

Six Monthly Compliance Report

For

Proposed Residential development project “Prism
City-Blue” at S. no. 502/2(P), 503/1/2(P), 504/1(P),
Charholi, Pune

by

Shri Vinayak Ganpat Kalje &
Others , Shri Milind Vasant Kadam & Others , Shri
Ramrao Kalje & Others through P.O.H. M/s.
Swastik Buildtech through Its Partner Jagdish
Gorani Urf Patel & Others
(June to December 2025)

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1. 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. EC24C3801MH5591753N & File No. SIA/MH/INFRA2/471055/2024 dated 11.07.2025**

Excavation activity has been initiated on site as per EC received.

Sr. No.	EC Specific Condition	Reply
1	PP to Submit the copy of right of way agreement.	The right of way agreement was submitted.
2	PP to maintain adequate distance between OWC & STP.	The distance of 3.00 m has been maintained between OWC & STP.
3	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable 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 shall not issue occupation certificate unless PP obtains the same.	IOD received dated 19.06.2024 and accordingly EC has been granted.
4	PP to prepare and implement plan to make proposed project a plastic free zone.	Noted and will be followed
5	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.	Noted and will be followed
6	PP and the planning authority shall ensure that , the construction and demolition waste (C & D waste) is collected and treated at designed places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.	The agreement has been made with contractor for demolition quantity. Excess excavated material will be transferred to PCMC site at Moshi. Further we will ensure you that we will adhere to the Construction and Demolition Waste Management Rules, 2016.
7	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021	As directed, we hereby ensure you that we will provide electric charging facility by providing charging points at suitable places
8	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted

1	PP has provided mandatory RG area of 1696.40 sq.m. on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and will be Followed
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.	Noted and will be Followed
3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted
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.	Noted
5	SEIAA decided to grant EC for: FSI: 71634.82 m ² , Non FSI: 30617.47 m ² & Total BUA: 102252.29 m ² . (Plan approval No. BP/EC/Charholi/08/2024 dated 18.06.2024)	Complied

Sr. No.	EC General Condition	Reply
a)	CONSTRUCTION PHASE: -	
1.	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 will be handed over to PCMC.
2.	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.	Construction waste (muck) generated will be reused on site for back filing.
3.	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.
4.	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.	Noted.

5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement will be 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.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted. Will be complied
7.	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.
8.	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.	Ground water will not be used for the project.
9.	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.	Will be complied.
10.	The Energy Conservation Building Code shall be strictly adhered to.	Noted.
11.	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 has been stored and shall be used for landscape development.
12.	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.
13.	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 The Monitoring report for soil is attached as Annexure .
14.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Tree Act , 1975 as amended during the validity of Environmental Clearance.	Will be complied.
15.	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: 380 KVA complying to Environments (Protection) Rules prescribed for air and noise emission standards.
16.	Vehicles hired for bringing construction material to the site should be in good condition and should have a	Excavation has been initiated. and good conditions vehicles have

	pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	been hired.
17.	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 have been monitored. Monitoring report is attached as Annexure .
18.	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.	Will be complied at the time of installation. HSD fuel is used.
19.	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.
b) OPERATION PHASE: -		
1.	a)The solid waste generated should be properly collected and segregated. b) 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. c)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 will be handed over to PCMC.
2.	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.
3.	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	STP of 470 KLD has been proposed. Before commissioning of the STP we will obtain consent to operate from MPCB. The excess treated water generated

	<p>emanating from STP shall be recycled/refused 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.</p> <p>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.</p>	<p>from STP will be used for gardening purpose.</p>
1.	<p>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 in Para 2. Prior certification from appropriate authority shall be obtained.</p>	<p>No Occupancy will be given unless all environmental infrastructures are installed and made functional. The excess treated water will be used for gardening purpose. Before commissioning consent to operate is obtained from MPCB.</p>
2.	<p>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.</p>	<p>Water supply & drainage NOC has been obtained from PCMC. 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.</p>
3.	<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>
4.	<p>PP to provide adequate electric charging points for electric vehicles (EVs)</p>	<p>Noted.</p>
5.	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</p>	<p>Maximum indigenous species has been proposed.</p>
6.	<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>
7.	<p>Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as</p>	<p>Provision of funds allocated for environment protection measures/EMP along with item-</p>

	part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	wise breaks-up is made A) During Construction Phase – Rs. 3,85,500/- B) Operation Phase – Capital cost – 3,86,52,303/- O/M cost – Rs. 45,28,457/-
8.	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
9.	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.
10.	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.	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
c)	GENERAL EC CONDITIONS: -	
1.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	NOTED
2.	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.	The MPCB Consent to Establish has bene granted.
3.	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	Environmental clearance has been obtained from the Environment Department.

	project has been started without obtaining environmental clearance.	Govt. of Maharashtra as per the Environmental Clearance issued vide letter no. EC Identification No. EC24C3801MH5591753N & File No. SIA/MH/INFRA2/471055/2024 dated 11.07.2025
4.	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
5.	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.
6.	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 deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference should be made to the SEIAA as applicable to assess the adequacy of the condition(s) imposed and to add additional environmental protection measures required, if any.	Noted
7.	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 imply 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.
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	Noted

	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.	
9.	The environmental clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/NOC's shall be obtained before starting proposed work at site.	Noted
10.	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.	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	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
	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

2. Datasheet

**Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change**

Integrated Regional Office, Nagpur

**Monitoring Report
Part – I
DATA SHEET**

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Building & Construction Project (Cat 8a, B2 as per EIA Notification 2006)
2.	Name of the Project	Proposed Residential development project “Prism City-Blue” at S. no. 502/2(P), 503/1/2(P), 504/1(P), Charholi, Pune by Shri Vinayak Ganpat Kalje & Others , Shri Milind Vasant Kadam & Others , Shri Ramrao Kalje & Others through P.O.H. M/s. Swastik Buildtech through Its Partner Jagdish Gorani Urf Patel & Others
3.	Clearance Letter (s) / OM No. and date	EC Identification No. EC24C3801MH5591753N & File No. SIA/MH/INFRA2/471055/2024 dated 11.07.2025
4.	Location a. District (s) b. State (s) c. Latitude d. Longitude	at S. no. 502/2(P), 503/1/2(P), 504/1(P), Charholi, Pune Latitude -- 18°39'49.68"N Longitude – 73°53'55.01"E
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)	Name: Mr. Jagdish Gorani Patel Address: S. No. 502,503,504, Ganapatrao Kajale Mala, Airport Road, Charoli BK, Pune.
6.	Salient features a. Of the Project	Total Plot Area: 16964.00 sq. m Total Construction Area: 102252.29 sq. m

	b. Of the Environmental Management Plan	STP of total 470 KLD will be provided for the sewage generation of 414.92 KLD. Capital Cost: 162 Lakhs O & M: 26.77 Lakhs/year RWH pits : 07 pits Capital Cost: 8.40 Lakhs O & M: 1.68 Lakhs/year OWC: Dry waste of total capacity 683 kg/day Wet waste of total capacity 1024.5 kg/day
7.	Break up of the Project area a. Submergence Area: Forest & Non Forest b. Others	Not Applicable
	a. Total Plot Area	16964.00 sq. m
	b. Built - Up Area (Including Road)	102252.29 sq. m
	c. Open Space available	1694.40 sq. m.
	d. Green belt area	1694.40 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 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. c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Project Cost- Rs. 286.69 Cr. EMP Cost- Construction Phase:

	<p>d. Whether (c) includes the cost of Environmental Management as shown in the above.</p> <p>e. Actual expenditure incurred on the Project so far</p> <p>f. Actual expenditure incurred on the Environmental Management Plan so far</p>	<p>A) During Construction Phase – Rs. 3,85,500/-</p> <p>B) Operation Phase –</p> <p>Capital cost – 3,86,52,303/-</p> <p>O/M cost – Rs. 45,28,457/-</p>
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> <p>b. Date of completion (Actual and/or Planned)</p>	Excavation has been initiated on site yet.
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> <p>b. Date of site visit for this monitoring Report</p>	<p>Not Applicable</p> <p>Date of site visit for this monitoring Report :01.12.2025</p>
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</p>	EC Identification No. EC24C3801MH5591753N & File No. SIA/MH/INFRA2/471055/2024 dated 11.07.2025

	details of all the letters issued so far but the later reports may cover only the letters issued subsequently)	
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