

# Six Monthly Compliance Report

June 2025,

## M/s. Krisala Buildtech LLP

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

For & On behalf of M/s. Krisala Buildtech LLP,

---

## 1. Background & Status of the Project:

This is a green field Commercial project Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

The project received Environmental Clearance with vide no. EC24B038MH110066 Dated 23.07.2024 from MoEF&CC (Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra) on 23th July 2024.

**Construction Status (As of Date):** According to the obtained Environmental Clearance (EC) vide no. EC22B038MH158788 from MoEF&CC, issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra, the site is currently under construction with the following progress:

- Project is under construction as per previous EC.
  - **Status of Environmental Services:** Not yet as project is under construction.
- 

## 2. Monitoring Photos:

- Monitoring Photos attached as **Annexure II**.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

### 3 Compliance with Specific Conditions of Environmental Clearance Granted:

Sr. No.	Specific Conditions of EC given to the Project	Compliance Status
<b>A. SEAC Conditions</b>		
I	PP to submit Copy of IOD	Submitted.
II	PP to submit HT Line NoC and comply with the conditions mentioned therein.	Noted and the same has been submitted.
III	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021	Noted & will be complied. The undertaking for compliance has been submitted.
IV	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted & All stipulated conditions are being adhered to.
<b>B. SEIAA Conditions</b>		
I	PP has provided mandatory RG area of 1579.18 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same	Noted.
II	PP to keep open space unpaved to ensure permeability of water. However, whenever paving is deemed necessary, PP provides grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and will be complied. Grass pavers of appropriate type and strength have been proposed to enhance water permeability and support efficient fire tender movement..
III	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Noted and will be complied.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

IV	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted and will be complied.
V	SEIAA after deliberation decided to grant EC for-FSI-70,103.37 m <sup>2</sup> , Non FSI – 33,824.51 m <sup>2</sup> , total BUA- 1,03,927.88 m <sup>2</sup> .(Plan approval No.BP/EC/Tathawade/08/2024, dtd. 21.06.2024)	Noted.

#### 4. Compliance with Conditions of Environmental Clearance Granted:

<b>A. Construction Phase</b>		
<b>Sr. No.</b>	<b>General Conditions of EC as Applicable during Construction Phase of the Project</b>	<b>Compliance Status</b>
I	The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	During the construction phase, solid waste generated at the site is systematically collected, segregated in designated dustbins, and disposed of through authorized vendors.
II	Disposal of muck, construction spoils including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Waste and spoils generated during construction are stored in a designated scrap yard for future reuse on-site (Refer Annexure II). Excess debris is appropriately disposed of at government-designated vendor or disposal sites.
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted. No hazardous waste is being generated during construction. Any waste related to paints, varnishes, etc., at the finishing stage will be properly disposed of.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

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.	Yes. All necessary provisions for drinking water and sanitation for construction workers have been made (Refer Annexure II).
V	Arrangements shall be made so that wastewater and stormwater do not mix	Noted, Separate arrangements are in place to prevent mixing of wastewater and stormwater.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Admixtures are being used to accelerate curing time and reduce water content in concrete mixes by 5-10%, ensuring consistent setting and higher strength..
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No Ground water is being extracted for the said project.
VIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No Ground water is being extracted for the said project.
IX	Fixtures for showers, toilet flushing, and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based products	Noted. At the operational phase, water-saving fixtures will be installed for showers, toilet flushing, and drinking purposes.
X	The Energy Conservation Building Code shall be strictly adhered to	Noted and will be complied with.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Complying with the condition. Topsoil excavated and stored. It is being utilized for landscape development. Also, the black soil used for tree plantation which was excavated.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

XII	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Topsoil and additional soil have been excavated during construction activities and stored and shall be used for landscape development and levelling of proposed site.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Environmental Monitoring will be conducted on a regular basis.
XIV	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance	Noted and will be complied.
XV	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The DG set used for construction are complying with the Environments (Protection) Rules prescribed for air and noise emission standards.
XVI	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.	Project Team at the site ensures compliance of the same the quality and performance of construction vehicles and equipment PUC certificates checked regularly.
XVII	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, to conform to the stipulated standards by CPCB/MPCB.	No construction activity is carried out during nighttime.  Noise & Air monitoring is being carried out as per EMP.
XVIII	Diesel generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and confirm to rules made	Noted and complying to the condition.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

	under the Environment (protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity for all proposed DG sets. Use low sulphur diesel; is preferred. The location of DG sets may decide with in consultation with Maharashtra Pollution Control Board.	
XIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, to avoid disturbance to the surroundings by a separate Environmental Cell/ designated person.	Environmental monitoring is strictly followed as per EMP, ensuring minimal disturbance to surrounding areas.

## 4.2 Operation Phase:

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
I	A) The solid waste generated should be properly collected and segregated. 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.	We will comply with the condition.
II	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016	E-waste will be handled in accordance with the E-waste (Management and Handling) Rules, 2016, and disposed of through authorized vendors.
III	The Installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Env Dept before the project is commissioned for Operation. Discharge of the unused treated effluent, if any, should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled or reused to the	Will Comply with the condition.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

	<p>maximum extent possible. Treatment of 100% greywater by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. PP to give 100% treatment to sewage/liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</p>	
IV	<p>Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during SEIAA hearing, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.</p>	<p>Complying with the condition.</p>
V	<p>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</p>	<p>Complying with the condition.</p> <p>Agreed and to be complied with by the Local Planning Authority upon completion of the project, prior to Occupancy. No occupancy will be given until drinking water, connectivity of sewer line to the project site and proper disposal of treated water is made available.</p>
VI	<p>Traffic congestion at the entry and exit points from the road adjoining the project site must be avoided. Parking should be fully internalized, and no public space should be utilized.</p>	<p>Measures are in place to avoid traffic congestion. Adequate internal parking has been planned, as submitted in the Environmental Clearance.</p>
VII	<p>PP to provide adequate electric charging points for electric vehicles (EVs)</p>	<p>Yes, Sufficient charging points for EVs will be also provided.</p>
VIII	<p>Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation</p>	<p>Complying with the condition.</p> <p>The landscape development process is</p>

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

	with the local DFO / Agriculture Dept	in process as per the approved plan.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The project team on site has a designated Environment and Safety Officer who will be responsible for implementation of EMP.
X	Separate funds shall be allocated for implementation of env protection measures/ EMP along with item wise breakup. These costs shall be included as part of project cost. The funds earmarked for the EMP measures shall not be diverted for other purposes.	The EMP cost as submitted for EC shall be used for completing all the EMP measures.
XI	The Project Management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen at website <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	Noted.
XII	Project Management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1 <sup>st</sup> June and 1 <sup>st</sup> December of every year	Complying with the condition. Six monthly compliance report are being submitted to regional office MoEF&CC Nagpur, Environment Department, Mumbai and RO-MPCB, Pune, time to time.
XIII	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any were received while processing the proposal. The clearance letter shall also be put on the website of the company by proponent	Noted and will be complied.
XIV	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically.  It shall simultaneously be sent the RO of MoEF, the respective Zonal Office of CPCB	Noted and Complied with the same.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

	and the SPCB. The criteria pollutant levels namely: SP, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (Ambient level as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
<b>General EC conditions</b>		
I	PP has to strictly abide by the conditions laid down by the SEAC and SEIAA	Noted and will be complied with.
II	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept before start of any construction work	Noted
III	Under the Provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining EC	Environmental clearance has been obtained from the Environmental Department. EC24B038MH110066 Dated 23.07.2024.
IV	The project proponent shall also submit six monthly reports on the status of the compliance of the stipulated EC conditions including results of monitored data (both in hard copy as well as by E mail to the respective regional office of MoEF, the respective zonal Office of CPCB and the SPCB	Noted and is being complied with.
V	The environmental statement for each financial year ending 31 <sup>st</sup> 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	Noted and will be complied.

Proposed Residential project “41 Luxovert” by M/s. Krisala Buildtech LLP located at S. NO. 144/2(P), 145/2B, 145/1A/1/146/1(P), 146/6/1(P), 146/6/2 ,146/7 & 146/8, Plot - A, Tathwade, Tal - Mulshi, Pune. (Maharashtra)

	of compliance of EC conditions and shall also be sent to the respective regional offices of MoEF by e-mail.	
VI	No further expansion or modifications, other than mentioned in the EIA notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any	Noted.
VII	This EC is issued subject to obtaining NOC from Forestry & Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry & Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry & Wildlife NOC