

Date: 24/02/2026

To,
Additional Principal Chief Conservator of Forests,
Ministry of Environment, Forest & Climate Change,
Regional Office (West Central Zone),
Ground Floor, East Wing,
"New Secretary Building"
Civil Lines, Nagpur - 440001

Subject: Submission of Half Yearly Post Environmental Clearance Compliance Report Project by "M/s. Reality World Infracon" at "S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"

Reference: EC Identification No. - EC22B038MH164008 dated 07.09.2022

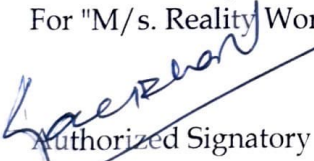
Respected Sir,

With reference to above subject, we are herewith submitting the post environmental clearance compliance report **December 2025**.

This is for your kind information and consideration.

Thanking You,

Yours Faithfully
For "M/s. Reality World Infracon "


Authorized Signatory

Encl.:

- 1) Project details in MoEF format (Part-I &II).
- 2) Six Monthly Compliance Submission

Copy To,

- 1) Sub Regional Officer, Maharashtra Pollution Control Board, Jog Center, Pune - 03
- 2) Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai - 22.
- 3) Environment Department, Room No. 217, 2nd Floor, Mantralaya, Annexe, Mumbai-32.



**ENVIRONMENTAL CLEARANCE
COMPLIANCE REPORT**

December 2025 - Submission

For

Proposed Construction Project

At

"S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"

By

"M/s. Reality World Infracon"

EC Identification No. - EC22B038MH164008 dated 07.09.2022

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forest & Climate Change

Regional Office (West Central Zone), Nagpur

Monitoring Report Data Sheet (Part – I)

Project Details

Sr.	Particulars	Details
1.	Project Type – River valley/Mining/Industry/Thermal/Nuclear/Other Specify	Construction Project (Category 8 'A' of EIA Notification 2006)
2.	Name of the Project	Proposed Construction Project by "M/s. Reality World Infracon"
3.	Clearance letter(s) /OM NO.& date	EC Identification No. - EC22B038MH164008 dated 07.09.2022
4.	Location	"S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"
	a) District (s)	Pune
	b) State (s)	Maharashtra
	c) Latitude/Longitude	Latitude 18°37'32.06"N and Longitude 73°44'56.54"E
5.	Address for correspondence	
	a) Address of concerned project Chief executive (with pin code & telephone /tel/fax numbers)	Mr. Gaurav Gadiya "S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"
	b) Address of executive project engineer/manager (with pin code/ fax numbers)	Mob. No. 8799923701
6.	Salient Features	
	a) of the project	• EC is attached.
	b) of the environment Management Plan	EMP Covers Following Aspects 1. Air Environment 2. Water Environment 3. Energy Management 4. Solid Waste Management 5. Green Belt 6. Statutory compliance
7.	Break up of Project Area	
	a) submergence area : forest & non-forest	Not Applicable
	b) Others	Total Plot Area : 8900 Sq. m Total Approved Built up Area : 47761.77 Sq. m RG Area : 750 Sq. m
8.	Breakup of the project affected population with enumeration of those losing houses/ dwelling unit only, agricultural land only, dwelling units & agricultural land & landless laborers/ artisan.	No population Affected by project
	a) SC,ST/advises	Not Applicable.
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provi-	Not Applicable.

	sional figures, if a survey is carried out give details and years of survey)	
9.	Financial Details :	
	I. Project cost as originally planned and subsequent revised estimates and the year of price reference	Project Cost- 73 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost (Pollution Control Measures) – 175 Lacs O&M Cost (Construction Phase) – 17 Lacs/year O&M Cost (Operation Phase) – 20.5 Lacs/year
	c) Benefit cost ratio/ internal rated of Return and the year of assessment	Not Applicable.
	e) Actual expenditure incurred on the environmental management plans so far	Construction Phase Expenditure on EMP– 17 Lacs/Year (Labor Toilets, Sprinkling, Sanitation, Labor Health Checkups, Drinking Water Facility, Air Monitoring)
10.	Forest Land Requirement	Not Applicable. No forest land required.
	a) The status of approval for diversion of forest land for non-forestry use	Not Applicable.
	b) The status of clearing felling	Not Applicable.
	c) The status of compensatory a forestation if any	Not Applicable.
11.	The status of clear felling in nonforest area (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable.
12.	Status of construction	Architect Certificate is attached.
13.	Reason for delay if the project is yet To start	Not Applicable
14.	Dates of site Visits	Not Applicable
	a) The dates on which the project was monitored by the regional office on previous occasions, if any	NA
	b) Date of site visit for this monitoring report	NA
15.	Details of correspondence with project authorities for obtaining action plans/ information on status of compliance to safeguards other	NA

Point Wise Compliance Report – Part II

I. SPECIFIC CONDITIONS - SEAC

Sr.	Conditions	Compliance
I)	PP to submit tree NOC	Complied. Compliance submitted to SEIAA
II)	PP to ensure to provide drop arrangement for drainage.	Complied. Compliance submitted to SEIAA
V)	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	PP Consented to Condition
VI)	PP to ensure that the water proposed to use for construction should not be drinking water. They can use recycled water or tanker water for proposed construction	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier.

II. SPECIFIC CONDITIONS - SEIAA

Sr.	Conditions	Compliance
I)	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.	PP has consented to Condition. Project is in construction phase after completion of construction work, Project Proponent will keep open space unpaved, so as to ensure permeability of water. PP will provide grass pavers of suitable types and strength to increase the water permeable area.
II)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has consented to Condition. PP propose total saving 10 % & Solar Saving 12 %.
III)	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.	PP has consented to condition. The project proponent has taken various measures to comply with the Standard EC conditions relating to construction phase.
IV)	SEIAA decided to grant EC for- FSI: 33038.6 m ² & Non-FSI: 14723.17 m ² and Total BUA: 47761.77 m ² (Plan Approval No. BP/EC/Tathawade/10/2021, Dated 01.10.2021)	Noted.

III. GENERAL CONDITIONS

Construction Phase (Project is at 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.	Complied. During construction phase Dry Waste has been handed over to PMC Approved Vendors
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	PP has consented to Condition. PP has been taking precautionary measures.
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 is generated since it is a construction activity.
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.	Complied. PP has made arrangement for drinking water facility and Sanitary facility to construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed	PP has consented to Condition. PP will made arrangement for the 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 referred	Complied. For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. No ground water extraction takes place.
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 is not drawing ground water
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	PP has consented to Condition. PP will be installed in later stages of construction phase.
X.	The Energy Conservation Building code shall be strictly adhered to.	PP has consented to Condition.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
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.	PP has consented to Condition. 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.	Complied.
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 has consented to Condition. Project proponent has been strictly adhering 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	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB) guidelines.
XVI.	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 has consented to Condition. Project proponent has been strictly adhering to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	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 covered to avoid spillage / leakage.	Complied. Vehicles hired for bringing construction material to the site is regularly maintained.
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, so as to conform to the stipulated standards by CPCB/MPCB	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
XIX.	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	PP has consented to Condition. 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) standards.
XX.	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.	Complied. Project proponent has made Separate Environment Cell for regular supervision

General EC Conditions

Sr.	Conditions	Compliance
I)	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP has consented to Condition. Agreed to Comply with.
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.	PP has consented to Condition. PP has obtained Consent to Establish from MPCB. Attached with this report.
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.	PP has consented to Condition.
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.	PP has consented to Condition. As per the information provided, regular Post EC compliance reports are being submitted to MoEF & MPCB.
V)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under 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.	PP has consented to Condition. As per the information provided, regular Form V is being submitted to MPCB.
VI)	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted & agreed to comply with.
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.	Noted & agreed to comply with.
VIII)	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.	Noted & agreed to comply with.
IX)	A complete set of all the documents submitted to Department should be forwarded to the Local	PP has consented to Condition.

Sr.	Conditions	Compliance
	authority and MPCB.	
X)	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP has consented to Condition.
XI)	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	PP has consented to Condition.
XII)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification,2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	No appeal was filed against the environmental clearance granted for the project.
XIII)	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.	PP has consented to Condition.
XIV)	Any appeal against this Environment clearance shall lie with the National Green.	PP has consented to Condition.

Environment Management Plan

INTRODUCTION

The Environmental Management Plan is a site-specific plan developed in order to ensure that the project is implemented in an environmentally sustainable manner, where all the contractors & sub-contractors (including consultants) understand the potential environmental risks arising from the proposed expansion project & take appropriate actions.

EMP also ensures that the project implementation is carried out in accordance with the design & by taking appropriate mitigation actions to reduce adverse environmental impact during its life cycle.

The Potential environmental Impact that needs to be regulated is mentioned below

- Air pollution due to the emission of Particulate Matter & gaseous pollutants.
- Noise pollution due to various noise generating equipment as well as vehicular movement.
- Wastewater generation from sanitary/domestic activities & Solid waste disposal.

To ensure better environment in & around the project site as well as for the neighboring population, an effective EMP is developed separately for construction & operations phase.

During Construction Phase

The proposed project will have construction activities. Pollution control during construction is of considerable importance & it is necessary to consider the potential of environmental pollution during this phase.

The following measures will be adopted during construction phase:

- Construction material will be stored in the covered go-down or enclosed spaces to prevent the wind blow fugitive emissions.
- Truck carrying soil, sand stone and dust will be covered to avoid spilling & fugitive emissions.
- Regular water sprinkling at vulnerable areas of construction sites will be done to control fugitive dust during material handling & hauling activities in dry seasons.
- During construction activity, labor may be employed from outside. We will be providing drinking water facility, mobile toilets for the workers.
- Noise control measures will be adopted at appropriate stages, the most effective being control at the source itself.
- The onsite workers working in the noisy area will adopt noise protection devices like ear plugs/muffs.
- Geo membrane fabric will be used around the scaffolding to minimize dust dispersion during construction activity.

Environment Management Plan

During Operation Phase

Environment monitoring cell will be developed for environmental monitoring, analysis & control of all possible sources due to the proposed project. The responsibility of the cell will be to follow the pollution control measures stringently at proposed project site through a regular monitoring of various environmental parameters & to implement environment management plan effectively.

Land Environment

During Construction Phase

Waste generated from construction activity includes construction debris, The following section discusses management for each type of waste.

Construction debris:

Construction debris is bulky & heavy, reutilization & re-cycling is an important strategy for management of such waste. Recycled aggregate will be used for filler application, and as a sub-base for road construction. The mixed debris with high gypsum will be given to the recyclers, as they are highly susceptible to contamination so plaster cannot be used for filling.

- Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
- Bricks, metal, chips, cut tiles will be used for internal paving.
- Substratum used for back filling and for making pathways
- Remaining will be disposed to authorized waste disposal site.
- Recyclable waste will be disposed off through recyclers.

During Operation Phase

Solid waste management will be to encourage the four ways of waste i.e. Waste Reduction, Reuse, Recycling & Recovery (material & energy). This will result lesser quantity will be landfill. Environment Management plan basically focuses on 3 major components of the waste management system i.e. collection & transportation, treatment or disposal.

Air Environment

During Construction Phase

There will be daily sprinkling of water on road which will reduce the fugitive dust emission. PUC will be compulsory for all the vehicles that will be parked at the project site. The construction machinery will be kept in secured place and the use of low sulphur fuel will help in reducing the adverse impact.

Following measures will be carried out for further environmental improvements:

- Environment management cell will be developed for the regular check-up & efficient maintenance of all the pollution control arrangements.

Environment Management Plan

- To prevent fugitive emissions at solid handling areas conveyors, elevators, silos etc. All other transfer points proper care will be taken to minimize the exit of particulates.
- A greenbelt around the project site & plantation within the plant premises especially around the possible sources of fugitive emissions is recommended to further reduce the dust emission to maintain a clean & healthy environment.

Operation Phase

To mitigate the impact of the pollutants from vehicular traffic during the operational phase of the site, the following measures are recommended for the implementation:

Vehicle Emission Controls

Adequate informatory signage/speed control devices will be put up within the premises near entry/exit gates to regulate & control the speed of outgoing/incoming traffic. Regular maintenance of the vehicles will be mandatory. PUC will be compulsory for all the vehicles being parked in the building premises.

Landscape Development

Increasing vegetation in the form of landscape is one of the preferred methods to mitigate air pollution. Plants generate oxygen, it serves as a sink for pollutants, & they reduce the flow of dust & noise pollution.

Noise Environment

Construction Phase

To mitigate the impact of noise from construction equipment, the following measures will be proposed

- Noise prone activities will be restricted to the extent possible during night.
- Screening or fencing of the construction site will be done with proper height of fence to prevent nuisance to neighboring habitation.
- Workers employed in high noise areas will be rotated.
- Earplug/Ear mug will be provided to the workers & other hearing protective wear will be provided to those working very close to the noise generating machinery.

Water Environment

Construction Phase

Following measures will be carried out for further environmental improvements.

- Necessary care will be taken to avoid soil erosion.
- Construction activity does not generate any oil/grease.
- Construction activities generate disturbed soil, concrete fines, oils and other wastes. On-site collection and settling of storm water, prohibition of equipment wash downs, and prevention of soil loss and toxic releases from the construction site are necessary to minimize water pollution.

Operation Phase

Water Conservation measures have been taken including all possible potential for re-use & recycling of water. These could be in the form of the following:

Minimizing water consumption

Water consumption will be minimized by a combination of water saving devices and other domestic water conservation measures. Furthermore, to ensure ongoing water conservation, an awareness programme will be introduced.

Usage:

- We will use water efficient, low flow plumbing fixtures. The water efficient plumbing fixtures use less water with no marked reduction in quality and service.
- Promoting reuse of water after treatment & development of closed loop systems
- To promote reuse and development of closed loop system for water, segregation of two schemes namely;
 - Wastewater Treatment Scheme
 - Storm Water Management scheme have been suggested.

BIOLOGICAL ENVIRONMENT

Construction Phase

The construction activities will be carried out only during the day time by minimizing the magnitude of the impact. Also water sprinkling will be carried out on the construction site.

Plantation & Landscaping

Selection of the plant species has been done on the basis of their adaptability to the environment. During development of green belt within the project area, emphasis has been given to selection of plant species like nitrogen fixing species, species of ornamental values, species of very fast growth with good canopy cover etc.

Environment Management Plan

Environment Monitoring Cell

We will form the environmental management cell which will be headed by an Environment Manager. He will be supported by adequate number of personnel having sufficient educational and professional qualification and experience to discharge responsibilities related to environmental management including; statutory compliance, pollution prevention, environmental monitoring, preventive maintenance of pollution control equipment and green belt development. The head of the cell will directly report to the top management. This cell will be a nodal agency to coordinate and provide necessary services on environmental issues during construction and operation of the project. This department will interact with MPCB, MoEF, CPCB and Other environment regulatory agencies. The cell will be effective until handing over of the project to the Environmental Management Committee.

Environmental Management Audits

The management audits are to be determining whether the activities are conforming to the environmental management systems & effective in implanting the environmental policy. They may be internal or external, but carried out impartially & effectively by a person properly trained for it. Abroad knowledge of the environmental process & expertise in relevant disciplines is also required. An appropriate audit programs & protocols will be established.

Organization & Environment Management Cell

S. No	Level	Designation	Purpose
1.	Honorary	Director/Managing Committee	Policy
2.	Manager	Environment Scientist/Chemist	Job(*)
3.	Executive	Supervisor, contractor, Engineers	Implement
4.	Third Party	Environmental sampling, analysis will be done through external agency approved by MoEF/MPCB.	Monitoring, Testing

Environment Management Plan

Responsibilities of Environment monitoring cell

Attribute	Construction Phase	Operation Phase
<i>Water Regime</i>	<ul style="list-style-type: none"> • <i>Install water meters, take reading routinely, & record in the register.</i> • <i>Install necessary mobile toilet for construction workers & staff etc. to look after its operational & maintenance.</i> • <i>Keep a daily watch on sanitation/drains & good housekeeping.</i> • <i>Examine proper management of channelization of water to avoid water logging at site.</i> • <i>Oil spill prevention measures to be taken to avoid pollution of water body.</i> • <i>Material storage areas to be kept far away from water body</i> 	<ul style="list-style-type: none"> • <i>Install waster meters & take readings routinely.</i> • <i>Monitoring of PH, COD, BOD& TSS of the units to ensure good treatment of wastewater into sewage treatment.</i> • <i>Ensure the network of connection to rain water harvesting units.</i> • <i>Monitoring of water from recharge pits for specified parameters.</i>
<i>Air</i>	<ul style="list-style-type: none"> • <i>Monitoring of Air Quality through MoEF approved lab.</i> • <i>Ensure water sprinkling for dust suppression.</i> • <i>Ensure the use of covering sheets, on the material being transported incoming or outgoing or stored.</i> • <i>Use as backup power DG sets to be procured from renowned suppliers with acoustic enclosures.</i> • <i>Examine proper traffic arrangements for construction vehicles including instance of their PUC.</i> • <i>Prohibition of open burning of solid waste.</i> • <i>Provision of mask & other personnel gazettes to workers with regular health check-up programme.</i> 	<ul style="list-style-type: none"> • <i>Prepare a schedule & implement proper maintenance of DG sets for use as back up power DG sets to be procured from renowned suppliers with acoustic enclosures & specification as per CPCB norms for its stack height.</i> • <i>Trees will be planted with special care for controlling dust & noise & placing them very near to the sources of nuisance from air & noise point of view.</i> • <i>Monitoring of Air quality through MoEF approved lab.</i> • <i>DG Set Stack monitoring through MoEF approved lab.</i>
<i>Solid Waste</i>	<ul style="list-style-type: none"> • <i>Provide training to sub-contractor & worker for good sanitation & collecting their individual waste separate it as dry & wet in respective color coded dustbins provided.</i> • <i>Isolated storage of construction raw material such as paint varnishes etc.</i> • <i>Segregated garbage will be handed over to authorized agency.</i> 	<ul style="list-style-type: none"> • <i>Ensure collection of solid waste everyday & keeping the record of this qty& documents.</i> • <i>Segregation of garbage into degradable & non biodegradable garbage sent it to the dedicated OWC, carefully without spillage.</i>
<i>Soil & Greening</i>	<ul style="list-style-type: none"> • <i>Provision of separate place for storage of top soil to be used in due course for plantation.</i> 	<ul style="list-style-type: none"> • <i>Proper landscaping is designed by the landscape</i>

Environment Management Plan

	<ul style="list-style-type: none"> • <i>Avoid excavation during high windy day & heavy monsoon day.</i> • <i>Excess excavation will be used within the premises.</i> • <i>Ensuring that no trees cutting.</i> • <i>Plant trees along the boundary of project area.</i> 	<p><i>architect that are of native species, having good canopy capable of barricading noise, wind borne dust.</i></p> <ul style="list-style-type: none"> • <i>Ensure maintenance of lawn & tree plantation.</i> • <i>Provision of work force, tools & watering arrangements.</i> • <i>The trimming to be conducted routinely & especially at advent of monsoon.</i> • <i>To keep a watch on storm water drainage especially on adequacy of capacity.</i>
Noise	<ul style="list-style-type: none"> • <i>To prepare & get approved a regular Noise monitoring schedule & stations.</i> • <i>Provision of ear plugs for constructions labor & staff insist its use.</i> • <i>There will be no noisy work in night shift.</i> • <i>Ensure the provision of barricades along periphery of the site.</i> • <i>To obtain guidance from the suppliers & maintain acoustic enclosures for DG sets</i> 	<ul style="list-style-type: none"> • <i>To prepare & get approved a regular Noise monitoring schedule.</i> • <i>To obtain guidance from the suppliers & maintain acoustic enclosure for DG sets.</i> • <i>To ensure smooth flow make provision of proper parking arrangements, traffic management.</i>



TEST REPORT

Report No:	EFEL/PRO/2025/12/1584	Issue Date	20/12/2025
Name and Address of Customer	"M/s. Reality World Infracon" at "S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	15/12/2025	Sampling duration	1440 Min
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	26°C	Wet bulb temperature	22°C
Relative Humidity	71% RH	Sampling done by	Client
Start Date of Analysis	16/12/2025	End Date of Analysis	20/12/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	17.2	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	24.3	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	58.2	µg/m ³	≤ 100	CPCB 6.8 for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	31.2	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.48	mg/m ³	≤ 04	
6	Ozone(O ₃)	18.8	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	<5	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results are within National Ambient Air Quality standards.
BDL – Below Detectable Limit.



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2025/12/1585	Issue Date	20/12/2025
Name and Address of Customer	"M/s. Reality World Infracon" at "S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	15/12/2025	Sampling duration	Spot Time
Sampling done by	Client	Sampling Location	Near Back Side Gate

Noise Monitoring Report

Timing	Result dB(A)	Timing	Result dB(A)	Unit	CPCB Standards dB(A)	
06.00	52.6	18.00	50.2	dB(A)	55/45	
07.00	53.5	19.00	42.6	dB(A)		
08.00	52.5	20.00	42.5	dB(A)		
09.00	51.4	21.00	43.7	dB(A)		
10.00	54.8	22.00	42.8	dB(A)		
11.00	54.5	23.00	44.3	dB(A)		
12.00	53.9	24.00	43.8	dB(A)		
13.00	53.5	01.00	42.7	dB(A)		
14.00	51.7	02.00	44.6	dB(A)		
15.00	53.1	03.00	41.9	dB(A)		
16.00	53.5	04.00	42.7	dB(A)		
17.00	51.4	05.00	41.3	dB(A)		
Day Time Leq	52.4					
Night Time Leq	42.1					

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45dB.



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Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



TEST REPORT

Report No:	EFEL/PRO/2025/12/1586	Issue Date	20/12/2025
Name and Address of Customer	"M/s. Reality World Infracon" at "S. No. 137/3/1, 137/3/2, 137/4, 138/2A, Tathawade, Tal. Mulshi, Dist. Pune"		
Sample Name	Drinking Water	Sample Description	Drinking water
Date of Sampling	15/12/2025	Sampling duration	--
Sampling Location	Labour Camp Cooler	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	1Ltr
Start Date of Analysis	16/12/2025	End Date of Analysis	20/12/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.21	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed.2023
2	Total Dissolved Solids TDS	57.2	mg/L	<500	APHA 2540 C, 24 th Ed.2023
3	Total Hardness (as CaCO ₃)	26.8	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	8.00	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	5.12	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	0.38	mg/L	<45	APHA 4500 NO3, 24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 24 th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 24 th Ed.2023
9	Chloride (as Cl)	21.4	mg/L	<250	APHA 4500 Cl-, 24 th Ed.2023
10	Calcium (as Ca)	5.22	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	1.75	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24 th Ed.2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100m	<2	IS 1622:1981

Remark(s):

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].



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Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018

Site Photographs





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

To,

The Owner
REALITYWORLD INFRACON
D-61, Phase- 2, Chakan Industrial Area, Bhamboli, Khed, Pune-410501 -
410501

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/MIS/229768/2021 dated 18 Sep 2021. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH164008
2. File No.	SIA/MH/MIS/229768/2021
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential Project by Realityworld Infracon at Tathawade
7. Name of Company/Organization	REALITYWORLD INFRACON
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: 07/09/2022

(e-signed)
Manisha Patankar Mhaiskar
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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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/229768/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Reality world Infracon,
S. No. 137/3/1 137/3/2 137/4 138/2A,
Village- Tathawade, Tal- Mulshi, Dist- Pune.

Subject : Environmental Clearance for Proposed Residential Project S. No. 137/3/1 137/3/2 137/4 138/2A, Village- Tathawade, Tal- Mulshi, Dist- Pune by M/s.Reality world Infracon

Reference : Application no. SIA/MH/MIS/229768/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 148th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 249th (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	PARIVESHNO: SIA/MH/MIS/229768	
2.	Name of Project	Proposed Residential Project by Realityworld Infracon at Tathawade	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jigarr Jayant Vyass, M/s. by Realityworld Infracon
		Regd. Office address	D 61, Chakan Industrial Area, Phase II, Village - Bhamboli, Taluka - Khed, Pune 410501
		Contact number	9922099399
		e-mail	gaurav@ravimaventures.com
6.	Consultant	ACO Name - Srushti Seva Private Limited NABET - NABET/EIA/1821/SA 0107	
7.	Applied for	New	
8.	Details of previous EC	NA	
9.	Location of the project	S. No. 137/3/1 137/3/2 137/4 138/2A, Village- Tathawade, Tal- Mulshi, Dist- Pune	
10.	Latitude and Longitude	18°37'32.06"N 73°44'56.54"E	
11.	Total Plot Area (m2)	8900	
12.	Deductions (m2)	1404	
13.	Net Plot area (m2)	7496	
14.	Proposed FSI area (m2)	33038.6	
15.	Proposed Non-FSI area (m2)	14723.17	
16.	Proposed TBUA (m2)	47761.77	

17.	TBUA (m2) approved by Planning Authority till date	As per IOD				
18.	Total Project Cost (Rs.)	73,00,00,000				
19.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		Details in CER activities annexure				
20.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change	
	Previous EC / Existing Building		Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	-	-	-	Wing A	B+LG+UG+PO+12	43.5
	-	-	-	Wing B	B+LG+UG+PO+12	43.5
	-	-	-	Wing C	B+LG+UG+PO+12	43.5
-	-	-	Wing D	B+LG+UG+PO+12	43.5	
21.	Total number of tenements	384 Residential Tenements				
22.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	177.12	Fresh Water	177.12	
		Recycled	93.06	Recycled	88.56	
		Swimming Pool	0	Swimming Pool	0	
		Flushing	88.56	Flushing	88.56	
		Total	270.18	Total	265.68	
Waste water generation	239.11	Waste water generation	239.11			
23.	Water Storage Capacity for Firefighting / UGT	As per NOC/NBC				
24.	Source of water	PCMC				
25.	Sewage and Wastewater	Sewage generation in CMD	239.11			
		STP technology	MBBR			
		Capacity of STP (CMD)	240			
26.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste	387	Handed over to Authorized Agency		
		Wet waste	581	In-situ Composting		
		Hazardous waste	Negligible	Negligible		
		Biomedical waste	N.A.	N.A.		
		E-Waste	2.65	Handed over to Authorized Dismantler/Recycler		
STP Sludge (dry)	22.05	In-situ Composting				
27.	Green Belt	Total RG area (m2)	750.00			

	Development	Number of trees required to be on site by rule	94 Nos.		
28.	Power requirement	Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	75 KW		
		During Operation phase (Connected load)	2078 KW		
		During Operation phase (Demand load)	991 KW		
		Transformer	630 KVA- 2 Nos		
		DG set	250 KVA- 1 No		
		Fuel used	Diesel		
29.	Details of Energy saving	Measures to reduce energy consumption: Ø Generally we have proposed high efficiency transformer, motors etc. to reduce losses. Ø Electronic Ballasts and Energy efficient lamp source either triposphere or LED are proposed for common area & general lighting with automatic time-based control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures.			
30.	Environmental Management plan budget during Construction phase	No.	Details	Cost	
		1	Water for Construction, Labour & Dust Suppression	Rs. 4 Lacs	
		2	Site Sanitation & Health & Safety PPE Kits	Rs. 3 Lacs	
		3	Environmental Monitoring	Rs.4 Lacs	
		4	Disinfection & Health & Safety	Rs.3Lacs	
		5	Health Check up	Rs. 3Lacs	
31.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. In Lacs)	O&M (Rs. In Lacs/Yr)
		Sewage treatment	Waste Water Management	16.75	10.76
		RWH	RWH Pits	3.00	0.60
		Solid Waste	Organic Waste Composting	8.00	2
		Green belt development	Tree Plantation	12.80	2.05
		Energy saving	Energy Conservation	51.40	1.90
		Environmental Monitoring	Pollution Control	0	6
		Disaster Management	Fire & LA	85.77	4.29
		PPE Kits Health & Safety	Biomedical Waste Management	0	1
32.	Traffic Management	Type	Required as per DCR	Actual Provided	Parking Area (m ²)
		4-Wheeler	302	302	
		2-Wheeler	1512	1512	
		Bicycles	0	0	

33.	Details of Court cases / litigation w.r.t. the project and project location, if any	NA
-----	---	----

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 249th (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:

A. SEAC Conditions-

1. PP to submit the tree NoC.
2. PP to ensure to provide drop arrangement for drainage.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
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.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI - 33038.6 m², Non FSI- 14723.17 m², Total BUA-47761.77 m². (Plan approval No.BP/EC/Tathwade/10/2021, dated 01.10.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. 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.
- 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, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. 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.
- XX. 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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- 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 the proponent.
- 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 to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent

has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

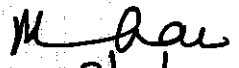
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar
(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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@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/JD (WPAE)/UAN No.0000121459/CE 2.1/2000259

Date: 3/12/21

To,
M/s REALITY WORLD INFRACON
S.N.137/3/1,137/3/2,TATHAWADE
HAVELI, Pune



Your Service is Our Duty

Sub: Consent to Establish for residential construction project under Red category

Ref: Application submitted by SRO Pimpri Chinchwad, Pune

Your application NO. MPCB-CONSENT-0000121459

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

1. The consent is granted for period upto commissioning of the project or five years whichever is earlier
2. The capital investment of the project is Rs.71.57 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Establish is valid for residential construction project named as M/s REALITY WORLD INFRACON, S.N.137/3/1,137/3/2, TATHAWADE, HAVELI, Pune on Total Plot Area of 8900 SqMtrs for construction BUA of 49914.54 SqMtrs including utilities and services
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	231	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 82.5 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	570 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Bio Degredable Waste	380 Kg/Day	Segregation	By Sale to Authorized Vendor
3	STP Sludge	23 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A Reprocessing	To Authorized Reprocessor

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

For and on behalf of the
Maharashtra Pollution Control Board.

Dr. Y.B.Sontakke
Joint Director (WPC)

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-7862	08/09/2021	NEFT



Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

[Handwritten Signature]
03.12.2021





SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plant (STP) with design capacity of 240 CMD based on MBBR
- 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	261.00
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S1	DG Set-82.5 KVA	Acoustic Enclosure	2.5	HSD	5 Ltr/Hr

- 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
-------------------------	---------------	------------------------

- 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	upto Commissioning of the project	5 Yrs

** 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				



[Handwritten Signature]



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.

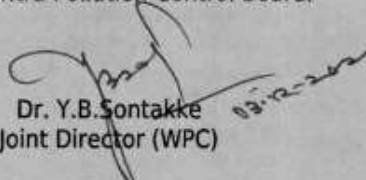


Maharashtra Pollution Control Board

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- 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.

For and on behalf of the
Maharashtra Pollution Control Board.


Dr. Y.B. Sontakke
Joint Director (WPC)



MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000243363/CO/2505002243

Date: 15/05/2025

To,
M/s. Reality World Infracon,
S. No. 137/3/1, 137/3/2, 137/4 & 138/2A,
Village- Tathawade, Tal. Mulshi, Dist. Pune



Your Service is Our Duty

Sub: 1st Consent to Operate (P-I) for Building Construction Project Granted under Red Category.

- Ref:**
1. Application for Consent to Operate for vide UAN. MPCB-CONSENT-0000243363
 2. Consent to Establish granted by Board dtd. 03/12/2021.

Your application NO. MPCB-CONSENT-0000243363

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The 1st Consent to Operate is granted for a period up to 30.04.2026**
2. **The capital investment of the project is Rs.49.50 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Building Construction Project named as M/s. Reality World Infracon, S. No. 137/3/1, 137/3/2, 137/4 & 138/2A, Village-Tathawade, Tal. Mulshi, Dist. Pune on Total Plot Area of 8900.00 Sq Mtrs for construction BUA of 35380.57 Sq Mtrs out of Total Construction BUA of 47761.77 Sq Mtrs as per EC granted dated 07/09/2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd. 03/12/2021	8900.00	49914.54
2	Environmental Clearance dtd. 07/09/2022	8900.00	47761.77

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	180.00	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
1	DG Set (25 KVA)	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Wet Waste	250 Kg/Day	OWC	Use as Manure
2	Dry Waste	200 Kg/Day	NIL	Hand over to Authorized vendor
3	STP Sludge	10 Kg/Day	NIL	Use as Manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

8. The 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 authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd. 07/09/2022 for construction project having total plot area of 8900 Sqm and total construction BUA of 47761.77 Sqm as per specific condition of EC.
12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance/CRZ Clearance.

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



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Signed by: **Shankar Waghmare**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2025-05-15 18:21:26 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	MPCB-DR-33351	15/04/2025	NEFT
2	367562.00	MPCB-DR-33750	05/05/2025	NEFT

12 % interest on late BG submission- Rs. 3,67,562/- .

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
- They are directed to ensure the compliance of the consent conditions.
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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **240 CMD for treatment of domestic effluent of 180.00 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	200.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected 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
1	DG Set (25 KVA)	Acoustic Enclosure	2.00	HSD 5 Ltr/Hr	1	SO ₂	2.4 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
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration 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	C2O	Rs. 10.0 Lakhs	15 Days	Compliance of Consent & EC condition	30/04/2026	30/07/2026

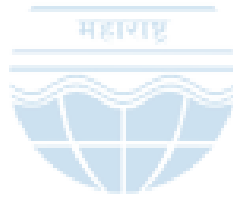
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

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

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





पिंपरी चिंचवड महानगरपालिका
पिंपरी-18, उद्यान/वृक्षसंवर्धन विभाग
क्र. उद्यान/3/कावि/1444/2021
दिनांक. 25/08/2021

प्रति,
मे. रियॅलिटी वर्ल्ड इंन्फ्राकॉन तर्फे
श्री. जीगर व्यास
व्दारा-आर्किटेक पाटील बुगडे असो.
प्लॉट नं.पीएपी 5, डी-3 ब्लॉक,
काळभोर नगर, चिंचवड पुणे-19.

विषय - वृक्षसंवर्धन नाहरकत दाखल्याबाबत
(बांधकाम परवानगी चालू करण्याकामी)
संदर्भ- 1) आपला दिनांक. 20/08/2021 चा अर्ज.
2) सहा. उद्यान अधीक्षक यांचा दिनांक 24/08/2021
रोजीचा पहाणी अहवाल.

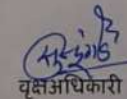
आदेश,

स.नं. 137(पै), ताथवडे, येथे बांधकाम नियोजित आहे. दाखल अर्जानुसार जागेचे एकुण क्षेत्रफळ 8900.00 चौ.मी. असून मानांकाप्रमाणे 112 वृक्ष आवश्यक आहेत. जागेची पाहणी केली असता 25 सेमी मध्यवेडी पुढील 120 वृक्ष आहेत. व 25 सेमी मध्यवेडी आतील निरंक वृक्ष आहेत. मानांकानुसार वृक्ष असलेले निरंक वृक्षांची अनामत पावती क्रमांक ----- दिनांक ----- अन्वये रक्कम रूपये -----/- यिनव्याजी या कार्यालयात जमा केलेले आहेत.

सबब सदर ठिकाणी बांधकाम चालू करणे करीताचा दाखला मिळणेकामी या विभागाकडील नाहरकत दाखला देणेत येत आहे.बांधकाम परवानगी मिळाल्यानंतर काम चालू करताना बांधकामात झाडे येत असतील तर झाडे काढणेकामी स्वतंत्र प्रस्ताव सादर करावा.

तसेच सुचित करणेत येते की, बांधकाम पूर्णत्वाचे वेळी सोबतच्या यादीप्रमाणे वृक्ष लावणेत यावेत. या विभागाकडून वृक्ष लावल्याचे खातरजमा करणेत आले नंतरच बांधकामपूर्णत्वासाठी या विभागाचा नाहरकत दाखला देणेत येईल.तसेच भरलेली अनामत तीन वर्षानंतर झाडांची स्थिती पाहून अलहिदा परत केली जाईल.




वृक्षअधिकारी

पिंपरी चिंचवड महानगरपालिका
पिंपरी-18



पिंपरी चिंचवड महानगरपालिका

(नागरी व प्रशासकीय सेवेसाठी आयएसओ 9001:2008 प्रमाणपत्र प्राप्त संस्था)

पाणीपुरवठा विभाग, ड-क्षेत्रिय कार्यालय, औंध-रावेत रोड, रहाटणी-१७.

Email - dward@pcmcindia.gov.in Website - www.pcmcindia.gov.in

जावक क्र. - डक्षेका/पापु/तां१/कावि/२००९/२०२१

दिनांक - ०९/०९/२०२१.

प्रति,

मे.पाटील बुगडे असो.

काळभोर नगर,

चिंचवड पुणे १८.

विषय - मौजे ताथवडे, स.नं.१३७पै., पुणे येथील विकसक मे.रियालिटी इन्फ्रा कॉन तर्फे जिगर व्यास यांचेकडील प्रस्तावित गृहप्रकल्पास पाणीपुरवठा विभागाकडील पर्यावरण ना हरकत प्रमाणपत्र मिळणेबाबत...

संदर्भ: - मे.पाटील बुगडे असो. यांचा दि.२०/०८/२०२१ रोजीचा अर्ज.

Token 1033212220005418

उपरोक्त विषयांस अनुसरून संदर्भीय पत्रान्वये आपण मौजे ताथवडे, स.नं.१३७पै., पुणे येथील विकसक मे.रियालिटी इन्फ्रा कॉन तर्फे जिगर व्यास यांचेकडील प्रस्तावित गृहप्रकल्पासाठी पर्यावरण ना हरकत प्रमाणपत्रासाठी दाखला मिळणेबाबत अर्ज केला आहे. सदर प्रस्तावित गृहसंकुलामध्ये ३८४ सदनिका निवासी क्षेत्रफळ (३३६३७.७६ चौ मी.) वापरासाठी ९० लि. क्षमता प्रतिदिनी एकुण १७२८०० लि. पाणी लागणार आहे. तसेच विकसकास महानगरपालिकेच्या जलवाहिनीपासून आवश्यक त्या व्यासाची डी.आय. पाईपलाईन त्यांच्या जमिनीखालील टाकीपर्यंत स्वखर्चाने टाकावी लागेल. गृहप्रकल्पाचे बांधकाम पूर्ण झालेनंतर मनपामार्फत उपलब्धतेनुसार व त्यावेळच्या धोरणानुसार सदर गृहप्रकल्पातील नागरीकांना पाणीपुरवठा करणेत येईल. उर्वरित पाण्याची मागणी आपण पुनर्वापर (Recycling) केलेल्या पाण्याद्वारे पूर्ण करावी सदर प्रस्तावित गृहसंकुलामध्ये ३८४ निवासी, निवासी क्षेत्रफळ ३३६३७.७६ चौ मी. वापरासाठी ९० लि. प्रतिदिनी एकुण १७२८०० लि. तसेच सदर गृहप्रकल्पाचे विकसक श्री मे.रियालिटी इन्फ्रा कॉन तर्फे जिगर व्यास यांचेकडे मनपाची कुठलीही थकवाकी असल्यास अथवा भविष्यकाळात तसे निर्दर्शनास आल्यास थकवाकी भरण्याची पूर्ण जबाबदारी वरिल विकसक यांची राहिल.

महापालिकेकडील टप्पा क्र.५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पूर्ण होईपर्यंत मनपास पूर्ण क्षमतेने पाणीपुरवठा करणे शक्य होणार नाही याबाबत आपणाकडून र.रु.५००/- च्या Stamp Paper वर दि.१७/०८/२०२१ रोजी हमीपत्र लिहून घेण्यात आलेले आहे. हमीपत्रात नमुद केल्याप्रमाणे सदनिका धारकांना मनपाकडील टप्पा क्र.५ व ६ (भामा आसखेड व आंद्रा प्रकल्प) पूर्ण होईपर्यंत आपणातर्फे स्वखर्चाने पाणीपुरवठा करण्याच्या अटी व शर्तीस अनुसरून सदरचे पर्यावरण ना हरकत प्रमाणपत्र देण्यात येत आहे.

सदरचे प्रमाणपत्र पर्यावरण ना हरकत प्रमाणपत्रासाठी देणेत येत असून प्रत्यक्षात बांधकाम परवानगी घेते वेळेस सदर गृहप्रकल्पाबाबत सविस्तर माहिती आपलेकडून मिळणे अपेक्षित आहे व सदरची सविस्तर माहिती मिळालेनंतर बांधकाम परवानगीसाठी वेगळे ना हरकत प्रमाणपत्र देणेत येईल.

कार्यकारी अभियंता (थेरगाव ग्रॅन्डिटी)

पाणीपुरवठा विभाग,

पिंपरी चिंचवड महानगरपालिका,

पिंपरी - १८.

Drainage NOC



पिंपरी विंचवड महानगरपालिका पिंपरी - १८

'ब' क्षेत्रीय कार्यालय, जलनिःसारण विभाग,

वा. क. इलेक्ट/अभि/३५९/२०२१.

दिनांक :- ३१/०८/२०२१.

प्रति,

मे. पाटील आणि चुकडे असोसिएट्स
प्लॉट नं. पीएपी-५, डी-३ ब्लॉक,
काळभोरनगर, एम. आय. डीय सी.,
विंचवड, पुणे - ४११०१९.

विषय:- पर्यावरण ना-हुकल प्रमाणपत्रासाठी जलनिःसारण विभागाचा
ना-हुकल दाखला देणेबाबत.

संदर्भ:- आपला अर्ज क्र. १०३३२१२२०००५४१० दिनांक २०.०८.२०२१.

महाशय,

आपण दिनांक २०.०८.२०२१ रोजी पर्यावरण ना हुकल प्रमाणपत्रासाठी जलनिःसारण विभागाचा ना हुकल दाखला मिळवेल्याची अर्ज केला आहे. सदर गृहप्रकल्प सीजे तापकडे, वेधील मे. रिजिस्ट्री वॉर्ल्ड इन्फ्रास्ट्रक्चर लॅक सी. जिरार व्यास पांचा वॉर्ल्ड क्र. १३(अपी) केव्हे असून गृहप्रकल्पासाठी आपण नकाशा सादर केलेप्रमाणे सुर्घदाचे ८९००.०० चौ. मी. क्षेत्रामध्ये नियोजित निचोडीत बांधकाम क्षेत्र ३३६३०.७६ चौ. मी. बांधकाम क्षेत्र असून गृहप्रकल्पामध्ये ३८४ सर्वनिकांचे नियोजन आहे.

प्रस्तुत प्रकरणी आपणाला कळविणेत येते की महाराष्ट्र प्रदुषण नियंत्रण मंडळ यांचे कडील Consent To Establish व Consent to Operate चा दाखला मैलापाणी शुद्धिकरण प्रकल्पासाठी घेणे आवश्यक आहे. सदर गृहप्रकल्पासाठी महाराष्ट्र प्रदुषण नियंत्रण मंडळाने अटी व शर्तीनुसार आवश्यक समतेचा मैलाशुद्धिकरण प्रकल्प बांधणेत याचा. सदर मैलाशुद्धिकरण प्रकल्पामध्ये गृहप्रकल्पातील इमारतीचे मैलापाणी प्रकल्प करून प्रक्रियायुक्त पाणी बायकाम व फ्लशिंगकरीता वापरण्यात यावे. मा. सह सहर अभियंता, जलनिःसारण विभाग, पिंपरी विंचवड महानगरपालिका पिंपरी - १८ यांचे कडील दिनांक ०२ जून २०२१ रोजीचे मंजूर टिपणी नुसार प्रक्रियायुक्त पाण्याचा पुनःवापर करून उर्ध्वरित पाण्याची क्लिन्ट्रिट मलकाच्या उपलब्ध कार्यालयित पावसाची पाण्याच्या (SWD) तलिकेस स्थापत्य विभागाच्या पूर्वपरवानगीने जोडण्याच्या अटीवर जलनिःसारण विभागाने ना हुकल प्रमाणपत्र देणेत येत आहे.

आपण सादर केलेल्या अर्जास अनुसरून व खालील दिलेल्या अटीस अधिन राहून पर्यावरण ना-हुकल प्रमाणपत्रासाठी सादरचा ना हुकल दाखला देणेत येत आहे.

- १) सदर दाखल्याचा वापर केवळ पर्यावरण विभागाची मंजूरी प्राप्त करवेल्यासाठी घेणेत येत आहे.
- २) उर्ध्वरित प्रक्रियायुक्त पाणी महानगरपालिकेच्या उपलब्ध पावसाची पाण्याच्या बाहिरीत (SWD) स्थापत्य विभाग, 'ब' क्षेत्रीय कार्यालयाने पूर्व परवानगीने जोडण्यात यावे.




उप अभियंता

'ब' क्षेत्रीय कार्यालय, जलनिःसारण विभाग,
पिंपरी विंचवड महानगरपालिका, पिंपरी - १८

पत्र :- मा. कार्यालयी अभियंता, स्थापत्य विभाग, 'ब' क्षेत्रीय कार्यालय, वि. वि. म. न. वा. रस्ताची पुणे - १७



पिंपरी चिंचवड महानगरपालिका
अग्निशमन विभाग
Pimpri Chinchwad Municipal Corporation
Fire Department.



File No:- **560** O.W.No:-Fire/01/5RC-260/IOD-6/WS/560/2021. Date:- **8** / **10** /2021

Fire IOD for Building

Token No:- **103321220005285**

Token Dt:- **17/08/2021**

With reference to the application and Plans submitted, Dt. **17/08/2021** by the under mentioned applicant, for IOD NOC, case scrutiny is done by the concerned Officer of the fire department with respect to the submitted Layout plan and documents.

Accordingly, IOD Fire NOC is being herewith issued considering Unified Development Control Rules of State Govt order No.TPS1818/Pra. Kra.236/18/Viyo.Prayo./Cl.27 (1cc)(g)&Cl.20(4),UD-13, Dt - 02/12/2020, NBC 2016 – Part IV, at the under mentioned site, subject to compliance of the following conditions.

Proposed Site Address- S.No.137/4(P), 138/2 A, Tathawade.
--

Plot Area	8900.00	Sq.Mtrs
Permissible FSI Area (Incl. Ancillary FSI)	33644.64	Sq.Mtrs

Building Details –

Bldg. Nos.	Height (From GL to Slab) Mtrs.	No. of Floors	Net Built up Area (Sq.Mtrs)	Gross Built up Area (Sq.Mtrs)	Occupancy Use Type	Bldg. Classification
A+	43.50	BP+LP.+Up+ Pod. +12 Flr	8526.74	11857.16	Resi.	Resi.
B+	43.50	BP+LP.+Up+ Pod. +12 Flr	8292.14	11622.26	Resi.	Resi.
C+	43.50	BP+LP.+Up+ Pod. +12 Flr	8292.14	11622.26	Resi.	Resi.
D	43.50	BP+LP.+Up+ Pod. +12 Flr	8526.74	11857.16	Resi.	Resi.

- This is just a **Token Approval**, issued only for full potential plan sanctioning of the buildings and layout for Environmental Clearances.
- It is **mandatory for the Applicant/Owner/Occupier to take Regular Provisional and Final Fire NOC.**
- This should not be treated as a Permission for starting construction of building,
- IOD doesn't imply any final clearance of matter or should not be taken as granted for clearance of building permission.
- Necessary other Permissions and or Clearances to be sought from concern Building Permission/Town Planning, Aviation, MPCB, Defense, Collectorate office, etc. Depts. as applicable.
- Fire Dept. reserves the rights to alter, modify, revise or revoke the IOD.
- Fees paid for IOD is independent and shall not be deducted/adjusted in further Provisional Fire NOC.
- Any false or wrong information or documents given knowingly or unknowingly or manipulated, or precautions mentioned above if not adhered will be liable for cancellation / revoking of the IOD and the applicant will be solely responsible for the matter and will be liable for legal action.
- **IOD issued, subject to final approval from Building Permission Dept. of PCMC.**
- **IOD is valid for 1 year period only from the date of issue.**

(Abbrev: B-Basement, Gr-Ground, Stl- Stilt, Flr-Floor, Po-Podium, Pr-Parking, PoPr-Podium Parking, BP-Basement Parking, UBP- Upper Basement Parking, LBP- Lower Basement, GP-Ground Parking, LGP – Lower Ground Parking, UGP – Upper Ground Parking)


Chief Fire Officer
Pimpri Chinchwad Municipal Corporation
Pimpri- 18.

To,

Shree. Jigar Vyas.

Owner/Through:- Mr. Vikas Bhalgat

Particulars	IOD Fees Paid (Rs.)	Receipt No.& Date
CFC Paid	1,000/-	R.No.303321220009451, Dt.17/08/2021
Diff. Amt. Paid	24,300/-	R.No.303321220014791, Dt.06/10/2021
Total Paid	25,300/-

Diff. Amt. For IOD Fees Rs.24,300/- paid.

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११०१८.

(नियोजित विकसन दाखला)



पिंपरी चिंचवड महानगरपालिका

पिंपरी पुणे - ४११०१८

बांधकाम परवानगी विभाग

जा.क्र.- बीपी/पर्यावरण/ताथवडे/१०/२०२१

दिनांक - ०१/१०/२०२१

प्रति,

मे. रियाल्टी वर्ल्ड इन्फ्राकॉन तर्फे भागीदार किज इन्फ्रा. प्रोजेक्टस
एल.एल.पी. तर्फे भागीदार श्री. जिगर व्यास
स.नं.१३७/४, १३८/२अ, १३७/३/१, १३७/३/२, ताथवडे, पुणे.
द्वारा - ला.आर्कि. मे. पाटील अँण्ड बुगडे असो
काळभोरनगर, चिंचवड,
पुणे-३३.

विषय - मौजे ताथवडे, स.नं.१३७/४, १३८/२अ, १३७/३/१, १३७/३/२, मधील भुखंडावर
पर्यावरण मंजूरीकामी बांधकामाम व्याप्तीबाबत दाखला देणेबाबत.

संदर्भ - १. महाराष्ट्र शासन नगरविकास विभाग यांचेकडील शासन निर्णय क्र. टिपीएस-१८१६/
प्र.क्र.४४३/१६/प्रायो/नवि-१३, दि.१३/४/२०१७

२. अर्जदार मे. रियाल्टी वर्ल्ड इन्फ्राकॉन तर्फे भागीदार किज इन्फ्रा. प्रोजेक्टस एल.एल.पी.
तर्फे भागीदार श्री. जिगर व्यास यांचे ला.आर्कि. मे. पाटील अँण्ड बुगडे असो यांचा
दि.२३/०९/२०२१ चा अर्ज.


महाशय,

मा. सहशहर अभियंता, पिंपरी चिंचवड महानगरपालिका यांजकडून - पिंपरी चिंचवड महानगरपालिका
हद्दीतील मौजे ताथवडे, स.नं.१३७/४, १३८/२अ, १३७/३/१, १३७/३/२, मधील प्लॉटवर नियोजित विकसासाठी
आपण संदर्भ क्र. २ अन्वये अर्ज केलेला आहे. त्यास अनुसरून खालील अटीस अधिन राहुन आपल्या वरील प्रस्तावास
नियोजित विकसन दाखला देणेत येत आहे.

१. सदर दाखल्याचा वापर फक्त पर्यावरण विभागाची मंजूरी (मा. SEACS व SEIAA पर्यावरण व
वनविभाग, भारत सरकार) प्राप्त करण्यासाठी करावयाचा आहे.
२. सदरचा दाखला हा अर्जदारास कुठल्याही प्रकारचे बांधकाम सुरु करण्याची परवानगी नसुन अर्जदाराने
त्यासाठी स्वतंत्रपणे परवानगी घेणे बंधनकारक राहिल.
३. अर्जदाराने मि.टी.सर्व्हे मो जणीनुसार भुखंडाच्या हद्दी कायम करणे आवश्यक राहिल.
४. सोबतचा नकाशा व त्यावरील क्षेत्रफळाचा तक्ता हा या दाखल्याचा भाग आहे.
५. सदरचा दाखला ८९००.०० चौ.मी. भुखंड क्षेत्रावर एकुण बांधकाम क्षेत्र (एफ.एस.आय. व नॉन
एफ.एस.आय. मिळून) ४७७६१.७७ चौ.मी. करीता प्रस्तावित आहे.

सोबत - नकाशा.

स्थळ प्रतीवर मा. सह शहर
अभियंता यांची स्वाक्षरी असे


सहशहर अभियंता करीता
बांधकाम परवानगी विभाग
पिंपरी चिंचवड महानगरपालिका
पिंपरी, पुणे - ४११०१८

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PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY, PUNE

पुणे महानगर

E-Tender Notice No.38 For FY 2023-24

PMRDA invites proposals through E-Tendering for "RFP (Pkg 2) for Appointment of Project Management Consultant for Pretender (limited services) and Post-Tender services for the work of Construction and Development of Part of Ring Road From PMC Limit (Lohgaon) to PCMC limits (Charoli) and through Forest area on Public Private Partnership (PPP) Module against Development Credit Note a Pilot Project". The Tender document can be downloaded from the website: www.mahatenders.gov.in from 14th February, 2024 at 10.00 Hrs. onwards. Last date for submission of the proposal is, 26th February, 2024 upto 17.30 Hrs. The changes if any can be available on www.mahatenders.gov.in. This tender notice can also be seen on PMRDA site.

Sd/-
Chief Engineer
Pune Metropolitan Region
Development Authority,
Pune

PUBLIC NOTICE

We, "M/S. REALITYWORLD INFRACON" hereby bring to the kind notice of general Public that Department of Environment, Government of Maharashtra has been issued Environmental Clearance for our construction development project located at "Survey No. 137/3/1, 137/3/2, 137/4, 138/2A, Village Tathawade, Taluka Mulshi and District Pune and within the limits of Pimpri Chinchwad Municipal Corporation" vide letter dated 07/09/2022 bearing EC Identification No.- EC22B038MH164008. The copies of the 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 (<http://parivesh.nic.in>).

"M/s. REALITYWORLD INFRACON"

CONTINUED FROM PAGE 1

The survey

The survey was started on October 12 last year and was conducted till January this year. The newly recruited and existing engineers were ordered to go directly to the road for inspection. A survey on 356 roads that are over 12 metres was conducted. However, the data of faulty speed breakers among a total of 627 of them was not specified.

Activists speak

The activists claim that there is no data which is made public by the road department and that PMC is making false claims of a survey. No targeted time for repair works has been given by the department. They allege that the pattern of conducting surveys and no subsequent implementation of the recommendations forwarded has become a routine way of working for PMC. Such surveys are only on paper, they add.

No implementation

Pranjali Deshpande, member of the Pedestrian Association, said, "PMC conducts surveys on roads and collects data, but there is no improvement seen on the roads. If 41 engineers did a walking survey, why were they not seen on the roads? A Non-

Motorised Transport (NMT) Committee was formed when Kunal Kumar was municipal commissioner in 2018. He actively took meetings and issues were resolved. However, after his transfer, not a single meeting of the committee has been conducted."

Make report

ONLY TALK, NO RESULT

public

Vivek Velankar, president, Sajag Nagrik Manch, said, "When it comes to speed breakers, I am very sure that there is no speed breaker in the city which has been made according to the IRC guidelines. The speed breakers can't be repaired, they need to be dismantled and then made again following the guidelines. The PMC should always disclose survey data or report to the public, so that citizens also know about the findings."

Publicity stunt

Nihal Shah, a resident of Keshav Nagar, said, "PMC is good at showing off. This is just a publicity stunt. Now, we have to wait for the outcome of the survey. This needs to be changed and the pace of the work should also be fastened. We are regular tax payers, and we deserve better roads."

No outcome

On October 5, 2023, the PMC initiated a comprehensive survey of 15 major roads as part of the Road Asset Management System (RAMS), focusing on prioritising road repairs and maintenance. This step aimed at optimising the allocation and utilisation of the limited funds available to the road department. The surveyed roads included well-known ones like Ahmednagar Road, Solapur Road, Magarpatta Road, Pashan Road, Baner Road, Sangamwadi Road, New Airport Road, Karve Road, Paud Road, Satara Road, Sinhadgad Road, Bibwewadi Road, North Main Road, Ganesh Khind Road, and Bajirao Road. RAMS utilises engineering parameters like the International Roughness Index (IRI) and Pavement Condition Index (PCI) to provide detailed road information, including pothole size, depth, and exact location. However, there was no outcome to this survey.

GOVERNMENT OF MAHARASHTRA

SOIL AND WATER CONSERVATION DEPARTMENT

Office of the District Water Conservation Officer, Soil And Water Conservation Department, Sangli

E-mail-ssiwesangli@gmail.com Telephone No.233-2302766

E-TENDER NOTICE NO. 6 FOR THE YEAR 2023-24

On behalf of the Governor of the State of Maharashtra the District Water Conservation Officer, and Executive Engineer, Soil and Water Conservation Department, Sangli, are inviting tenders from the registered contractors of Maharashtra Water Conservation Corporation, Chhatrapati Sambhajanagar and from the Public Works Department, Government of Maharashtra as well as from the competent open contractors through the B-1 sample tender e-tender system. The blank B-1 Tender Documents in e-tender form are available on website <http://maharatenders.gov.in> All the above mentioned information is also available on the Notice board of District Water Conservation Officer, Soil and Water Conservation Department Sangli. All rights are reserved by the component authority to rejected all the process of tender at any time of tender of tender or all the tenders without assigning any reason Conditional tenders will not be accepted If any change is observed, then these changes will be available on the same website <http://maharatenders.gov.in>

E-Tender Schedule will be available from 14/02/2024

Sr. No.	Name of Work	Estimated Tender Cost put to Tender Rs. Lakh	Tender Fee Rs.	EMD Amount Rs.
1	2	3	4	5
1	Converted Storage Tank at Ghoshwar Ta. Jath, Dist. Sangli.	319.73	2360/-	160000/-
2	Conversion of Percolation Tank into Storage Tank at Dhagewadi Ta. Walwa Dist. Sangli	337.47	2360/-	169000/-
3	Conversion of Percolation Tank into Storage Tank at Jakraiwadi Ta. Walwa Dist. Sangli	361.04	2360/-	181000/-
4	Converted Storage Tank at Belanki No. 1 (Metkari mala) Tal. Miraj, Dist. Sangli.	388.27	2360/-	195000/-
5	Construction of Gated Cement Bandhara at Manerajuri (Anil Pawar Shet) Tal Tasgaon Dist. Sangli	66.87	2360/-	67000/-
6	Construction of KT Weir at Chinchani No. 1 Tal Tasgaon Dist Sangli	149.47	2360/-	150000/-
7	Construction of KT Weir at Chinchani No. 2 Tal Tasgaon Dist Sangli	136.68	2360/-	137000/-
8	Converted Storage Tank at Pachumbri Tal Sharala Dist. Sangli	905.36	5900/-	453000/-
9	Converted Storage Tank at Janraewadi Tal. Miraj Dist. Sangli	603.94	5900/-	302000/-
10	Construction of Gated Cement Bandhara at Chorochoi Tal Kavathemahankal Dist Sangli	68.70	2360/-	69000/-
11	Construction of Gated Cement Bandhara at Ghatnandare No. 2, 3 and 4 Tal Kavathemahankal Dist Sangli	121.57	2360/-	122000/-
12	Construction of KT Weir at Wategaon No 1 Tal Walwa Dist Sangli	124.46	2360/-	125000/-

The tender schedule of the above works will remain as per their estimated price and the tender program will be available at the government indication.

Contractor of his authorized representative should present at the time & date of tender opening, otherwise no complaint will be accepted after tender opening

O/No.Ab2/288 Date 08/02/2024

Sign/-
(D. S. Sahatre)
District Water Conservation Officer
Soil and Water Conservation Dept.,
SANGLI

क्रमांक : आरओसी-२०२३-२४/क्र-५/सी८२५०

जलसंपदा विभाग शासन निर्णय क्रमांक निविदा ०४१७/प्र.क्र.२४७/मोप्र-१ दिनांक १८/१०/२०२३

परिशिष्ट-३

(ई निविदेसाठी जाहिरात नमुना)

महाराष्ट्र शासन

कार्यकारी अभियंता, चासकमान पाटबंधारे विभाग, पुणे यांचे कार्यालय

पत्ता :- नवीन प्रशासकीय इमारत, चौथा मजला, विधानभवन समोर, पुणे ४११००१.

ई-मेल पत्ता:- eecidpune@gmail.com

दूधवनी क्रमांक - ०२०-२६१२३९०२

ई-निविदा सूचना क्रमांक १० सन २०२३-२०२४ (द्वितीय सूचना)

महाराष्ट्र राज्याच्या राज्यपालांच्यावतीने कार्यकारी अभियंता, चासकमान पाटबंधारे विभाग, पुणे, जलसंपदा विभाग, महाराष्ट्र शासन हे सक्षम निविदाकारांकडून खालील कामाकरीता ई-निविदा प्रणालीव्दारे (ऑनलाईन) निविदा मागवित आहेत. निविदा कागदपत्रे शासनाचे संकेतस्थळ <https://mahatenders.gov.in> येथून डाऊनलोड करण्यात यावीत. सविस्तर निविदा सूचना व ई निविदेबाबत सर्व माहिती शासनाच्या संकेतस्थळावर व विभागीय कार्यालयाच्या सूचना फलकावर उपलब्ध आहे.

निविदा स्विकारण्याचा अथवा नाकारण्याचा अधिकार कार्यकारी अभियंता, चासकमान पाटबंधारे विभाग, पुणे यांनी राखून ठेवला आहे. अट असलेली निविदा स्विकारली जाणार नाही, सदर निविदा सूचनेमध्ये काही बदल होत असल्यास <https://mahatenders.gov.in> या संकेतस्थळावर कळविण्यात येईल.

अ. क्र.	कामाचे नांव	जिल्हा	निविदेची किंमत (रु. लक्ष)
१.	भोसे को.प. बंधारा स्तंभ व उंबरठा दुरुस्ती व इतर अनुषंगिक कामे.	पुणे	१६९.२०
२.	शिवतक्रार म्हाळुंगी को.प. बंधारा स्तंभ व उंबरठा दुरुस्ती व इतर अनुषंगिक कामे.	पुणे	१३६.२८

१. निविदा उपलब्ध कालावधी :- दिनांक १५/०२/२०२४ ते दिनांक २६/०२/२०२४

२. जिओ-टॅगिंग कालावधी :- दिनांक १७/०२/२०२४ ते दिनांक १९/०२/२०२४

३. ई-निविदा उघडणे :- दिनांक २८/०२/२०२४

जा.क्र.चापावि/लेशा/निविदा/४२४/सन २०२४
कार्यकारी अभियंता, चासकमान पाटबंधारे विभाग, पुणे
यांचे कार्यालय,
दिनांक : ०५/०२/२०२४
जिमाका/पुणे/जाहिरात/४२४/२०२३-२४

सही/-
(इंजि. श्री. ना. गुंजाळ)
कार्यकारी अभियंता
चासकमान पाटबंधारे विभाग,
पुणे ४११००१

Current Status of Work

Current status of construction work	:	Current status of construction work as on December 2025 is Building A – Under construction Building B - Under construction Building C – Completed- Possession given Building D – Completed- Possession given
a.	Date of commencement (Actual and/or planned)	October 2022 (Actual)
b.	Date of completion (Actual and/or planned)	December 2026 (Planned)



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2026

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000091027

Submitted Date

04-03-2026

PART A

Company Information

Company Name

Reality World Infracon

Application UAN number

MPCB-CONSENT-0000243363

Address

S. No. 137/3/1, 137/3/2, 137/4 & 138/2A,
Village - Tathawade, Tal - Mulshi, Dist -
Pune.

Plot no

S. No. 137/3/1, 137/3/2, 137/4 & 138/2A

Taluka

Mulshi

Village

Tathawade

Capital Investment (In lakhs)

4950

Scale

LSI

City

Pune

Pincode

411033

Person Name

Mr.Jigar Vyass

Designation

Partner

Telephone Number

7507500009

Fax Number

0

Email

gaurav@ravimaventures.com

Region

SRO-Pimpri Chinchwad

Industry Category

Orange

Industry Type

O21 Building and construction project more
than 20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent Number

Format1.0/JD (WPC)/UAN
No.0000243363/CO/2505002243

Consent Issue Date

2025-05-15

Consent Valid Upto

2026-04-30

Establishment Year

2021

Date of last environment statement submitted

Mar 4 2026 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

Building and Construction Project

Consent Quantity

35380.57

Actual Quantity

35380.57

UOM

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	200.00	200.00
Domestic	0.00	0.00
All others	0.00	0.00
Total	200.00	200.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
NA	0	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	5	5	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
pH	0	7.40	0	0	5.5 9
BOD	1.92	48	73.33	0	10
COD	11.52	8.2	80.8	0	50

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
PM 10	0.89	58.2	61.2	100	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/Hr

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/Hr

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
WET Waste	0	3000	Kg/Annum
Dry Waste	0	2400	Kg/Annum

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0	120	Kg/Annum

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Ltr/Hr	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
NA	0	Kg/Annum	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection

Environmental Protection Measures

Capital Investment (Lacks)

Environment Management

Environment Management

82.6

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection

Environmental Protection Measures

Capital Investment (Lacks)

NA

NA

0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

NA

Name & Designation

Mr.Jigar Vyass, Partner

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000091027

Submitted On:

04-03-2026