

Six Monthly Environmental Clearance Compliance Report

(Jan 2026 to June 2026)

**M/s. Pride Builder LLP (Sec-2 & 4, Survey
No. 132)**

**129/1, 129/2, 130/1 + 2a + 2b + 2c + 3, 131/1 (p), 132/1,
132/2, 132/3, 132/4, 132/5, 132/6, 132/7A, 132/7B,
132/7C, 132/8, 135/1, 138, 139, 141/1, 141/2/2,, Village -
Charoli (Bk), Tal. Haveli, Dist. Pune, Maharashtra**



**Submitted to
Ministry of Environment, Forest &
Climate Change (MoEF CC)**

Six Monthly Compliance Report for proposed project M/s. Pride Builder LLP Sec – 2 & 4 located at S. No -S. No. 129/1, 129/2, 130/1 + 2a + 2b + 2c + 3, 131/1 (p), 132/1, 132/2, 132/3, 132/4, 132/5, 132/6, 132/7A, 132/7B, 132/7C, 132/8, 135/1, 138, 139, 141/1, 141/2/2, Village- Charoli, Tal- Haveli Pune for the period from Jan 2026 to June 2026.

COMPLIANCE REPORT

**Environmental Clearance EC Identification No. - EC22B039MH170301
File No. - SIA/MH/MIS/70896/2022 Date of Issue EC - 11/07/2022for
the proposed project M/s. Pride Builder LLP (Pride Word City Sec – 2 & 4) located at S. No -S. No. 129/1, 129/2, 130/1 + 2a + 2b + 2c + 3, 131/1 (p), 132/1, 132/2, 132/3, 132/4, 132/5, 132/6, 132/7A, 132/7B, 132/7C, 132/8, 135/1, 138, 139, 141/1, 141/2/2, Village- Charoli, Tal- Haveli Pune.**

1	Project Type	8a (B2) Building Construction
2	Name of the Project	Proposed Project
3	Clearance Letter and date	EC Identification No. - EC22B039MH170301 File No. - SIA/MH/MIS/70896/2022 Date of Issue EC - 11/07/2022.
4	Location	"PRIDE WORLD CITY" at S. No. 129/1, 129/2, 130/1 + 2a + 2b + 2c + 3, 131/1 (p), 132/1, 132/2, 132/3, 132/4, 132/5, 132/6, 132/7A, 132/7B, 132/7C, 132/8, 135/1, 138, 139, 141/1, 141/2/2 at Charholi BK, Dist.-Pune,
	a. District	Pune
	b. State	Maharashtra
	c. Latitude /Longitude	Lat 18°37'22.35"N Long 73°54'57.42"E
5	Address of Correspondence	
	a. Address of concerned project head	Mr. Arvind P. Jain (Director) M/s. Pride Builder LLP
	b. Address of corporate office	Pride House, 5 th Floor, Near Pune University Circle, Shivajinagar, Pune-411016.

A. Project History:

PP has taken Environmental Clearance EC Identification No. - EC22B039MH170301 File No. - SIA/MH/MIS/70896/2022 Date of Issue EC - 11/07/2022. for Net total plot area 265090 sq.m for total BUA 571553.55 sq.m. **(Please refer Annexure I for copy of EC)**

PP has obtained Consent to Establish as per Environmental clearance wide Format **Format1.0/CAC-CELL/UAN No.0000074242/CE-1912000105**, dated 04/12/2019.

After that PP has taken CTE for expansion work **Format1.0/CAC-CELL/UAN No.0000145729/CE/2307001492 dated 24/07/2023** After that PP has taken CTO (Part IV) with amalgamation for both residential and commercial project with CTO No: **Format1.0/CAC-CELL/UAN No.0000190510/CO/2406001183 dated 13/06/2024** for BUA 393657.24 sq.m. After that PP has taken CTO renewal for 2 handover societies Kingsbury Sahakari Gruhrachana Sanstha Maryadit, **Format1.0/RO/UAN No.0000276754/CR/2603004033** dated 20/03/2026 and Noting Hills Co-Operative Housing Society Limited **Format1.0/RO/UAN No.0000281710/CR/2604000413** dated 07/04/2026. For SOHO project building A and B 1st CTO has taken **Format1.0/CAC-CELL/UAN No.0000274639/CO/2605001179 dated 12/05/2026** **(Please refer Annexure II for all copy of CTO)**

Construction status till date

1) Sec 4 construction status

Sr. No	Particulars	Current status of Work
1.	Building name	
	1. Long Island	100 % Work is completed.
	2. Brooklyn	100 % Work is completed.
	3. Town Plaza	100 % Work is completed.
	4. Atlantic	100 % Work is completed.
	5. Manhattan	100 % Work is completed.
	6. Soho	- A - 100 % Work is completed. - B - 100 % Work is completed.
2.	Club House	100 % Work is completed (for all projects).
3.	Lighting	100 % Work is completed.
4.	Gardening/Landscape	100 % Work is completed.
5.	STP.	100 % Work is completed.
6.	RWH	100 % Work is completed.
7.	Internal Roads	100 % Work is completed.
8.	Solid Waste Management (OWC)	100 % Work is completed.
9.	Plumbing	100 % Work is completed for Brooklyn, Town Plaza, Atlantic, Manhattan, Long Island and Soho

2) Sec 2 construction status

Sr. No	Particulars	Current status of Work
1	Building name	
	1. Noting Hill	100 % Work is completed and possession is given.
	2. Kingsbury	100 % Work is completed and possession is given.
2.	Club House	100 % Work is completed (for all projects).
3.	Lighting	100 % Work is completed.
4.	Gardening/Landscape	100 % Work is completed.
5.	STP.	100 % Work is completed.
6.	RWH	100 % Work is completed.
7.	Internal Roads	100 % Work is completed.
8.	Solid Waste Management (OWC)	100 % Work is completed.

3) Sr. No 132 construction status

Sr. No	Particulars	Current status of Work
1	Building name	
	1. A & D building	100% work is completed.
	2. B- IT Tower	100 % Work is completed.
2.	Club House	100 % Work is completed (for all projects).
3.	Lighting	100 % Work is completed.
4.	Gardening/Landscape	100 % Work is completed.
5.	STP.	100 % Work is completed.
6.	RWH	100 % Work is completed.
7.	Internal Roads	100 % Work is completed.
8.	Solid Waste Management (OWC)	100 % Work is completed.
9.	Plumbing	100 % Work is completed.

I. Special Conditions:

S. No	Conditions Stipulated	Compliance Status.
A	SEAC conditions	
1	PP to submit the undertaking regarding construction in zone 1,2 & 3 is completed & they have not proposed any expansion in these zones. Also PP to submit the zone-wise architect certificate for completed zone stating there is no change in the construction.	Noted.
2	It is noted that, one vacant plot area is seen in the project. PP stated that, they have proposing plantation & parking.	Noted and complied
3	PP to submit the all revised NOCs	Noted.

4	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted and complied
5	PP to ensure that, drinking water should not be use for construction. They can use recycled water or tanker water for proposed construction.	Noted and compiled
B	SEIAA conditions	
1	This Environment Clearance is restricted up to 72.6 m height for residential building from zone 5 and up to 72.05 m height for commercial building from zone 8 as per CFO NOC. Environment Clearance is excluding the commercial complex from Zone 5 as PP has not received the CFO NOC for the same.	Noted
2	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted
3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted.
4	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted
5	SEIAA after deliberation decided to grant EC for FSI- 3,83,208.39 m2, Non-FSI 1,45,140.80 m2, Total BUA-5,28,349.19 m2. (Plan approval- (Zone 1+2+3+4+5+6+7+8+10) BP/CHA/29/2018 dated 25/09/2018, BP/CHA/30/2018, dated 25/09/2018, BP/CHA/19/2021, dated 16/04/2021, BP/CHA/98/2021, dated 13/12/2021, BP/LAYOUT/CHA/23/2021, dated 3/5/2021, BP/CHA/42/2022, dated 3/6/2022, BP/CHA/105/2021, dated 22/12/2021)	Noted

II. General Conditions:

S. No	EC Conditions	Compliance Status.
A	Construction Phase	
I	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	During the construction phase, generated solid waste was properly collected and segregated. Dry solid waste stored within site for landfilling.
II.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed	During the construction phase, excavated Material and construction waste were stored

	taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	within project premises and used for landfilling, and leveling within the project site. It was not sent outside the project premises.
III	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	There is no any hazardous waste was generated during construction phase.
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.	We have provided safe drinking water and sanitary facilities such as mobile toilets, wash basins for safe disposal of waste water and solid wastes.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Separate network for storm water and sewerage drain are provided.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Complied. Wet Gunny bags and curing agents are used to reduce the water for curing also Premixed ready mortar is being used which does not require curing.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. Pimpri Chinchwad Municipal Corporation provides water to the project for all purpose, hence project does not require groundwater through the bore well as well as we do not perform any activity that leads to polluting groundwater.
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.	Not applicable. There is no use ground water for construction work. Pimpri Chinchwad Municipal Corporation allows and provides sufficient amount of water to the project. In addition, we have the Irrigation dept. permission to draw water from the Indrayani River for domestic purpose.
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.	Low flow fixtures are used for showers, toilet flushing and drinking.
X	The Energy conservation is building code is adhere to	Noted and complied. LED and TFL are used for energy conservation.
XI.	All the topsoil excavated during construction	All the topsoil form excavated

	activities should be stored for use in horticulture / landscape development within the project site.	material will be used for landscape development within the project site.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted. The soil generated during excavation is preserved & further it will be used for leveling at site.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	There is no use of groundwater. Soil monitoring report are attached. Soil sample is taken on quarterly, and tested in MoEF & NABL approved laboratory and reports are attached.
XIV	PP to strictly adhere to all the condition mentioned in Maharashtra (urban Area) Protection and preservation of Act 1975, as amended during validity of Environment Clearance.	Noted and will be complied.
XV	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Complied. • DG set are used only during power failure hence there is no need to store diesel. • Diesel refilling was done through diesel tankers on hiring basis from Fuel pumps are nearby for 24x7. DG sets are having acoustic enclosure and low sulfur diesel is used. Regular servicing is done through AMC and Exhaust is monitored periodically.
XVI	PP to strictly adhere to all the condition mentioned in Maharashtra (urban Area) Protection and preservation of Act 1975, as amended during validity of Environment Clearance.	Noted and will be complied.
XVII	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Vehicles operated during non-peak hours. Standard of construction vehicles was checked regularly including PUC certificate
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.	• Incremental pollution loads on the ambient air and noise quality are being closely monitored. • Construction time is restricted between 8 AM to 5:30 PM. Air & Noise monitoring reports are attached.
XIX	Diesel power generating sets proposed as	Complied.

	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.	The DG backup is provided to Elevators, Common Lighting, STP plant, Underground Pumps and Fire Fighting Systems. The DG is located away from residential buildings. The area is barricaded with Chain link fencing for safety. DG Are with acoustic Enclosure and Exhaust stack is provided and low sulfur diesel is used.
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.	Complied. Site engineers supervise proper implementation of EHS safeguard at site.
B)	Operational Phase	
I	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Complied. • Dry waste and wet waste segregated at source. Dry waste is handed over to the local authority and wet waste is treated in OWC. • STP sludge and manure from OWC are used in gardening.
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted. E-Waste is handed over to an authorized recycler for further handling & disposal purposes.
III	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	STPs of 2764 CMD with MBBR technology provided on the project site. 60% of the total treated wastewater is used for gardening and flushing purposes.
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 in Para 2. Prior certification from appropriate authority shall	• We have provided 2764 KLD capacity of Sewage Treatment Plant for processing of sewage water of the entire project. Treated water used for gardening & flushing • We have provided Organic Waste composter. Properly segregated dry & wet waste process in the OWC machine and generated compost used for gardening within the site.

	be obtained.	Pimpri Chinchwad Municipal Corporation granted OC to completed buildings as well as drainage NOC and hence possession has been given.
V	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted. Occupation Certificate is granted by Pimpri Chinchwad Corporation. After ensuring proper drinking water availability, drainage line connection as well as disposal of treated water provided.
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.	Complied. A wide gate is provided for ease of Entry and Exit at the same time. Adequate parking is provided in the premises. Sufficient wide Road are provided with traffic signage.
VII	PP to Provide adequate electric charging point for electrical vehicle (Ev s).	Noted and complied.
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.	Noted. Open spaces provided with lawns, shrub beds & trees. 895 nos of native trees have been planted on site. Number of trees to be planted – 2419 nos.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted & implemented.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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 and year-wise expenditure should reported to the MPCB & this department.	Please refer to Annexure- II (EMP allocation).
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 http://ec.maharashtra.gov.in .	Noted. The advertisement has been given in the newspaper in the Marathi & English language. Regarding the Environment Clearance which is granted to the project and copy of the same is available with the Maharashtra Pollution Control Board and may also be seen at Website at

		http://ec.maharashtra.gov.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.	We are submitting six monthly monitoring reports along with the necessary documents. (Copy attached).
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.	Noted. The Environment Clearance letter is submitted to Pimpri Chinchwad Municipal Corporation but still we have not received any suggestions from their side.
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. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Yes, Noted & Implemented. EC compliance report is prepared on a six-monthly basis with quarterly environment monitoring reports, datasheet, EMP allocation, project status, and copies of consent to operate, consent to establish, and Environment clearance. All the documents complied in sophisticated format and submitted in June & December of every year to MoEF, MPCB via mail.
C)	General EC Conditions	
I.	PP strictly abide by the condition stipulated by SEAC & SEIAA.	Noted and complied
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.	Consent to Establish for Expansion has been granted by MPC, Board, Maharashtra (Consent No. Format1.0/CAC-CELL/UAN No.0000074242/CE-1912000105. Dtd. 04/12/2019 And Format1.0/CAC-CELL/UAN No.0000145729/CE/2307001492 dated 24/07/2023
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.	Noted. We obtain Environment Clearance with expansion EC Identification No. - EC22B039MH170301 File No. - SIA/MH/MIS/70896/2022 Date of Issue EC - 11/07/2022
IV	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	Noted. NOC from forest department is not required to this project and Environment Clearance

	does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit	has been issued to the Project.
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.	Noted. Last Environment Statement report Submitter on 15th September 2025.
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	Noted
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
Other Conditions		
1.	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 is 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 initiate under EP act.	Noted.
2.	This Environmental Clearance is issued purely from an environmental point of view without prejudice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site.	Noted.
3.	In case of submission of false document and non-compliance of stipulated	Noted. As a very law-abiding nature, all

	conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act. 1986,	the documents which are submitted to any government body as well as all the construction activity of the project are going on under the Environmental Protection Act. 1986.
4.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA notification, 2006, and amendments by MoEF & CC Notification dated 29 th April 2015.	Noted.
5.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act. 1974, the Air (Prevention and Control of Pollution) Act. 1981. The Environment (Protection) Act. 1986 and rules there under. Hazardous Wastes (Management and Handling) Rules. 1989 and its amendments, the public liability Insurance Act, 1991 and its amendments.	Noted.
6.	Any appeal against this environmental Clearance shall lie with the national green Tribunal (Western Zone Bench, Pune), New administrative building, 1 st floor, D-wing, Opposite council Hall, Pune, if preferred within 30 days as per prescribed under section 16 of the national green tribunal Act, 2010.	Noted.

Thanking You

Yours Faithfully

M/s. Pride Builder LLP (Sec- 2, 4 & Sr. No 132)

List of Annexure:

I	Environmental Clearance -
II	MPCB CTE and CTO
II	EMP Costing -
III	Environmental Monitoring Reports -