

Six Monthly Compliance Report

December 2025

Environmental Clearance for Proposed Residential & Commercial project “Westview Reserve” at Sr. No- 22/14/4, 22/15/1, 22/15/2, 22/16/1, 22/16/2, 22/16/3, 22/16/4, 22/16/5, 22/16/6, 22/17, 23/15, 23/17/1/A, 23/17/1/B, 23/17/2/A, 23/17/2/B, 23/18 & 23/21 Village- Punawale, Taluka- Mulshi, Pune by M/s.-Goldway Realty.

1. Background & Status of the Project

Environmental Clearance for Proposed Residential & Commercial project “Westview Reserve” at Sr. No- 22/14/4, 22/15/1, 22/15/2, 22/16/1, 22/16/2, 22/16/3, 22/16/4, 22/16/5, 22/16/6, 22/17, 23/15, 23/17/1/A, 23/17/1/B, 23/17/2/A, 23/17/2/B, 23/18 & 23/21 Village- Punawale, Taluka- Mulshi, Pune by M/s.-Goldway Realty.

The project has received the Environmental Clearance vide no. **EC23B038MH178076** from **SEIAA**, Maharashtra, MoEF&CC, Govt. of India on 21.07.2023 for FSI: 1,36,089.31 Sqm, non-FSI: 46,953.88 Sqm and Total BUA: 1,83,043.19 Sqm attached as **Annexure I**.

At present, Construction activity is going on site as per EC received & approximately 400 – 450 Labours working on site.

2. Site Photographs

- Site Photographs attached as **Annexure II**.

3. Compliance with Specific Conditions of Environmental Clearance Granted

- The following Specific Conditions are given to the project at the time of Grant of EC dated 21.07.2023.

Sr. No.	Specific Conditions of EC given to the Project	Compliance Status
A. SEAC Conditions		
I.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.	Noted & agreed with the condition. As per suggested by honorable committee member in 261th SEIAA meeting, electric charging facility will be provided at suitable places as per Maharashtra Electric Vehicle Policy,2021.
II.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted & agreed with the condition. As per honorable committee's suggestion, we will ensure that water used for construction purpose will not be drinking water.
B. SEIAA Conditions		
I.	PP to keep open space unpaved to ensure permeability of water. However, whenever paving is deemed necessary, PP to avoid grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted & will be complied.
II.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources	Noted & agreed with the condition. We have proposed to provide 49.00 kW Solar PVs (5 % of demand load of 979.23 KW) & will be complied.
III.	PP shall comply with Standard EC	Noted & will be complied.

conditions mentioned in the Office Memorandum issued by MoEF&CC vide F.No.22-34/2018-IA.III dt.04.01.2019

- | | | |
|-----|--|------------------------------------|
| IV. | SEIAA after deliberation decided to grant EC for – FSI area 1,36,089.31 Sqm, Non FSI area 46,953.88 Sqm and Total BUA – 1,83,043.19 Sqm (Plan approval no.BP/EC/Punawale/13/2022 dated 03.11.2022) | Noted & agreed with the condition. |
|-----|--|------------------------------------|

4. Compliance with Conditions of Environmental Clearance Granted

a. Construction Phase

Sr. No.	General Conditions of EC as Applicable during Construction Phase of the Project	Compliance Status
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.	Noted and complied with. During construction phase, solid waste generated at site is segregated and disposed of through authorized vendor.
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 approved sites with the approval of competent authority.	Noted & agreed with the condition. Construction waste (muck) generated will be kept aside for future to be reused on site for back filling. Any excess debris will be disposed off suitably to vendors / disposal sites as designated by the government.
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.	Noted & agreed with the condition. No hazardous waste generated during the construction phase. At the finishing stage, any waste related to Paints / Varnishes etc will be properly disposed off.

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.	Noted and agreed with the condition. All the required provisions will be made for drinking water and sanitary facilities for construction workers.
V	Arrangements shall be made so that wastewater and stormwater do not mix	Noted and complied with. We shall provide separate arrangements for wastewater and stormwater to avoid mixing.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted and agreed with the condition. Chemical admixtures will be used for accelerating time required for curing; water reducing admixtures will reduce water content for the concrete mix by about 5-10% and ensure more consistent setting time and higher strength.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. Ground water is not used for the project.
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.	Noted. Ground water is not used for 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.	Noted and agreed with the condition. We will use fixtures for showers, toilet flushing and drinking at the operation phase.
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.	Noted and agreed with the condition. Topsoil will be properly excavated and stored once the construction is initiated on site. It will be utilized for landscape development.
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.	Noted and agreed with the condition. Topsoil and additional soil will be excavated during construction activities and stored and shall be used for landscape development and levelling of proposed site.
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 and complied with. Environmental Monitoring is being conducted on the regular basis and will be conducted on a regular basis in future too. Monitoring reports for the attached as Annexure III .
XIV	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and will be complied.
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 and agreed with the condition. The DG set will be used during construction and also complies with the Environment Protection Rules prescribed for air and noise emission standards.
XVI	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by ministry of Road transport & Highways department. The vehicle shall be adequately covered to avoid	Noted & complying with the condition. Contractor's agreement document has specified the quality and performance of construction vehicles and equipment. Project Team ensures compliance of the

spillage / leakages.

same. PUC certificates checked regularly.

- | | | |
|-------|---|---|
| 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, to conform to the stipulated standards by CPCB/MPCB. | <p>Noted and agreed with the condition.</p> <p>No construction activity will be carried out during nighttime.</p> <p>Noise & Air monitoring is being carried out as per EMP.</p> <p>Monitoring reports attached as Annexure III.</p> |
| 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 confirm 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 for all proposed DG sets. Use low sulphur diesel; is preferred. The location of DG sets may decide with in consultation with Maharashtra Pollution Control Board. | <p>Noted and complying to the condition.</p> |
| XIX | Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, to avoid disturbance to the surroundings by a separate Environmental Cell/ designated person. | <p>Noted and complying with the condition. Environmental Monitoring carried out as per the EMP. Project Team ensures compliance so that surrounding areas are not disturbed. Monitoring reports attached as Annexure III.</p> |

4.2 Operation Phase

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
I	A) The solid waste generated should be properly collected and segregated.	Noted and agreed with the

	<p>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.</p> <p>C) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>condition.</p> <p>The solid waste generated shall be properly collected and segregated.</p> <p>OWC will be installed for wet waste treatment and manure will be utilized for landscaping within the premises.</p> <p>Dry waste generated at site is segregated as disposed of through authorized vender.</p>
II	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016	Noted and will be complied. E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
III	<p>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 Env Dept before the project is commissioned for Operation. Discharge of the unused treated effluent, if any, should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled or reused to the maximum extent possible. Treatment of 100% greywater 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>Noted & will be complied.</p> <p>The Sewage Treatment Plant (STP) of capacity 180 KLD is proposed for operational phase at site and the treated effluent will be used for the landscaping and flushing purposes.</p>
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	Noted and will be complied. OWC and STP infrastructure will be provided before physical occupancy or

	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.	allotment.
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. To be complied with by the Local Planning Authority upon completion of the project, prior to Occupancy.
VI	Traffic congestion at the entry and exit points from the road adjoining the project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Traffic congestion will be avoided. Sufficient internal parking shall be provided.
VII	PP to provide adequate electric charging points for electric vehicles (EVs)	Yes, sufficient charging points for EVs will be provided.
VIII	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept	Noted and will be complied. The Landscape Development for the proposed project will be undertaken at the finishing stage of the project, as per the plan provided at the time of EC, including selection of species and tree density approved during SEAC hearing and for proposed landscaping native plant species will be planted.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and will be complied. The project team on site has a designated Environment and Safety Officer who will be responsible for implementation of EMP.

X	Separate funds shall be allocated for implementation of env protection measures/ EMP along with item wise breakup. These costs shall be included as part of project cost. The funds earmarked for the EMP measures shall not be diverted for other purposes.	Noted and will be complied. The EMP cost as submitted for EC shall be used for completing all the EMP measures.
XI	The Project Management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within 7 days of 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 at website http://parivesh.nic.in	Noted and complied. Attached as Annexure- IV
XII	The Project Management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1 st June and 1 st December of every year	Noted and being complied. Six monthly compliance report are being submitted to regional office MoEF&CC Nagpur, Environment Department, Mumbai and RO-MPCB, Pune, time to time.
XIII	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 proponent.	Noted and will be complied.
XIV	<p>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.</p> <p>It shall simultaneously be sent the RO of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SP, RSPM, SO₂, NO_x (Ambient level as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and</p>	Noted and Complied with the same.

displayed at a convenient location near the main gate of the company in the public domain.

General EC conditions

I	PP has to strictly abide by the conditions laid down by the SEAC and SEIAA	Noted and will be complied with
II	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept before start of any construction work at the site.	Consent for Establishment” has been obtained from Maharashtra Pollution Control Board under Air and Water Act dated 02.05.2023 of No. Format1.0/CC/UAN No.0000160056/CE/23050 00039 and a copy has been submitted to the Environment department. Consent to Establish is attached as Annexure V .
III	Under the Provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining EC	Noted
IV	The project proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard copy as well as by E mail to the respective regional office of MoEF, the respective zonal Office of CPCB and the SPCB	Noted and is being complied with.
V	The environmental statement for each financial year ending 31 st 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	Noted and will be complied.

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 SEIAA as applicable to access the adequacy of conditions imposed and to add additional environmental protection measures required, if any	Noted.
VII	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

LIST OF ANNEXURES

Annexure No.	Title of the Annexures
1	Copy of Environmental Clearance Letter
2	Site Photos
3	Lab Monitoring Test reports
4	Public Notice
5	Copy of Consent to Establish (CTE)