMPLIANCE REPORT

For

**Proposed Residential & Commercial Developmental
Project at Sr. No- 130/1(P),131(P), Tathawade, Pune
411057**

By

**POA Holder Pruth V Buildmasters LLP through Partner
Mr. Dilip Khandu Hadap.**

(December 2025)

S. No.	Conditions as per EC	Compliance Status
	<u>Specific Conditions:</u>	
A.	<u>SEIAA Conditions:</u>	
1.	PP has to provide mandatory RG area 524.67 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and will be complied.
2.	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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and will be complied.
3.	PP to achieve at least 5 percent of total energy requirement from solar/other renewable sources.	Arrangements will be made to achieve at least 5 percent of total energy requirement from solar/other renewable sources.
4.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEFand CC vide F. No. 22-34/2018-IA.III dated 04.01.2019	The project proponent will be taking various measures to comply with the Standard EC conditions relating to construction phase.
5.	SEIAA after deliberation decided to grant EC for - FSI- 30,821.52 m ² , Non FSI- 16,890.00 m ² , Total BUA- 47,711.52 m ² . (Plan Approval No. BP/EC/Tathawade/09/2024 dated 12.07.2024).	Noted.
	<u>General Conditions:</u>	
a)	<u>Construction Phase:</u>	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	During construction phase solid waste generated from labor camp will be collected, segregated and handed over to authorized vendor. Construction waste generated on site will be reused on site for filling and road leveling & remaining quantity will be used for site levelling on client's another plot.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Debris generated on site will be reused on site for back-filling.
III.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules	No Hazardous waste material will be generated.

	and norms with necessary approvals of the Maharashtra Pollution Control Board.	
IV.	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.	PP has made arrangement for drinking water and sanitary facility for construction workers. Photographs attached as Annexure 4 .
V.	Arrangement shall be made that wastewater and storm water do not get mixed.	PP will make arrangement for the waste water and storm water so that it will not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For water conservation measures, use of ready-mix concrete and practice of curing agents will be regularly use.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water extraction is being carried out.
VIII.	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.	PP will not be drawing ground water and has taken prior authority for basement construction.
IX.	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	Water fixtures of low flow will be used wherever possible to reduce the water consumption.
X.	The Energy Conservation Building code shall be strictly adhered to.	Noted and will be complied.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The generated topsoil will be store and will be used for landscaping purpose.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated debris and construction waste will be reused on site for backfilling and plot leveling.
XIII.	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.	Noted.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP will assure to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	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	Noted. Diesel generator sets will be used having low sulphur diesel consumption.

XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Vehicles hired for bringing construction material to the site will regularly maintain/monitor and vehicles are covered to avoid spillage/leakage. PUC attached in Annexure 5.
XVII.	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	Noted and will be complied. Ambient Noise level and Ambient Air monitoring will be carrying out through MoEF approved laboratory. Monitoring reports attached as Annexure 2.
XVIII.	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.	Noted and will be complied. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the MPCB norms.
XIX.	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 by a separate environment cell / designated person.	Noted and will be complied. Project proponent has made Separate Environment Cell for regular supervision.
b) Operation Phase:		
I.	a) The solid waste generated should be properly collected and segregated b) Wet waste should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises C) dry/inert solid waste should be disposed of to the approved sites for land filling after recyclable material.	The solid waste generated during Operation phase will be segregated and handed over to authorized dealer for further disposal, Wet waste will be converted to manure after treatment in organic waste convertor.
II.	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management and Handling) Rules, 2016	Noted and will be complied. E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
III.	a) 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. Treated effluent emanating from STP shall be	STP will be installed on site. Treated water will be reused on site for flushing and gardening. Excess treated water will be discharge to nearest municipal drainage. All the necessary measures will be taken to mitigate the odor problem from STP.

	recycled/reused to the maximum extent possible. Treatment of 100 percent grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100 percent treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50 percent of water, Local authority should ensure this.	
IV.	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during SEIAA hearing, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted and will be complied.
V.	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.	Noted and will be complied.
VI.	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 place should be utilized.	Entry and Exit points will be separately build to avoid traffic congestion and parking is fully internalized so that public place will not be utilized
VII.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Noted and will be complied.
VIII.	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept.	Noted and will be complied. 10 percent Landscape area provided on virgin land as required. Native species has been proposed.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and will be complied.
X.	Separate funds shall be allocated for implementation of environment protection measures/EMP along with item-wise break up. These costs shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for the other purposes.	Noted and will be complied.
XI.	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 Marathi language of the local concerned within 7 days of	Noted and will be complied.

	issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen on Gov. website	
XII.	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.	Noted and will be complied.
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted and will be complied.
	<u>General EC Conditions</u>	
I.	PP has to abide by the conditions laid down by the SEAC and SEIAA	Noted and will be complied.
II.	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept. before start of any construction work	PP has received Consent to Establish for the project from MPCB vide Consent no. Format1.0/CC/UAN No.0000211971/CE/2502002242 dated 26.02.2025 attached as Annexure 3 .
III.	Under the Provisions of Environment protection act, 1986, legal construction shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental clearance has been obtained from the Environmental Department prior to the construction, EC24C3803MH5471471N dated 12.07.2025 attached as Annexure 1 .
IV.	The project Proponent shall also submit Six Monthly on the status of compliance of the stipulated EC Conditions including result of monitoring data (both hard copies as well as by email) to the respective Regional Office MoEF, zonal office of CPCB and SPCB	Noted and Complied. PP is submitting Six monthly, monitoring reports to the department and MPCB.
V.	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	Noted and will be complied.

	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	
VI.	No further expansion or modifications, other than mentioned in EIA notification 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from the those submitted SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted and will be complied. In case of deviations or alterations in the project proposal will approach to SEAC and SEIAA.
VII.	This EC is issued subject to obtaining NOC from Forestry and Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry and Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry and Wildlife NOC.

Annexures 1

EC letter



File No: SIA/MH/INFRA2/473910/2024

Government of India

Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated 12/07/2025



To,

DILIP HADAP
PRUTH V BUILDMASTERS LLP
SN.67, FL.N.D/101, ASTORIA ROYALS, MUKAI CHOWK, AUNDH-RAVET, RAVET POLICE
STATION, MAVAL, PUNE-412101., Tathawade, PUNE, MAHARASHTRA, 412101
ec.pruthvbuildmaster@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap. submitted to Ministry vide proposal number SIA/MH/INFRA2/473910/2024 dated 20/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3803MH5471471N
(ii) File No.	SIA/MH/INFRA2/473910/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.
(vii) Name of Project	PRUTH V BUILDMASTERS LLP
(viii) Name of Company/Organization	PUNE, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	no
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 16/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 16/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. DILIP HADAP under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

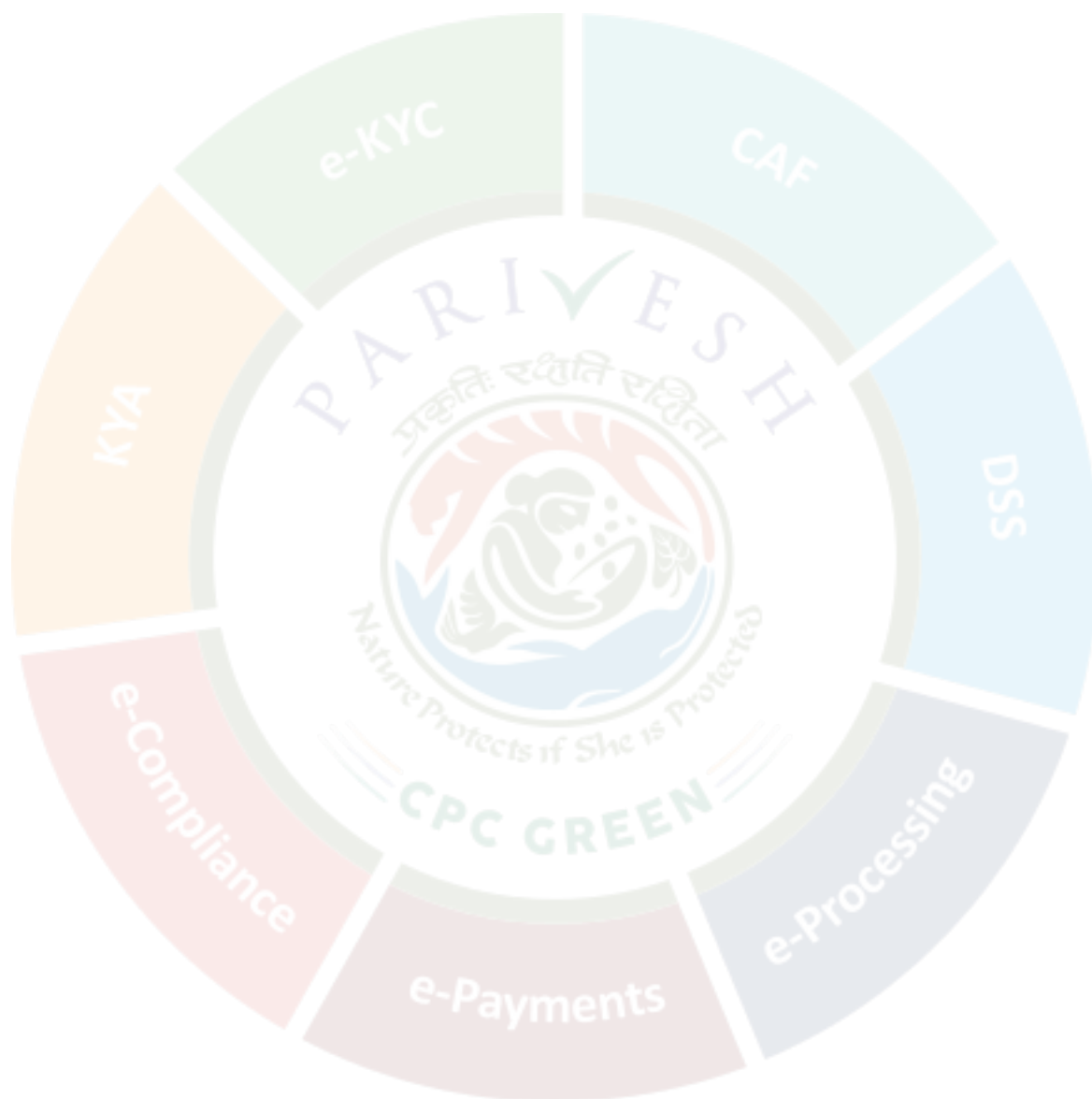
Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 2. PP to prepare and implement plan to make proposed project a plastic free zone. 3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 4. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Residential and commercial	Residential commercial and	2154	Total population	NA	



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/473910/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s.POA Holder Pruth V Buildmasters LLP,
through Partner Mr. Dilip Khandu Hadap,
Sr. No- 130/1(P),131(P), Tathawade,
Pune 411057.

Subject : Environmental Clearance for Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By M/s.POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.

Reference : Application no. SIA/MH/INFRA2/473910/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 208th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-6) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16th May, 2025.

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

	Proposal Number	SIA/MH/INFRA2/473910/2024	
2.	Name of Project	Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.	
3.	Project category	8(a) B2 Building and Construction Projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Dilip Khandu Hadap
		Regd. Office address	Sn.67, Fl. N. D /101, Astoria Royals, Mukai Chowk, Aundh-Ravet, Ravet Police Station, Maval, Pune- 412101.
		Contact number	9922423578
		e-mail	ec.pruthvbuildmaster@gmail.com
6.	Consultant	ACE Environment	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	At Sr. No- 130/1(P) & 131(P), Tathawade, Pune-411033.	
10.	Latitude and Longitude	18°37'31.34"N, 73°44'40.04"E	
11.	Total Plot Area (m2)	6,814.06	
12.	Deductions (m2)	1,567.33	
13.	Net Plot area (m2)	5,246.73	
14.	Proposed FSI area (m2)	30,821.52	

15.	Proposed Non-FSI area (m2)					16,890.00	
16.	Proposed TBUA (m2)					47,711.52	
17.	TBUA (m2) approved by Planning Authority till date					In process	
18.	Ground coverage (m2) & %					2131.90 sq.m (31.08 %).	
19.	Total Project Cost (Rs.)					170 Cr.	
20.	CER as per MoEF& CC circular dated 01/05/2018						
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration			
	Buildin g Name	Confi gurati on	Heigh t (m)	Building Name	Configuration	Height (m)	Fresh project
		NA		Wing A	B1 + B2 + B3 + GP + 17 + Recreational Floor	56.80	
				Wing B	B1 + B2 + B3 + GP + 17 + Recreational Floor	56.80	
				Commercial Building	B1 + B2 + B3 + G + M + 13	44.9	
				Club House	G + 1	9	
22.	Total number of tenements			Residential: 234 Commercial: Shops & Offices = Total 129			
23	Total number of Population			Residential: 1170 Commercial: 984 Total: 2154			
s24	Water Budget		Dry Season (CMD)			Wet Season (CMD)	
			Fresh Water	130	Fresh Water	130	
			Recycled water Flushing	72	Recycled water Flushing	72	
			Swimming Pool	0	Swimming Pool	0	
			Recycled water Gardening	3	Recycled water Gardening	0	
			Total	205	Total	202	
			Waste water generation	182	Waste water generation	182	
25.	Water Storage Capacity for Firefighting /UGT					225	
26.	Source of water		PCMC				
27.	Rainwater Harvesting (RWH)		Level of the Ground water table:		Post-Monsoon water table depth-3-to 04-meter BGL Pre-Monsoon water table depth- 8-to-9-meter BGL		
			Size and no of RWH tank(s) and Quantity:		NA		
			Quantity and size of		No. of recharge pits: Total 4 Nos. (2 for Roof-Top & 2		

		recharge pits:	for Surface Run-Off) • 2 no. of Rainwater recharge pit for Surface runoff. Pit 2.0*2*1.90 meter bore well. 0.160- diameter and 60-meter depth • 1 no. for recharge pits for Roof top terrace runoff. Dimension of recharge pit: Pit 2.0*1.5*2 meter bore well. 0.160- diameter and 60-meter depth	
		Details of UGT tanks if any:	NA	
28.	Sewage and Wastewater	Sewage generation in KLD	182	
		STP technology:	MBBR	
		Capacity of STP:	190 KLD	
	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	12	Will be handed over to Authorized vendor
		Wet waste:	8	Will be handed over to Authorized vendor
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.	
30.	Solid Waste Management during Operation Phase	Type	Quantity	Treatment / disposal
		Dry waste:	382	Will be handed over local vendor
		Wet waste:	449	Will be operated in OWC
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	7 Kg/D	will be handed over to authorized vendor
		STP Sludge (dry)	17.86	Will be operated in OWC
31.	Green Belt Development	Total RG area (m2):	Mandatory RG: 524.67	
		Existing trees on plot:	00	
		Number of trees to be cut:	00	
		Number of trees to be retain	00	
		Total No. of Proposed trees	83	
32.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	100 - KVA	
		During Operation phase (Connected load):	2660 - KVA	
		During Operation phase (Demand load):	1575 - KVA	
		Transformer:	2 x 630 & 1 x 315 KVA	
		DG set:	1 x 500, 1 x 82.5 KVA	

		Fuel used:	Disel			
33.	Details of Energy saving	Solar PV: 5% Hot water : 11.26 %				
34.	Environmental Management plan budget during Construction phase	Type	Details		Cost (Rs.)	
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation		5.85/-	
		Land	Labor Camp toilets & sanitation		4.80/-	
		Health and Safety	Labor Safety Equipment's and training		2.0/-	
		Health facility	Disinfection and Health Check-ups		0.51/-	
		Environment Management	Environment management cell		0.65/-	
		Environment Management	Environmental Monitoring		5.06/-	
8.3 5.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)	
		Sewage Treatment Plant	Sewage Treatment Plant	66,06,500/-	13,98,482/-	
		Solid Waste Management	Solid Waste Management	14,50,000/-	3,05,610/-	
		Hazardous waste	Hazardous waste	NA	---	
		Bio-medical Waste Management	Bio-medical Waste Management	1,00,000/-	-	
		e-waste	e-waste	---	30,000/-	
		Landscaping	Landscaping	41,90,45.55/-	7,88,80.55/-	
		Rainwater Harvesting	Rainwater Harvesting	3,00,000/-	40,000/-	
		Environmental Monitoring	Environmental Monitoring	----	2,00,000/-	
		Environment Management	Environment management cell	----	75,000/-	
		Solar Hot water & Solar PV system	Solar Hot water & Solar PV system	59,19,250.00/-	2,95,962.50/-	
		Lightening Arrester Cost	Lightening Arrester Cost	35,00,00.00/-	35,000/-	
		Disaster Management	Disaster Management	84,58,550.24/-	169,1710.048/-	
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)	
		4-Wheeler	191	305	4820.50	
		2-Wheeler	496	504		
37.	Details of Court cases / litigations w.r.t. the project and project location If any.					NA

3. Proposal has been considered by SEIAA in its 292nd (Day-6) meeting held on 16th May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
4. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 524.67m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA decided to grant EC for- FSI-30,821.52 m², Non FSI- 16,890.00 m², total BUA-47,711.52 m². (Plan approval No. BP/EC/Tathwade/09/2024 dated 12.07.2024)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.
- III. 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.

- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. 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.
- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. 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 by a

separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. 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.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. 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 parivesh.nic.in
- XII. 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.

- XIII. 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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

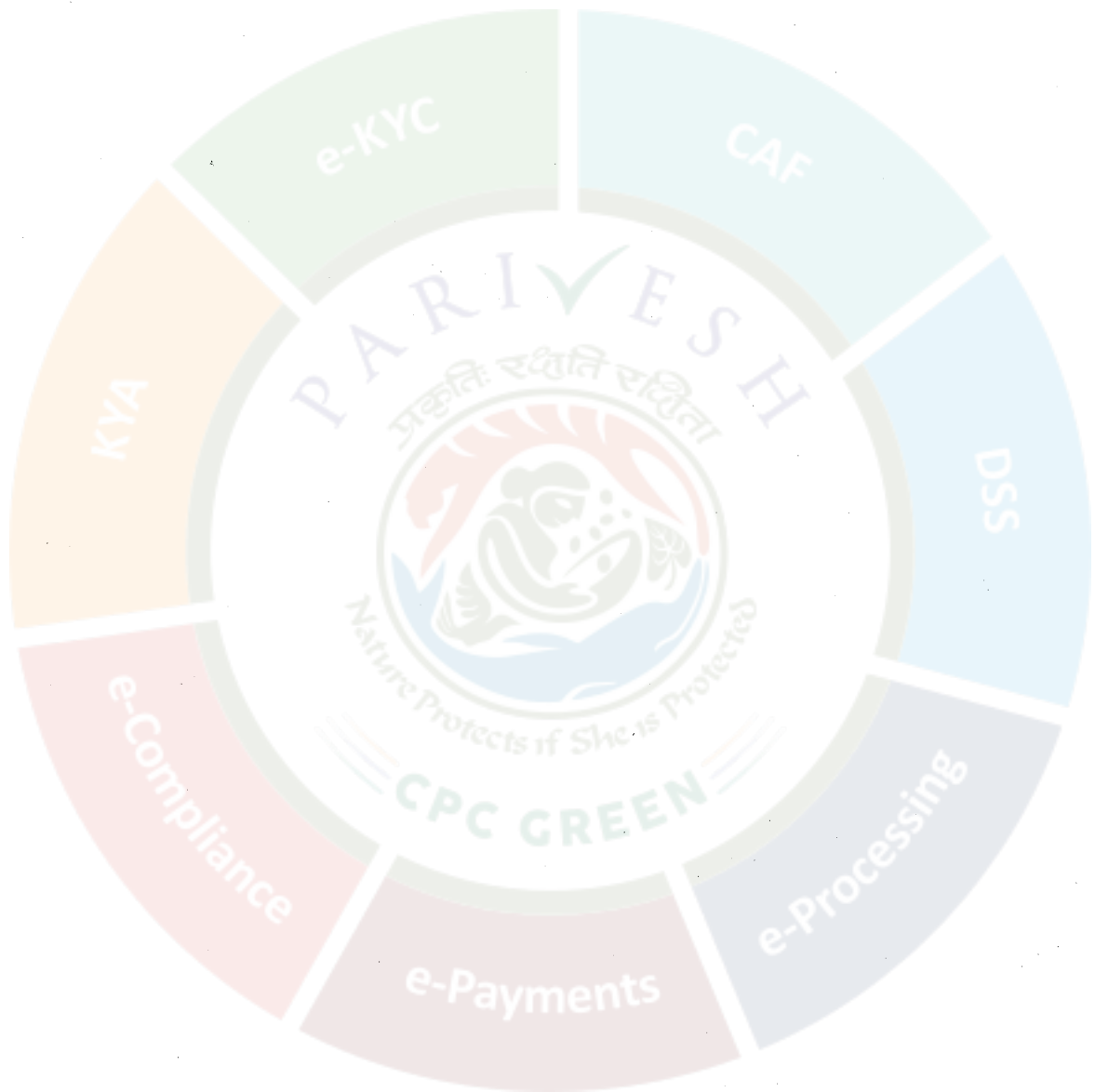
- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. 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.
 - IV. 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.
 - V. 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.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. 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.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. 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.
9. 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.


(Member Secretary, SEIAA)

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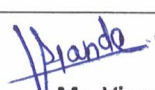
1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



Annexures 2

Monitoring Reports

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/11/1180	Report Date	15.11.2025	
Sample ID: -	GESEC/PRO/AAQM/2025-26/11/1180			
Name & Address of the Customer	Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Main Gate	GESEC		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.15 am	06.15 Pm	08 Hrs.		
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	28	Wet Bulb Temperature °C	24	
Dry Bulb Temperature °C	28	Relative Humidity % RH	70	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
10.11.2025	11.11.2025	11.11.2025	15.11.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	26.52
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	22.35
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	54.22
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	20.13
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	08.54
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	10.63
Remark- ➤ All above results are within National Ambient Air Quality standards.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

END OF REPORT

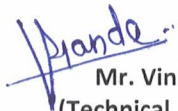


page 1 of 1

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- The report is refer only to the sample tested and not applies to the bulk.
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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/11/1181		Report Date	15.11.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/11/1181			
Name & Address of the Customer	Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Construction site		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.25 am	06.25 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	28	Wet Bulb Temperature °C	24	
Dry Bulb Temperature °C	28	Relative Humidity % RH	70	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
10.11.2025	11.11.2025	11.11.2025	15.11.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	22.56
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	20.36
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	52.53
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	18.52
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	10.14
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	09.09
Remark- ➤ All above results are within National Ambient Air Quality standards				
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

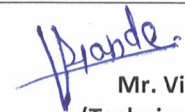
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Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/11/1182		Report Date	15.11.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/11/1182			
Name & Address of the Customer	Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near DG set		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.35 am	06.35 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	28	Wet Bulb Temperature °C	24	
Dry Bulb Temperature °C	28	Relative Humidity % RH	70	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
10.11.2025	11.11.2025	11.11.2025	15.11.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I,36/2012-13, Page no. 01	µg/m ³	≤ 80	24.53
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I,36/2012-13, Page no. 07	µg/m ³	≤ 80	22.46
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I,36/2012-13, Page no. 11	µg/m ³	≤ 100	54.44
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I,36/2012-13, Page no. 15	µg/m ³	≤ 60	24.88
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I,36/2012-13, Page no. 31	µg/m ³	≤ 180	10.36
Ammonia (NH ₃)	CPCB Guidelines, Volume I,36/2012-13, Page no. 35	µg/m ³	≤400	11.11
Remark- ➤ All above results are within National Ambient Air Quality standards.				
				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

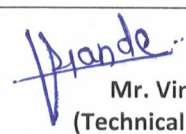
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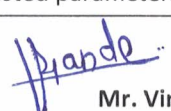
TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2025-26/11/1183		Report Date	15.11.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/11/1183			
Name & Address of the Customer	Proposed Residential & Commercial Developmental Project at Sr. No-130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	GESEC			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
10.11.2025	10.11.2025	10.11.2025	10.11.2025	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB(A)	53.2	42.4	55/45 dB(A)
Near Construction Site	dB(A)	52.3	43.4	
Near DG Set	dB(A)	52.4	42.1	
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB(A)				
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

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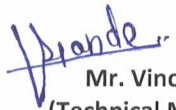
TEST REPORT				
Test Report No - GESEC/PRO/DW/2025-26/11/1184		Report Date		15.11.2025
Sample ID - GESEC/PRO/DW/2025-26/11/1184		Sample Details		Drinking Water
Name & Address of the Customer - Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.		Type of Sample		Drinking Water
		Volume Of Sample		2 Lit plastics Can + 250ml Sterile Bottle
		Sample Status		Sealed
		Sample Collected By		GESEC
		Date of Sample Collection		10.11.2025
		Date of Sample received in lab		11.11.2025
		Analysis start Date		11.11.2025
		Analysis End Date		15.11.2025
WATER ANALYSIS REPORT				
Parameter	Result	Limits as per IS 10500:2012 (Reaff.2023)	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B,24TH Edition 2023
TDS	138.25	Max 500	mg/l	APHA 2540 C,24TH Edition 2023
Color	<5	Max 5	Hazen	APHA 2120 B,24TH Edition 2023
Chemical Parameter				
pH	7.63	6.5 to 8.5	--	APHA 4500 H+,B, 24 th Edition 2023
Total Hardness	76.31	Max 200	mg/l	APHA 2340 C,24TH Edition 2023
Total Alkalinity	67.25	Max 200	mg/l	APHA 2320 B,24TH Edition 2023
Sulphate	22.02	Max 200	mg/l	APHA 4500-SO4 - E 24th Edition 2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0.
Chloride	20.25	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	16.35	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	5.88	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA 200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	Per 100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	Absent	Per 100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
Remark(s): ➤ The above water sample is Comply with required limit as per IS 10500:2012 (Reaff.2023) for tested parameters.				
			  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	

END OF REPORT

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT			
Test Report No: GESEC/PRO/SL/2025-26/11/1185	Date of Report		15.11.2025
Sample ID: GESEC/PRO/SL/2025-26/11/1185	Date of Sampling		10.11.2025
Name & Address of the Customer - Proposed Residential & Commercial Developmental Project at Sr. No- 130/1(P),131(P), Tathawade, Pune 411057 By POA Holder Pruth V Buildmasters LLP through Partner Mr. Dilip Khandu Hadap.	Start Date of Analysis		11.11.2025
	End Date of Analysis		15.11.2025
	Sample Details		At Construction site (Soil)
	Nature of sample		solid
Sample Collected By	GESEC		
Parameter	Result	Unit	Standard Method
pH	8.15	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	342.25	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	20.32	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Available Nitrogen	16.35	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	5.32	kg/ha	ICARDA-Methods of soil, Plant and water analysis, Page No. 150-151:2013
Available Potassium	18.04	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	5.36	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.082	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	12.56	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable Magnesium	8.52	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Total Zinc as Zn	196.33	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Copper as Cu	28.35	mg/kg	USEPA-3050B,Rev 2 December (1996)
Lead as Pb	16.52	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Manganese as Mn	19.25	mg/kg	USEPA-3050B,Rev 2 December (1996)
 ***END OF REPORT***  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By			

END OF REPORT

page 1 of 1

Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

Annexures 3

CONSENT TO ESTABLISH

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000211971/CE/2502002242

Date: 26/02/2025

To,
Pruth V Buildmasters LLP
Sr. No- 130/1(P),131(P), Tathawade, Pune



Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial Construction Project under Red Category.

- Ref:**
1. Application submitted by SRO - Pimpri Chinchwad vide No. MPCB-CONSENT-0000211971
 2. Minutes of 13th Consent Committee Meeting of 2024-25 held on 02/01/2025.

Your application NO. MPCB-CONSENT-0000211971

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish in Red/LSI category hereby granted for period up to a commissioning of the Unit or 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.170 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential & Commercial Construction Project named as POA Holder Pruth V Buildmasters LLP, Sr. No-130/1(P),131(P), Tathawade, Pune on Total Plot Area of 6814.06 SqMtrs for construction BUA of 47,711.52 SqMtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	182	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set - 500 KVA	1	As per Schedule -II
S2	DG Set - 82.5 KVA	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	382 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor
2	Wet Waste	449 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
3	Dry Sludge	17.86 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	7.00	Kg/Day	Handed over to Authorized Vendor

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity and PP shall not take effective steps towards construction without obtaining Environmental Clearance.

16. This consent is issued as per the 13th Consent Committee Meeting of 2024-25 dated 02/01/2025.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	340000.00	MPCB-DR-28541	04/09/2024	RTGS

-

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the Bank Guarantee of Rs. 10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **190 CMD for treatment of domestic effluent of 182 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	202.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set - 500 KVA	Acoustic Enclosure	4.00	HSD 20 Kg/Hr	1	SO ₂	3.20 Kg/Day
S2	DG Set - 82.5 KVA	Acoustic Enclosure	2.00		1	SO ₂	3.20 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs.10 Lakhs	Within 15 Days	Towards not start of any construction activity before obtaining EC and Compliance of EC & Consent Conditions	28/02/2030	28/02/2031

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 9 Conditions for D.G. Set
- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Annexure 4 – Site Photographs

On-site status



Labour colony



Sanitation facility



Drinking facility



Annexure 5 – PUC

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **01/12/2025**
Time : **18:45:20 PM**
Validity upto : **31/05/2026**



Certificate SL. No. : MH01204850010533
Registration No. : MH12NX7294
Date of Registration : 19/Jul/2017
Month & Year of Manufacturing : March-2017
Valid Mobile Number : *****4168
Emission Norms : Bharat (Trem) Stage III A
Fuel : DIESEL
PUC Code : MH0120485
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.15
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm