

Six Monthly Compliance Report

December 2025
M/s. Hubtown Ltd.

Environmental Clearance for Proposed Commercial Project “27 West” on Survey No 27, Hissa No. 1/2/5 at Balewadi, Pune BY Hubtown Ltd.

1. Background & Status of the Project

Proposed Commercial/IT/ITES Project “27 West” on Survey No 27, Hissa No. 1/2/5 at Balewadi, Pune by M/s. Hubtown Limited. The project has received Environmental Clearance Identification No- **EC23B038MH198838** dated **26.09.2023**.

Further, Amendment in Environmental clearance for change in name to Commercial/IT/ITES received with EC Identification no: EC25C3803MH5543200A (File No. SIA/MH/INFRA2/537245/2025) date 18.08.2025. **(Attached as Annexure-I)**

Construction Status: 10% RCC & 90% Footing slab is completed on site., At present 110 to 120 Nos of Labors are working on site.

2. Site Photographs

- Attached as **Annexure-II**

3. Compliance with Specific Conditions of Environmental Clearance Granted:

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

Sr. No.	Specific Conditions given by SEAC to the Project	Compliance Status
1	PP to submit the storm water disposal details.	Noted and agreed with the condition.

		As suggested by Honorable Committee's, Section of Disposal Details from Internal Chamber to External Chamber and Storm layout showing Lines is attached herewith Layout for the same is submitted in 264 th SEIAA Meeting.
2	PP to ensure that, there will be smooth vehicle movement through out the project	Noted and agreed. As suggested by Honorable Committee's, Entry/Exit is Updated for Smooth Vehicle Movement through project. Layout for the same is submitted in 264 th SEIAA Meeting.
3	PP to provide electrical charging facility by providing charging point at suitable places as per Maharashtra electrical Vehicle policy 2021.	Noted and agreed. We will provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Undertaking for the same is submitted in 264 th SEIAA Meeting.
4	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled eater or tanker water for proposed construction.	Noted and agreed. We will ensure that water used for construction purpose will not be drinking water. Undertaking showing the same is submitted in 264 th SEIAA Meeting.
Sr. No.	Specific Conditions given by SEIAA to the Project	Compliance Status
1	PP has provide mandatory RG Area of 862.769m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and agreed with the condition.
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 type & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and agreed with the condition.
3.	PP to achive at Least 5% of total energy requirement from solar/other renewable sources.	Noted and will be complied.
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 and agreed with the condition.

5. SEIAA after deliberation decided to grant EC for- FSI- 48,550.80 m², non-FSI – 22,501.59 m², Total BUA – 71,052.39 m². (Plan approval No. Zone no 3-2792, Dated 03/08/2023) Noted and agreed with the condition.

4. Compliance with Conditions of Environmental Clearance Granted

Sr. No.	General Conditions of EC as Applicable for the Project	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.	Noted & Agreed with the condition. During construction phase, solid waste generated due to labors is segregated properly and disposed off by suitable disposal facility.
II	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted & Agreed with the condition. Construction waste (muck) generated is reused on site for backfilling. Any excess debris will be disposed off suitably to vendors / disposal sites as designated by the government.
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted & Agreed with the condition.. No hazardous waste will be generated during the construction phase. At the finishing stage, any waste related to Paints / Varnishes etc will be properly disposed off.
IV	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	We will comply with the condition. All the required provisions are made for drinking water and sanitary facilities for construction workers.
V	Arrangements shall be made so that wastewater and storm water do not get mix.	Noted. Separate arrangement would be made for the disposal of storm water and wastewater to avoid mixing.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted. Chemical admixtures and water reducing admixtures are used for accelerating curing time reducing water requirement of the concrete mix by about 5-10%. They also ensure more

		consistent setting time and higher strength.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted. Environmental Monitoring is being conducted regularly as per EMP. Please refer to Annexure III for monitoring reports.
VIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted. Ground water is not being used currently and will not be used in future for the project requirements.
IX	Fixtures for showers, toilet flushing, and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Noted & Agreed with the condition. This will be complied with at the finishing stage of the project.
X	The Energy Conservation Building Code shall be strictly adhered to	Noted and will be complied.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Noted & Agreed with the condition. Topsoil excavated during construction activities will be used for landscape development.
XII	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated soil shall be used primarily for backfilling, stored, and shall be used for landscape development and site leveling purposes.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted. Environmental Monitoring is being conducted on a regular basis as per the Environmental Management Plan (EMP). Samples were tested and monitoring reports are attached as Annexure III .
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.	Noted and will be complied.
XVI	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by Ministry of Road Transportation and Highways Dept. The vehicles shall be adequately covered to avoid spillage/ leakages.	Noted and agreed.
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	Noted and is being complied. No construction activity is being carried out during night-time. The same will be

	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.	followed for the complete construction phase Noise & Air monitoring is being carried out as per Environmental Management Plan (EMP). Ambient Air and Noise monitoring reports are attached as Annexure III.
XVIII	Diesel power generation sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to the rules made under the Environment (Protection) Act, 1986. The height of the stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG set. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.	Installation of DG sets will be at the finishing / occupancy stage of the project and will comply with all requirements.
XIX	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	Noted. Environmental Monitoring is carried out as per the EMP. Project Team shall ensure compliance so that surrounding areas are not disturbed.
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.	The waste shall be properly collected and segregated. Separate OWC will be provided for wet waste treatment. The manure will be used for landscaping within the premises during the finishing stage. Dry waste will be handed over to authorized vendor.
II	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016.	Noted and will be complied. E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
III	The Installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Env Dept before the project is commissioned for Operation. Discharge of the unused treated effluent, if any, should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled or reused to the maximum extent possible. Treatment of 100% greywater by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Noted and will be complied. STP shall be established as approved by EC conditions at the finishing stage of the project. The treated water from STP will be reused for flushing and gardening purpose. Excess treated water will be disposed to the municipal sewer line with the permission of municipal corporation.
IV	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to	Will be complied. As committed no occupancy will be given unless all

	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	environmental infrastructures are installed and made functional.
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.	Yes, we agree with the condition and Will be complied.
VI	Traffic congestion near the entry and exit points from the road adjoining the project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Traffic congestion is avoided by providing enough internal parking.
VII	PP to provide adequate electric charging points for electrical vehicles (EVs).	Noted & will be complied. During finishing stage. We have proposed electric charging points as per norms.
VIII	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept.	Noted. The Landscape Development for the proposed project will be provided as per norms. Native species has been proposed and planted on site.
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 is responsible for implementation of EMP.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	Noted & will be complied.
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://parivesh.nic.in	Noted and will be complied.
XII	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and condition in hard & soft copies to the MPCB & this department, on 1 ST June & 1 st December of	Noted and agreed.

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	Noted and agreed.
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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.	Noted and is being complied. Environmental Monitoring will be conducted on a regular basis as per Environmental management Plan (EMP). Ambient Air and Noise monitoring reports are attached as Annexure III .
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C. General EC Conditions

I	PP has to strictly abide by the conditions laid down by the SEAC and SEIAA	Noted and we are abiding by the SEAC and SEIAA conditions.
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II	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept before start of any construction work at site.	Noted and is being complied. Consent for Establishment" has been obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy is submitted to the Environment department. Consent to establish has been attached as Annexure IV.
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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 Environmental Clearance.	Noted and is being complied. Environmental clearance has been obtained from the Environmental Department No. EC23B038MH198838 dated 26.09.2023. Environmental clearance is enclosed as Annexure I.
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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.	Noted and complying with the condition.
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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	Noted and we will comply with the condition.
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	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 modification, other than mentioned in the EIA Notification, 2006 and its amendment, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from these submitted to SEIAA for clearance, a fresh reference shall be made to SEIAA as applicable to access the adequacy of conditions imposed and to add additional environmental protection measures required, if any	Noted and agreed with the condition. Amendment in Environmental clearance is obtained dated 18.08.2025 (EC25C3803MH5543200A (File No. - SIA/MH/INFRA2/537245/2025) due to change in Name of the commercial building to Commercial/IT/ITES project.
VII	This Environmental Clearance is issued subject to obtaining NOC from Forestry & Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry & Wildlife clearance is granted project, which will be considered separately on merit.	Noted. The Project does not require a separate Forestry & Wildlife NOC.

List of Annexures

Annexures I	Environmental clearance
Annexures II	Site Photographs
Annexures III	Monitoring reports
Annexures VI	Consent to Establish
Annexures V	Newspaper Advertisement