

Six Monthly Compliance Report

December 2025

Proposed Residential and Commercial project at S.no.- 35/2/A(P), 35/2/B(P) Village- Mann, Tal. - Mulshi, Dist.- Pune by Edenic Enterprises Private Limited

1 Background & Status of the Project

Proposed Residential and Commercial project at S.no.- 35/2/A(P), 35/2/B(P) Village- Mann, Tal. - Mulshi, Dist.- Pune by Edenic Enterprises Private Limited

The project received the Environmental Clearance EC24C3803MH5498459N from MoEF & CC on 12 November 2024 for FSI: 25,891.00m2, non-FSI: 32,139.76m2 and Total BUA: 58,030.76 m2 attached as **Annexure 1**.

Construction Status: Bottom raft of the basement was initiated and work has been stopped.

2 Site Photographs

Site Photographs attached as **Annexure 2**

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 12.11.2025.

Sr. No.	Specific Conditions of EC given to the Project	Compliance Status
A. SEAC Conditions		

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Sr. No.	Specific Conditions of EC given to the Project	Compliance Status
I	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to submit remarks by planning authority or authorized institution such as M/s PRIMO pertaining to nalla located adjoining the plot	Noted and Agreed with the condition, Copy of IOD has been received from Pune Municipal Corporation dated 14th June 2024.
II	PP to prepare and implement plan to make proposed project a plastic free zone	Noted and Agreed with the condition, As per Honourable Committee's suggestion, we will prepare & implement the plan to make proposed project as plastic free zone.
III	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 Agreed, As per Honourable Committee's suggestion, we will ensure that water used for construction purpose will not be drinking water. Undertaking showing the same is attached herewith.
IV	PP to obtain the following NOCs and remarks wherever applicable: (a) Water supply, (b) Sewer connection; (c) SWD NOC; (d) CFO NOC; (e) SWM/C&D NOC; (f) Aviation NOC; (g) HRC NOC (h) Tree NOC, etc. The concerned planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent authority	Noted and Agreed, For the proposed Project we have obtained the water supply, Sewer connection, SWACH, CFO NOC's, Tree undertaking & aviation NOC is not applicable, elevation certificate received
V	PP and the planning authority shall ensure that the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time	Noted and Agreed , As per Honourable Committee's suggestion, we will ensure that the construction and demolition waste (C & D waste) is collected and treated at designated as per C & D waste management rule
VI	PP to provide electrical charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021	Noted and Agreed with the condition, Parking arrangement with electric charging facility is provided by project proponent as per Maharashtra Electric Vehicle Policy, 2021. Undertaking for the same is attached herewith

Sr. No.	Specific Conditions of EC given to the Project	Compliance Status
VII	PP to ensure to achieve minimum 5% energy saving by using non conventional energy source	Noted and Agreed with the condition, For the proposed project we are achieving the 5% of energy saving through Solar PV
B. SEIAA Conditions		
I	PP has provided mandatory RG Area of 1523 m2 on mother earth without any construction. Local planning authority to ensure compliance of the same.	Noted and being complied.
II	PP to keep open space unpaved to ensure permeability of water. However, whenever paving is deemed necessary, PP provides grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted. We have proposed grass pavers with suitable types and strength to increase the water permeable mother earth as well as allowing effective fire tender movement.
III	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources	Noted and being complied.
IV	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 and will be complied.
V	SEIAA after deliberation decided to grant EC for – FSI area 25,891.00 m2, Non FSI area 32,139.76 m2 and Total BUA 58,030.76 m2 (Plan approval –2068/ dated 14.06.2024)	Noted.

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

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 Agreed with the condition During construction phase, solid waste generated at site will be properly 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.	Agreed with the condition. Construction waste (muck) is being reused on site for back filing. Any excess debris will be disposed of 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.	Agreed with the condition. No hazardous waste generated during the construction phase. At the finishing stage, any waste related to Paints / Varnishes etc is being 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.	Agreed with the condition. All the required provisions are made for drinking water and sanitary facilities for construction workers.
V	Arrangements shall be made so that wastewater and stormwater do not mix	Agreed with the condition. Separate arrangement provisions made 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 referred.	Agreed with the condition. Chemical admixtures to 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 is not used for the project.

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Sr. No.	General Conditions of EC as Applicable during Construction Phase of the Project	Compliance Status
	Ground Water Authority.	
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.	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 products	Agreed & complying with the condition. Fixtures for showers, toilet flushing and drinking at the operation phase is used.
X	The Energy Conservation Building Code shall be strictly adhered to	Agreed with the condition.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Agreed with the condition. Topsoil excavated was stored & 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.	Topsoil and additional soil have been excavated during construction activities and stored, reused for landscape development and leveling 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.	Environmental Monitoring is being conducted on the regular basis. Monitoring reports for the attached as Annexure 4
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	The DG set used during construction complies with the Environments (Protection) Rules prescribed for air and noise emission standards.

Sr. No.	General Conditions of EC as Applicable during Construction Phase of the Project	Compliance Status
	for air and noise emission standards.	
XVI	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.
XVII	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Agreed with the condition. Contractor's agreement document has specified the quality and performance of construction vehicles and equipment. Project Team ensures compliance of the same. PUC certificates checked regularly.
XVIII	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.	No construction activity carried out during nighttime. Noise & Air monitoring is being carried out as per EMP. Monitoring reports attached as Annexure 3 .
XIX	Diesel 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.	Noted and complying to the condition.
XX	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.	Agreed 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 3 .

4.2 Operation Phase

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
I	The solid waste generated should be properly collected and segregated. 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. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted & Agreed with the condition. The solid waste generated shall be properly collected and segregate. OWC to be installed for wet waste treatment and manure will be utilized for landscaping within the premises. Dry waste generated at site is segregated as disposed of through authorized vender.
II	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016	Noted & Agreed with the condition. E-waste to be properly disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
III	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. 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.	Noted & will be complied. The Sewage Treatment Plant (STP) of capacity 240 KLD is provided for operational phase at site and the treated effluent will be used for the landscaping and flushing purposes.

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
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 in Para 2. Prior certification from appropriate authority shall be obtained.	Noted & Agreed with the condition.
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 & Agreed with the condition.
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.	Noted & Agreed with the condition. Traffic congestion will be avoided. Sufficient internal parking shall be provided as submitted during Environment Clearance.
VII	PP to provide adequate electric charging points for electric vehicles (EVs)	Agreed with the condition.
VIII	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept	Agreed with the condition.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted & Agreed with the condition. The project team on site has a designated Environment and Safety Officer who will be responsible for implementation of EMP.

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Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
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.	The EMP cost as submitted for the 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	Has been complied with. Also, the details of the EC have been published in the 2 local newspapers within 7 days of the EC received. Attached as Annexure 5 .
XII	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 & complying with the condition. It being complied with. 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	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 the RO of MoEF, the respective Zonal Office of	Noted and Complied with the same.

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
	CPCB and the SPCB. The criteria pollutant levels namely: SP, RSPM, SO ₂ , NO _x (Ambient level 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.	
General EC conditions		
I	PP has to strictly abide by the conditions laid down by the SEAC and SEIAA	Noted and will be complied.
II	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept before start of any construction work	Noted & Agreed with the condition. Consent for Establishment (Format 1.0/CC/UAN No.0000213832/CE/2412001110) has been obtained from Maharashtra Pollution Control Board under Air and Water Act dated 14.12.2024 Consent to Establish is attached as Annexure 4 .
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	Environmental clearance has been obtained from the Environmental Department. EC24C3803MH5498459N dated 12 November 2024 . The copy of the same has been enclosed as Annexure 1 .
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 will be complied.
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	Noted and will be complied.

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
	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 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.	Noted & Agreed with the condition. The Project does not require a separate Forestry & Wildlife NOC