



Date: 15/05/2025

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 the period of June 2025.

Reference: EC vide letter no. - EC23B038MH198707 dated 18.05.2023

Respected Sir,

This is with reference to the proposal for grant of Environmental Clearance for the development of Residential cum Commercial project on S. No:9/1(P)2/3 at Village- Balewadi; Taluka- Haveli; District- Pune -411045, By M/s. Dream Works Realtors.

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

Kindly acknowledge the same.

Thanking you,

Yours faithfully


Authorized Signatory

M/s. Dream Works Realtors.



SIX MONTHLY COMPLIANCE REPORT

For

**Proposed Environmental Clearance for the
development of Residential and Commercial
project**

at

**S. No. 9/1(p)/2/3 at Village – Balewadi, Taluka –
Haveli, District – Pune, Maharashtra**

by M/s. Dream Works Realtors.

(June 2025)

S. No.	Conditions as per EC	Compliance Status
	<u>Specific Conditions:</u>	
B.	<u>SEIAA Conditions:</u>	
1.	This EC is restricted upto 80 m height only as per MOD NOC	Noted.
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. PP will keep open space unpaved to ensure permeability of water and will also provide grass pavers of suitable types and 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.	Arrangements will be made 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 dated 04.01.2019	The project proponent will be taking various measures to comply with the Standard EC conditions relating to construction phase. PP will be assured to comply with the conditions relating to the operation phase once the construction is completed. Detailed compliance status has not been prepared for operation phase conditions since the project is under construction phase only.
5.	SEIAA after deliberation decided to grant EC for – FSI- 32,751.76 m ² , Non-FSI- 23,979.91 m ² , Total BUA- 56,731.67 m ² . (Plan approval No – CC/0022/23, dated 03.04.2023) (FSI restricted as per approval and NON FSI as per appraisal)	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 the generation of Dry Waste will be handed over to authorized vendor.
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 and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material will be generated since it is a construction activity.
IV.	Adequate drinking water and sanitary facilities	PP will make arrangement for drinking

	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.	water and sanitary facility for construction workers. Site 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.	Noted and will be complied 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 not propose for basement in 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	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 & 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 & Highway Department. The vehicle shall be adequately	Vehicles hired for bringing construction material to the site will regularly maintain/monitor and vehicles are covered to avoid spillage/leakage. Annexure 6

	covered to avoid spillage / leakage.	
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 we be complied Ambient Noise level and Ambient Air monitoring will be carrying out through MoEF approved laboratory. 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 we 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 Central Pollution Control Board (CPCB).
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 we will comply 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.	Noted and we will Comply 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 & Handling) Rules, 2016	Noted and we will Comply 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 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 odor problem from STP. b) PP to give 100 % treatment to sewage/	STP of total capacity 170 KLD will be proposed on site. Treated water will be reused on site for flushing & 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.

	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 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 we will comply Proposed sewage treated plant of the total capacity of STP of total capacity 170 KLD will be provided. The treated sewage water will be used for flushing and gardening.
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 we will comply Water NOC and drainage NOC has been received. Treated water will be reused in site for flushing and gardening. Excess water will be disposing as per environmental law.
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 are 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 we 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 we will comply Landscape area provided is more than 10% 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 we will comply To avoid the risk of pandemic situation precaution were taken on site i.e., sanitation, thermal checkup and provision were made for labor.
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 we will comply
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	Noted and complied Advertisement has been given in local newspaper in English & Marathi Language. Attached as Annexure 5

	days of 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 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 CO2, NOx (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at convenient location near the main gate of the company in the public domain.	Noted and complied
	<u>General EC Conditions</u>	
	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 CO2, NOx (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at convenient location near the main gate of the company in the public domain.	Noted. We will abide by conditions, if there is any deviation in proposal, we will approach to SEAC & SEIAA.
	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 Had received CTE vide letter No. Format1.0/CC/UAN No.0000168074/CE/2311001067 Dated 12.11.2023 also attached Annexure 3
	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, EC23B038MH198707 dated 18.05.2023 attached as Annexure 1
	The project Proponent shall also submit Six Monthly on the status of compliance of the	Noted and we will comply

	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	PP is submitting Six monthly, monitoring reports to the department and MPCB.
	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.
	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 & SEIAA.
	This EC is issued subject to obtaining NOC from Forestry & 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 & Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry & Wildlife NOC.

Annexures 1

EC letter



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

To,

The -1

DREAM WORKS REALTORS

SAI ANKOOR, A WING - 6TH FLOOR , OFFICE NO. 601, BALEWADI
 HIGH STREET, PUNE MAHARASHTRA -411045

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
 under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
 in respect of project submitted to the SEIAA vide proposal number
 SIA/MH/INFRA2/412884/2023 dated 03 Jan 2023. The particulars of the
 environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH198707
2. File No.	SIA/MH/INFRA2/412884/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by Dream Works Realtors.
7. Name of Company/Organization	DREAM WORKS REALTORS
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
 no 2 onwards.

Date: 18/05/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
 number & E-Sign generated from PARIVESH. Please quote identification
 number in all future correspondence.*

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PARIVESH

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 and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/412884/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Dream Works Realtors,
S.No.9/1(p)/2/3 Village- Balewadi;
Taluka- Haveli; District- Pune

Subject : Environmental Clearance for the development of Residential cum Commercial project at S.No.9/1(p)/2/3 Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by M/s.Dream Works Realtors.

Reference : Application no. SIA/MH/INFRA2/412884/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 164th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/INFRA2/412884/2023	
2	Name of Project	Proposed Environment Clearance for the development of Residential and Commercial project at S. No. 9/1(p)/2/3 at Village - Balewadi, Taluka - Haveli, District - Pune, Maharashtra by M/s. Dream Works Realtors.	
3	Project Category	8(a) B2 Category	
4	Type of Institution	Joint Venture (Pvt+pvt)	
5	Name of Project Proponent	Name	Mr. Narendra Jalindar Balwadkar
		Regd. Office	A 601, Sai Ankoor, Balewadi, Pune, Maharashtra 411045
		Contact number	+91 8087915051
		Email ID	info.dreamworksrealtors@gmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd.	
7	Applied for	Environmental Clearance for fresh project	
8	Details of previous EC	NA	
9	Location of project	S.No.9/1(p)/2/3 Village-Balewadi, Taluka- Haveli, District - Pune, Maharashtra	
10	Latitude and Longitude	Latitude 18°34'29.87"N Longitude 73°46'44.76" E	
11	Total Plot area (m ²)	8500 m ²	
12	Deductions (m ²)	279.63 m ²	
13	Net Plot Area (m ²)	8220.37 m ²	

14	Proposed FSI Area (m ²)	36,518.92 m ²			
15	Proposed Non-FSI Area (m ²)	23979.91 m ²			
16	Proposed Total BUA area (m ²)	60,498.83 m ²			
17	TBUA (m ²) approved by Planning Authority till date	applied for approval			
18	Total ground coverage (m ²) & %	2,199 m ² (27.35%) of total net plot area			
19	Total project cost (Rs.)	Rs. 164 Crore			
20	CER as per MoEF & CC circular dated 01/05/2018	Not applicable			
21	Details of Building Configuration	Sr.	Building Name	Configuration	Height (m)
			Wing A1	B1+B2+B3+GR.+26th floor	84.00
			Wing A2	B1+B2+B3+GR.+26th floor	84.00
			Wing B (Comm)	B+G+7 th floor	23.95
			Wing C (MHADA)	B1+B2+B3+GR+7 th floor	23.95
			Club House	G+2	11.55
22	Total number of tenements/shops/offices	268			
23	Total Water Requirement				
		Dry Season		Wet Season	
	Freshwater (in m ³ /day)	121 m ³ /day		121 m ³ /day	
	Recycled water (Flushing)	60 m ³ /day		60 m ³ /day	
	Recycled water (Gardening)	5 m ³ /day		3 m ³ /day	
	Total water requirement	181 m ³ /day		181 m ³ /day	
	Wastewater generation	169 m ³ /day		169 m ³ /day	
24	Water Storage Capacity for Firefighting				
	Firefighting (Underground water tank)	550 m ³		550 m ³	
25	Source of water	Pune Municipal Corporation			
26	Rain Water Harvesting (RWH)				
	i) Level of the groundwater table	Post-Monsoon water depth- 4 to 5-meter BGL Pre-Monsoon water depth- 10 to 11-meter BGL			
	ii) Size and no of RWH tank(s) and Quantity	NA			
	iii) Quantity and size of recharge pits	3 nos. of recharge pit 1 no. of Rainwater recharge pits for Surface runoff & 2 nos. for recharge pits for Rooftop runoff. Size:2.0 X 2 X 1.90 meter Bore well.			

	iv) Details of UGT tanks if any:	Domestic UG tank capacity: 141 m ³ (Residential), 23 m ³ (Commerical) Domestic UG tank for MAHDA: 19 m ³ Fire UG tank capacity: 550 m ³	
27	Sewage and wastewater Demand	i) Sewage generation in KLD	167.93 m ³ /day
		ii) STP technology	MBBR
		iii) No. and Capacity of STP	1 no. x 170.00 m ³ /day
28	Solid Waste Management during the Construction phase: 50 kg		
29	Solid Waste Management during the Operation Phase:		
	Type	Quantity (kg/day)	Treatment/disposal
	Total waste generation	886.5 kg/day	
	Wet waste	531.9 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
	Dry waste	354.6 kg/day	Handed over to the authorized recycling agency
	E waste	1.06 kg/day	Authorized Recycler
	STP sludge (dry)	2 kg/day	will be used as manure
30	Green Belt Development		
	Total RG area	822 m ²	
	Existing trees on plot	40 nos.	
	Number of trees to be planted	106 nos.	
	Number of trees to be transplanted/cut	9 nos.	
31	Power requirement		
	Source of power supply	MSEDCL	
	During Construction Phase (Demand Load)	100 kVA	
	During Operation phase (Connected Load)	2724 kVA	
	During Operation phase (Demand Load)	1418 kVA	
	Transformer	1 nos. X 630 kVA	
	DG set	1no. X 500 kVA, 1no. X 62.5 kVA, 1no. X 30 kVA,	
	Fuel Used	Diesel	
32	Details of Energy saving		
	Energy Conservation Measures		Quantity
	Energy-saving due to use of solar PV panels		5 %
	Overall energy saving		21 %
33	Environmental Management plan budget during Construction phase		
	Parameter	Description & Criteria	Cost (Rs. In Lakh)
	Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	28

	Socio-Economic Environment	Site sanitation, Toilets, safe drinking water	8 No. of Toilets for Ladies & Gents workers	12	
		Disinfection at site	Cleaning and maintaining the site	1	
		Health check-up for workers, first aid kit	PPE and Safety equipment's	4	
	Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	1	
		LED lamps for labour hutments		1	
		Gardening set up	Maintain landscape during construction phase	4	
	Training and awareness	Safety personal protective equipment & Training programs	Safety equipment's	10	
	Total			61	
34	Environmental Management plan budget during Operation phase				
	Component	Description	Criteria	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
	Sewage treatment plant	1 no. x170 m3/day for residential building	MBBR Process installation, maintenance & handling	35.22	12.04
	Rain water harvesting	3 nos. of recharge pits proposed.	Construction & Maintenance	2	0.2
	Solid Waste management	Cost for treatment of biodegradable garbage in OWC (1 no.)	OWC installation, Maintenance & handling of Biodegradable garbage, segregation of waste	14.75	4.01
	Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	Regular monitoring will be scheduled every month	MoEF approved Lab	2
	Landscape development	100 nos. of trees to be planted. Developed landscape area is 822 m ²	Tree plantation & landscape area to be developed	23.58	2.24
	Energy conservation	Solar PV Panels & LED	Installation & Maintenance, battery backup	42.52	2.13

	Storm water management	Laying of storm & sewer line up to final disposal point	Storm water channel will connect up to municipal sewer line	10	1	
	DMP			707.2	35.36	
	Total			835.27	58.98	
35	Traffic Management:		Type	Required as per DCR	Actual Provided	Total Area of parking (m ²)
			4 -wheeler	291 nos.	402 nos.	16,680
			2 -wheeler	1305 nos.	1305 nos.	
			Total	1596	1707	
36	Details of Court cases / litigations w.r.t. the project and project location if any.					No

3. The proposal has been considered by SEIAA in its 258th (Day-2) meeting 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:

1. SEAC Conditions-

1. PP to submit CCZM indicating non-requirement of MoD NOC.
2. PP to submit the Garden NoC.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

A. SEIAA Conditions-

1. This EC is restricted up to 80 m height only as per MOD NOC.
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.
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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.
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- 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.
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- 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 ELA 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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

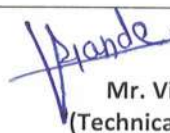
Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary

Date: 5/18/2023 12:55:10 PM

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/2025-26/05/273	Report Date	28.05.2025	
Sample ID: -	GESEC/PRO/AAQM/2025-26/05/273			
Name & Address of the Customer	Dream 9, Balewadi Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by Dream Works Realtors			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Main Gate	GESEC		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.00 am	06.00 Pm	08 Hrs.		
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	28.5	Wet Bulb Temperature °C	22.0	
Dry Bulb Temperature °C	28.5	Relative Humidity % RH	44.3	
Date of Sampling				
23.05.2025	Sample Receipt Date	24.05.2025	Analysis Start Date	24.05.2025
		Analysis End Date		
		28.05.2025		
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	22.04
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	21.14
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	56.15
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	25.05
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	11.03
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	10.11
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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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/2025-26/05/274	Report Date	28.05.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/05/274		

Name & Address of the Customer	Dream 9, Balewadi Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by Dream Works Realtors
--------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Ambient Air Sample Details

Type	Sampling Location	Sampling done by
Ambient Air	Near Construction site	GESEC

Sampling Time

Start Time	Stop Time	Total Hrs.
10.10 am	06.10 Pm	08 Hrs.

Meteorological Data/Environmental Conditions

Ambient Temperature °C	28.5	Wet Bulb Temperature °C	22.0
Dry Bulb Temperature °C	28.5	Relative Humidity % RH	44.3

Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
23.05.2025	24.05.2025	24.05.2025	28.05.2025

Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 01	µg/m ³	≤ 80	24.10
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 07	µg/m ³	≤ 80	25.03
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I, 36/2012-13, Page no. 11	µg/m ³	≤ 100	57.15
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I, 36/2012-13, Page no. 15	µg/m ³	≤ 60	23.14
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I, 36/2012-13, Page no. 31	µg/m ³	≤ 180	11.05
Ammonia (NH ₃)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 35	µg/m ³	≤ 400	10.19

Remark-

- All above results are within National Ambient Air Quality standards

Vinod
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

END OF REPORT

page 1 of 1

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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/2025-26/05/275	Report Date	28.05.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/05/275		

Name & Address of the Customer	Dream 9, Balewadi Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District-Pune, Maharashtra by Dream Works Realtors
--------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Ambient Air Sample Details

Type	Sampling Location	Sampling done by
Ambient Air	Near DG set	GESEC
Sampling Time		
Start Time	Stop Time	Total Hrs.
10.25 am	06.25 Pm	08 Hrs.

Meteorological Data/Environmental Conditions

Ambient Temperature °C	28.5	Wet Bulb Temperature °C	22.0
Dry Bulb Temperature °C	28.5	Relative Humidity % RH	44.3

Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
23.05.2025	24.05.2025	24.05.2025	28.05.2025

Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 01	µg/m ³	≤ 80	22.15
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 07	µg/m ³	≤ 80	21.15
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I, 36/2012-13, Page no. 11	µg/m ³	≤ 100	55.10
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I, 36/2012-13, Page no. 15	µg/m ³	≤ 60	22.14
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I, 36/2012-13, Page no. 31	µg/m ³	≤ 180	10.04
Ammonia (NH ₃)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 35	µg/m ³	≤ 400	10.19

Remark-

- All above results are within National Ambient Air Quality standards.



Vinod Hande
Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By


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

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2025-26/05/276	Report Date	28.05.2025	
Sample ID: -	GESEC/PRO/ANLM/2025-26/05/276			
Name & Address of the Customer	Dream 9, Balewadi Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by Dream Works Realtors			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	GESEC			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
23.05.2025	23.05.2025	23.05.2025	23.05.2025	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB(A)	54.4	42.9	55/45 dB(A)
Near Construction Site	dB(A)	53.8	44.4	
Near DG Set	dB(A)	52.5	43.1	
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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 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No - GESEC/PRO/DW/2025-26/05/277	Report Date	28.05.2025
Sample ID - GESEC/PRO/DW/2025-26/05/277	Sample Details	Labour
Name & Address of the Customer - Dream 9, Balewadi Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by Dream Works Realtors	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	23.05.2025
	Date of Sample received in lab	24.05.2025
	Analysis start Date	24.05.2025
	Analysis End Date	28.05.2025

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B, 24TH Edition 2023
TDS	124.10	Max 500	mg/l	APHA 2540 C, 24TH Edition 2023
Color	<5	Max 5	Hazen	APHA 2120 B, 24TH Edition 2023
Chemical Parameter				
pH	7.21	6.5 to 8.5	--	APHA 4500 H+, B, 24 th Edition 2023
Total Hardness	74.51	Max 200	mg/l	APHA 2340 C, 24TH Edition 2023
Total Alkalinity	65.32	Max 200	mg/l	APHA 2320 B, 24TH Edition 2023
Sulphate	17.06	Max 200	mg/l	APHA 4500-SO ₄ - E 24th Edition 2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0.
Chloride	14.24	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	15.09	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	5.11	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	APHA 9222, J, 24th Ed. 2023
E.coli.	Absent	Absent	Per 100ml	APHA 9222, J, 24th Ed. 2023

Remark(s):

- The above water sample is Comply with required limit as per IS 10500:2012 for tested parameters.



Hande
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 (Technical Manager)
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 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: GESEC/PRO/SL/2025-26/05/278		Date of Report	28.05.2025
Sample ID: GESEC/PRO/SL/2025-26/05/278		Date of Sampling	23.05.2025
Name & Address of the Customer - Dream 9, Balewadi Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District-Pune, Maharashtra by Dream Works Realtors		Start Date of Analysis	24.05.2025
		End Date of Analysis	28.05.2025
		Sample Details	At Construction site (Soil)
		Nature of sample	solid
Sample Collected By		GESEC	
Parameter	Result	Unit	Standard Method
pH	5.98	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	325.05	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	15.09	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Available Nitrogen	11.12	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	3.06	kg/ha	ICARDA-Methods of soil, Plant and water analysis, Page No. 150-151:2013
Available Potassium	15.04	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	3.06	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.078	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	11.96	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable Magnesium	6.01	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Total Zinc as Zn	124.12	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Copper as Cu	23.17	mg/kg	USEPA-3050B,Rev 2 December (1996)
Lead as Pb	13.01	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Manganese as Mn	16.15	mg/kg	USEPA-3050B,Rev 2 December (1996)



Hande
 Mr. Vinod Hande
 (Technical Manager)
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END OF REPORT

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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 and
4th floor, Opp. Cine Planet
Cinema, Near Sion Circle,
Sion (E), Mumbai-400022

Infrastructure/RED/S.S.I

No:- Format1.0/CC/UAN No.0000168074/CE/2311001067

Date: 12/11/2023

To,
M/s Dream Works Realtors,
S. No. 9/1(p)/2/3, Village - Balewadi,
Taluka Haveli, District Pune



Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial construction project under Red category

Ref: Minutes of 16th Consent Committee meeting of 2023-24 held on 03.10.2023

Your application NO. MPCB-CONSENT-0000168074

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:

- The Consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.164 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for construction project named as M/s Dream Works Realtors, S. No. 9/1(p)/2/3, Village - Balewadi, Taluka Haveli, District Pune on Total Plot Area of 8500 SqMtrs for total construction BUA of 56731.67 SqMtrs as per specific condition of EC granted dated 18.05.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 18.05.2023	8500.00	56731.67

- 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	121	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
S-1	DG Set-500 kVA	01	As per Schedule -II
S-2	DG Set-62.5 kVA	01	As per Schedule -II
S-3	DG Set-30 kVA	01	As per Schedule -II

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

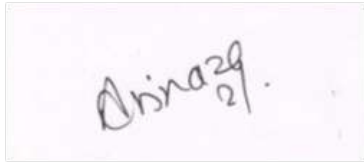
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio Degradable waste	531.9 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Not Bio Degradable waste	354.6 Kg/Day	Segregation	To Local Body
3	STp Sludge	2 Kg/Day	Dewatering	As Manure

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
1	5.1 Used or spent oil	100	Ltr/A	Reprocessing	To Authorized Reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. 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.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/412884/2023 dtd 18.05.2023 for Construction project having total plot area 8500 sq.mt. & Proposed total Construction BUA 56731.67 sq.mt as per specific condition of EC.

15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-11-12 11:43:49 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	328000.00	TXN2304001627	13/04/2023	Online Payment

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune I
- They are directed to ensure the compliance of the consent conditions.
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 **170 CMD for treatment of domestic effluent of 121 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	121.00
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) 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
S-1	DG Set-500 kVA	Acoustic Enclosure	4.50	HSD 100 Ltr/Hr	1	SO ₂	48 Kg/Day
S-2	DG Set-62.5 kVA	Acoustic Enclosure	3.00	HSD 12.5 Ltr/Hr	1	SO ₂	6 Kg/Day
S-3	DG Set-30 kVA	Acoustic Enclosure	3.00	HSD 6 Ltr/Hr	1	SO ₂	2.88 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	Consent To Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & EC conditions	upto Commissioning of the project	upto Commissioning of the project

** 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
NA						

BG Return details

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



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 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.
- 2 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.
- 3 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.
- 4 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.
- 5 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.

- 6 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.
- 7 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.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 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.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Annexures 4

Site photographs



PERSONAL PROTECTIVE EQUIPMENT

LABOUR	SAFETY	STAFF	TOURIST	VISITOR
HELMET	HAND GLOVES	SAFETY SHOES	SAFETY VEST	SAFETY NET
SAFETY BELT	SAFETY SHIELD	SAFETY MASK	SAFETY GOGGLES	SAFETY GLASSES
SAFETY GOGGLES	SAFETY MASK	SAFETY GOGGLES	SAFETY GLASSES	SAFETY GOGGLES

SITE SAFETY

Personal protective equipment must be worn at all times.

No unauthorized personnel allowed.

For more information, please contact the site office.

NOTICE

NO VISITORS ALLOWED DUE TO HEALTH SAFETY!

NOTICE

NO ENTRY WITHOUT PERMISSION







RAHULDEEP
कार्यस्थल पर
बिडी और सिगरेट
पिना मना है

KANISHKA
ENTERPRISES
KANISHKA ENTERPRISES
Email: kanishkaenterprises@gmail.com
No. 293 Chhatrapati Shivaji Maharaj Marg, Vasna Nagar, Pune-411 004
Contact No. 98221 86633











Annexure 5 – Paper add

English

PUBLIC NOTICE

We, M/s. Dream Works Realtors a Partnership Firm hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance to our proposed residential cum Commercial project located at S.no.9/1 (part), 9/2 and 9/3, Village Balewadi, Taluka- Haveli, District- Pune, Maharashtra vide letter dated 18/05/2023 bearing file No. EC23B038MH198707. The copies of clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of The Department of Environment, Government of Maharashtra at <http://parivesh.nic.in>

M/s. Dream Works Realtors

Marathi

जाहीर नोटीस

आम्ही मे. ड्रीम वर्क्स रीअल्टर्स भागीदारी संस्था सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या सर्व्हे क्र. ९/१(पार्ट), ९/२ आणि ९/३, गाव मौजे बालेवाडी, तालुका- हवेली, जिल्हा- पुणे महाराष्ट्र येथील प्रस्तावित रेसिडेन्शियल व कमर्शियल प्रकल्पाला दिनांक १८/०५/२०२३ रोजी पत्र क्र. EC23B038MH198707 अन्वये विस्तारित पर्यावरणीय मान्यता दिली आहे. सदर मान्यता पात्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in>. या संकेतस्थळावर उपलब्ध आहे.

M/s. Dream Works Realtors

Annexure 6 – PUC

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :

Government of Maharashtra

Date : 06/12/2024
Time : 10:04:59 AM
Validity upto : 05/12/2025



Certificate SL. No. : MH01201360014717
 Registration No. : MH12VF8584
 Date of Registration : 27/Jul/2023
 Month & Year of Manufacturing : March-2023
 Valid Mobile Number : *****3171
 Emission Norms : BHARAT STAGE VI
 Fuel : DIESEL
 PUC Code : MH0120136
 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	0.7	0.55

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

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 06/12/2024
Time : 10:00:43 AM
Validity upto : 05/12/2025



Certificate SL. No. : MH01201360014715
Registration No. : MH12VF8581
Date of Registration : 27/Jul/2023
Month & Year of Manufacturing : April-2023
Valid Mobile Number : *****3171
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0120136
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	0.7	0.51
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