



Ardent Properties <ardentpropertiespvtltd@gmail.com>

Six Monthly Compliance Monitoring Report_October 2023 to March 2024_ARDENT PROPERTIES PRIVATE LIMITED

1 message

Ardent Properties <ardentpropertiespvtltd@gmail.com>

Sat, Jun 1, 2024 at 5:35 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance **letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09. 2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020** from Env. Department of Govt. of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **October 2023 to March 2024** along with a duly filled data sheet for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwada, Tal. & Dist .Thane, Maharashtra.

Thanking you,
Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

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2063K



Ardent Properties <ardentpropertiespvtltd@gmail.com>

Six Monthly Compliance Monitoring Report_October 2023 to March 2024_ARDENT PROPERTIES PRIVATE LIMITED

1 message

Ardent Properties <ardentpropertiespvtltd@gmail.com>

Sat, Jun 1, 2024 at 5:36 PM

To: rothane@mpcb.gov.in

Cc: srothane1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance **letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09. 2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020** from Env. Department of Govt. of Maharashtra.

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Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

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Ardent Properties <ardentpropertiespvtltd@gmail.com>

Six Monthly Compliance Monitoring Report_October 2023 to March 2024_ARDENT PROPERTIES PRIVATE LIMITED

1 message

Ardent Properties <ardentpropertiespvtltd@gmail.com>
To: psec.env@maharashtra.gov.in

Sat, Jun 1, 2024 at 5:37 PM

Dear Sir,

This is with reference to Environmental Clearance **letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09. 2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020** from Env. Department of Govt. of Maharashtra.

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FOR ARDENT PROPERTIES PRIVATE LIMITED**Six Monthly Compliance Monitoring Report_October 2023 to March 2024_Ardent Properties Private Limited.pdf**
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ARDENT PROPERTIES PRIVATE LIMITED

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LIMITED)

Date: 01.06.2024

To,
Ministry of Environmental Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Sub: Submission of Compliance Report for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal. & Dist .Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016.
2. Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018.
3. Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020

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This is with reference to Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016, Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018 and Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020 from Env. Department of Govt. of Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2023 to March 2024) along with duly filled data sheet.

Thanking you,
Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

Authorized Signatory



Enclosed: Copy Compliance Report for the period of from October 2023 to March 2024.

Cc:

1. Regional Office, MPCB, Thane
2. Environment Department, Mantralaya, Mumbai

ARDENT PROPERTIES PRIVATE LIMITED

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LIMITED)

Date: 01.06.2024

To,
Principal Secretary, SEIAA,
Environment Department,
Mantralaya,
Mumbai – 400032

Sub: Submission of Compliance Report for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal. & Dist .Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016.
2. Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018.
3. Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020

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Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

Authorized Signatory



Enclosed: Copy Compliance Report for the period of from October 2023 to March 2024.

Cc:

1. Regional Office, MPCB, Thane
2. Director, MoEF, Nagpur

ARDENT PROPERTIES PRIVATE LIMITED

(A Subsidiary of TATA HOUSING DEVELOPMENT COMPANY LIMITED)

Date: 01.06.2024

To,
Regional Officer,
Maharashtra Pollution Control Board,
Plot No P-30, 5th floor,
Office Complex Building
Mulund Checknaka,
Thane (W)

Sub: Submission of Compliance Report for Proposed Residential Project at Plot bearing S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal. & Dist .Thane, Maharashtra.

Ref: 1. Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016.
2. Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018.
3. Amendment in EC- SEIAA-EC-0000002186 dated 13.03.2020

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Yours faithfully,

FOR ARDENT PROPERTIES PRIVATE LIMITED

Authorized Signatory



Enclosed: Copy Compliance Report for the period of from October 2023 to March 2024.

Cc:

1. Environment Department, Mantralaya, Mumbai.
2. Director, MoEF, Nagpur

COMPLIANCE REPORT

(OCTOBER 2023 TO MARCH 2024)

For

PROPOSED RESIDENTIAL PROJECT “SEREIN”

**(ENVIRONMENTAL CLEARANCE VIDES LETTER NO. SEAC-2015/CR-135/TC-1
dt.18.07.2016)**

(AMENDMENT IN EC-SEIAA-EC-0000000410 dated 01.09.2018)

(AMENDMENT IN EC -SEIAA- EC-0000002186 dated 13.03.2020)

At

**Plot bearing S. No. 280/2B2, 281/2A/1A, and 288/2D/1B at
village Majiwade, Tal. & Dist .Thane, Maharashtra.**

Proposed By

**ARDENT PROPERTIES PRIVATE
LIMITED**

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Building Construction Project
2	Name of the Project	Residential Project "Serein"
3	Clearance letter(s)/OM and Date	Environmental Clearance Vide Letter No. SEAC-2015/CR-135/TC-1 dt.18.07.2016 Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018. Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020.
4	Location	Plot bearing S. No. 280/2B2, 281/2A/1A, 288/ 2D/ 1B at village Majiwade, Tal. & Dist .Thane, Maharashtra.
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	19°13'15.23"N 72°57'47.82"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Sandipan Ghosh TATA REALTY "E" Block, Voltas Compound, T. B. Kadam Marg, Chinchpokli, Mumbai 400 033. INDIA. Tel.: (D): +91 22 – 66614533 Email: sandipanghosh@tatarealty.in
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Total 4 nos of buildings having tenements 728 Nos, Clubhouse, shops at ground
	b) of the Environmental Management Plan	Sewage Treatment Plant of total 500 m3 capacity, Rain Water Harvesting system and Solid waste management through Mechanical Composting details of the same is attached in Annexures
7	Breakup of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area:29,600 m2
		FSI area 54,694.39 m ²
		Non FSI area 77426.97 m ²
		Total Construction 1,32,121.36 m ²

		Area	
8	Breakup of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs..1018.14Cr.	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Cost	270.7 Lakhs
		Operation & Maintenance Cost	54.3 Lakhs/Y
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No ForeAst Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.	
12	Status of construction		
	a) Date commencement (Actual and/or planned)	Construction started after receipt of EC	
	b) Date of completion (Actual and/or planned)		

13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site visited by official of MoEF, Regional Office, Nagpur on dated 09.08.2018.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	We have received Environmental Clearance Vide Letter No. SEAC-2015/CR-135/TC-1 dt.18.07.2016 and Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018. Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020 from Govt. of Maharashtra.

**PRESENT STATUS OF PROPOSED RESIDENTIAL PROJECT AT PLOT BEARING S. NO.
280/2B2, 281/2A/1A, 288/2D/1B AT VILLAGE MAJIWADE, TAL. & DIST .THANE,
MAHARASHTRA.**

Tower 1 A, Tower 1B, Tower 2, Tower 4: OC obtained

Tower 3 –1st floor level RCC work Completed.

Further we have started reinforcement and shuttering work for 2nd Floor.

Compliance to condition of Environmental Clearance letter no. SEAC-2015/CR-135/TC-1 dt.18.07.2016 and Amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018 and Amendment in EC-SEIAA-EC-0000002186 dated 13.03.2020 at Village Majiwade, Thane.

Specific Conditions:

I	PP to submit the copy of approved plan.	We have submitted the approved plan during grant of EC.
II	PP to ensure that 3mt width of 12 mt wide drive way should be made as paved RG by green pavers. Also balanced open spaces beyond drive way should also be converted into RG	We agree
III	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfillment of this condition before granting CC	Not applicable as per the final notification of the TCFS dated 14.10.2021.
IV	PP to submit CER prescribed by MoEF & CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	There is no change in the project cost as there are minor changes in project.
V	PP to ensure that CER plan gets approved from Municipal Commissioner, Thane.	CER not applicable for the project as there is no change in the project cost and there is also minor changes in the project
VI	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.	We agree
VII	SEIAA decided to grant EC for – FSI:54694.39 m2, Non-FSI: 77281.54 m2 and Total BUA:131975.93 m2 (Plan Approval no-TMC/TDD-1954, Date-19.11.2019)	Noted

General Conditions for Pre - construction phase:-

	Conditions	Compliance
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The household E-waste has been disposed through Authorized vendor as per E- waste (Management and Handling) Rules, 2016.

II	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
III	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.	The project is located outside the ESZ area of SGNP. The proposal was also considered in 137 th meeting of standing committee of NBWL held on 26 th Feb 2016. According to MoM, the proposal was recommended for NBWL clearance.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Yes we Agree
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Building plans are approved by TMC as per norms.

VI	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.	<p>Consent to establish was obtained from the Maharashtra Pollution Control Board letter no. Format.1.0/BO/CAC-cell/EIC-TN-15/CE/CAC-6351 dated 13.05.2016.</p> <p>Consent to Establish for expansion was obtained vide letter no Format 1.0/CC/UAN no. 0000095633/CE210400543 dated 09.04.2021.</p> <p>1st Consent to Operate vide letter no Format1.0//UAN No.0000137569/CO/2212000870 dated 13.12.2022.</p>
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes, We have provided all the required sanitary and hygienic measures on site like toilets and STP, safe drinking water, medical health care etc. during construction phase.
VIII	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.	Separate water connection from TMC is taken for drinking water with RO facility. Provision of toilets for labour camps has been provided. Modular STP is provided to treating waste water generated from labour camps. The treated water is being used for flushing and dust suppression measures. The solid waste generated from the labour camps is mostly household waste which is collected and disposed off in municipal bins.
IX	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.	The Solid waste is properly collected and disposed off in municipal bins during construction phase.
X	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 approval sites with the approval of competent authority.	<p>The muck is disposed with the permissions of competent authority at approved site.</p> <p>As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people.</p> <p>Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.</p>

XI	Arrangement shall be made that waste water and storm water do not get mixed.	We have made such arrangement that storm water and waste water not get mixed. Separate pipeline for SWD & waste water have been provided.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil has been reused for the development of green belt.
XIII	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.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour. No additional soil is required for levelling as we have done backfilling from the soil generated from site.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The landscape has been developed considering CPCB guidelines. We have planted 407 nos. of trees on site.
XV	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.	We have tested Soil and water samples through MoEF recognized laboratory. This project being residential project there is no possibility of Contamination of toxic and heavy metals. The copies of the reports are attached.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminant watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Such types of wastes are not anticipated in this activity. However, all possible measures were taken to avoid contamination of water bodies/streams.
XVII	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.	Hazardous waste is not anticipated during construction phase. If at all it is generated it will be handed over to authorized recyclers as per CPCB /MPCB norms applicable to hazardous waste.

XVIII	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.	DG of 750 kVA and 625 kVA of capacities has been installed on site for operational phase. DG of 62.5 kVA capacity is used for Construction Purpose only. Stack Monitoring Report is attached.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel is procured as and when required.
(XX)	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.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
(XXI)	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.	The noise levels as well as air quality was monitored from MOEF recognized laboratory. Copy of reports is attached.
(XXII)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations)	Fly ash containing bricks (AAC Type) are used for construction
(XXIII)	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Storm water drain of 600 mm wide has been provided on site.

XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water quality is not monitored as there is no source of ground water tapping.
XXVII	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.	STP has been certified by an independent expert and a report in this regard is submitted to the Ministry before the project is commissioned for operation. Sewage has been treated up to tertiary level. The treated sewage has been reused for gardening and flushing purpose. STP work is completed on site. 500KLD (Cum per day)
XXVIII	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We are not using ground water for construction purpose.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Instead of grey and black water separation, we have made the provision of STP Dual plumbing lines are used for recycling water and fresh water.
XXX	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.	Water efficient sanitary features include showers, low flush, dual cistern has been provided.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The use of glass is less than 40%

XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Noted
XXXIII	Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters systems. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.	Total 108 Nos of solar panel installed on site
XXXIV	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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We have provided the enclosed type DG sets for common area like Staircase lift lobby, water and Sewage Pumps, STP, OG tanks etc.
XXXV	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.	The noise levels are monitored regularly from MoEF recognized laboratory Noise Monitoring report is attached

XXXVI	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.	Site is accessible by Pokharan Road no 2. In project layout proper 6m and 9 m driveway have been provided. We have been provided the parking as per the local authority norms for completed buildings .
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Opaque wall is not provided as it was not considered while designing the project.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation	The Buildings have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation to the premises.
XXXIX	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.	The Regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
XL	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.	We have obtained Environmental Clearance Vide Letter No.SEAC-2015/CR-135/TC-1 dt.18.07.2016 and amendment in EC-SEIAA-EC-0000000410 dated 01.09.2018 and further Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020.from Govt. of Maharashtra.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	We have submitted six monthly compliance reports to Regional office Nagpur, Environment Department, Mantralaya and Regional office MPCB.

XLII	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 be obtained.	STP, green belt, MSW facilities has been developed.
XLIII	Wet garbage 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. Local authority should ensure this.	Wet garbage is treated by Organic Waste Converter and treated waste (manure) is utilized in the existing premises for gardening. And, no wet garbage is being disposed outside the existing premises.
XLIV	Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB.	Noted. STP, green belt, MSW facilities has been developed.
XLV	A complete set of all the documents submitted to Department should be forwarded to the MPCB.	We have submitted all the project details and plans to MPCB while applying to Consent to Established and accordingly MPCB has granted us Consent for establish vide letter no. Format.1.0/BO/CAC-cell/EIC-TN-15/CE/CAC-6351 dated 13.05.2016. Consent to establish for expansion is obtained vide letter no Format 1.0/CC/UAN no. 0000095633/CE210400543 dated 09.04.2021. 1 st Consent to Operate vide letter no Format1.0//UAN No.0000137569/CO/2212000870 dated 13.12.2022.

XLVI	In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Department.	We have received the amended EC vide letter no SEIAA-EC-0000000410 dated 01.09.2018 and further Amendment in EC -SEIAA- EC-0000002186 dated 13.03.2020 from Govt. of Maharashtra.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Separate funds have been allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is as given in Annexure.
XLVIII	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 and year-wise expenditure should reported to the MPCB & this department.	Separate funds have been allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is as given in Annexure.
XLIX	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://envis.maharashtra.gov.in	The advertisement was given in two local newspapers and the same is attached as annexure.
L	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 1 st June & 1 st December of each calendar year.	We have submitted the compliance report to the MoEF, MPCB and Environmental Department Mantralaya.
LI	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 copy of clearance letter is submitted to municipal corporation.

LII	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 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.	Noted.
LIII	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.	We have submitted herewith Compliance monitoring reports to MoEF, Nagpur and MPCB.
LIV	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 Officers of MoEF by e-mail.	Noted.

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.	Noted
5.	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We Agree
6	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.	We Agree
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF & CC Notification dated 29 th April, 2015.	Noted
8	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	NA

9	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.	We Agree
10	Any appeal against this environmental 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.	Noted

Annexure – I

PROJECT DETAILS

Name of project : Environment Clearance for Proposed Amendment & Expansion of Residential Project at S. No. 280/2B2, 281/2A/1A, 288/2D/1B at village Majiwade, Tal & Dist Thane. Maharashtra

Name of Developer Ardent Properties Pvt. Ltd.

Area Statement:

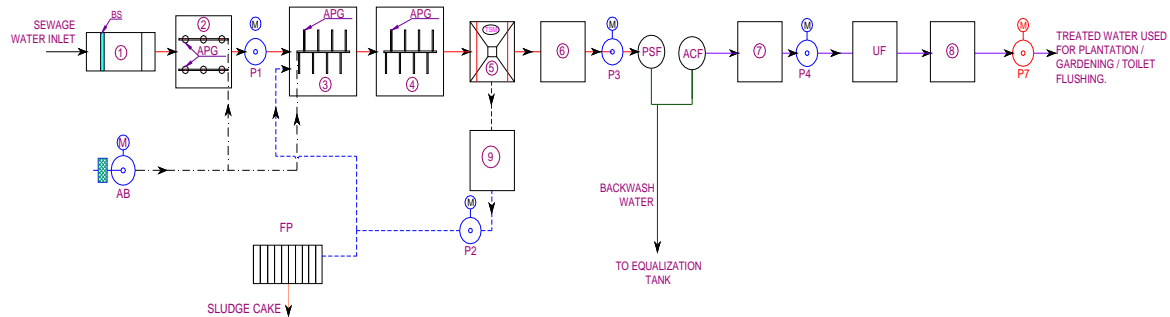
Sr. No.	Details	Area (m2)
1.	Total Plot Area	29,600
2.	F.S.I. Area	54,694.39
3.	Non F.S.I. Area	77,426.97
4.	Total Construction Area	1,32,121.36

Annexure – II

SOLID WASTE MANAGEMENT PLAN

- Wet Garbage: 1104 kg/day.
- Dry Garbage: 737 kg/day.
- The biodegradable and non-biodegradable waste is segregated at source of waste generation. Then non- biodegradable waste is separately disposed in municipal waste disposal system.
- Biodegradable garbage is composted using mechanical composting
- Dry garbage is segregated & disposed off to recyclers

SEWAGE TREATMENT PLANT



	PROCESS UNT
Sr. No.	PARTS NAME
1.	Screen Chamber cum Oil & Grease Chamber
2.	Equalization tank
3.	MBBR 1 tank
4.	MBBR 2 tank
5.	Tube settler
6.	Supernatant Tank
7.	UF Feed Tank
8.	Treated Water Tank
9.	Sludge Sump

ANNEXURE IV

WATER BUDGET

Particulars	No of Flats /rooms /Cars	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Residential							
Flats	728	5	3,640	90	45	135	491
Shops	68.63 m2	1person/10 m2	7	25	20	45	0.3
Club house & maintenance staff			100	15	30	45	5
Total (A)	728		3,747				496
Swimming pool make up (B)							8
Total (A+B)							504
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			463
Sludge						1 % of Sewage Generation	5
Recycling for Flushing							
Residential							
Flats	709	5	3,640		45	45	164
Shops	68.63 m2	1person/10 m2	7		20	20	0.1
Club house & maintenance staff			100		30	30	3
Total	709		3,747				167
Gardening	6103					5 l/m2	31
Excess Treated Water to Municipal Sewer							260

ANNEXURE V
ENVIRONMENTAL MANAGEMENT PLAN
DURING CONSTRUCTION PHASE

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
CONSTRUCTION PHASE					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipment's	Impacts are temporary during construction phase. Impacts will be confined to short distances, as coarse particles will settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well-maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.
3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labour will be employed to reduce size of labour camps. No perennial surface water resource adjacent to site. No excavation work will be done.

4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps will be collected and composted on site. Non compostable waste will be transported to landfill site. Topsoil will be conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts will be compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE VI

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	105.0	20	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar Hot water and Solar Street Light	40	2.0	Quarterly
Rainwater harvesting	24.0	1.0	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Solid Waste Composting plant	48.0	19.2	Continuous O & M Environment Monitoring: Monthly to assess the compost quality
Landscape	53.7	8.1	Daily
Environmental Monitoring		4	As per the CPCB guidelines through MoEF Approved laboratories
Total Cost	270.7	54.3	

Site Photographs

T1A



T1B



T4



T2





OWC Unit



SWD



NTA – SWD



STP installation completed



Solar panel installation



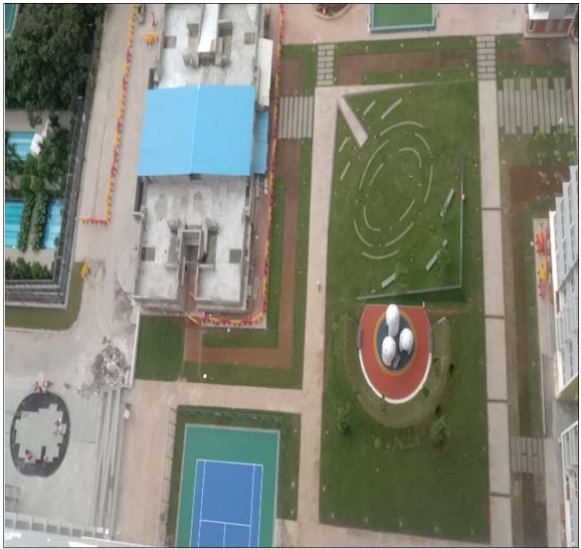
LGF level -SWD



Podium level – Landscape



Podium level – Landscape



Podium level – Tennis court



Podium level- Swimming pool



SWIMMING POOL



Landscape



Podium level- Amenities area – Creche



Podium level- Indoor Game



LGF level – Hardscape



UGF level - Hardscape



Parking level – Signages



Parking level – services





Netel (India) Limited

ANALYSIS REPORT FOR AMBIENT AIR SURVEILLANCE

Name of the Client: M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Report Date:	18.01.2024
	Report No:	NIL/OT/01/24/069
	Reference:	Verbal
	Date of Sampling:	13.01.2024
	Period of Sampling Analysis:	15.01.2024
	Duration of Monitoring:	8 Hours
	Sampling Location:	Near Site office
Sampling Done by:	Pristine consultants, Thane	
Sampling Procedure:	As per the Method Reference	
Temperature: 32.0°C	Relative Humidity: 78 %	

RESULTS

Parameters	Result	Units	NAAQS Limits	Method
Particulate Matter (PM ₁₀)	78.2	µg/m ³	100.00	IS 5182 Part 23, reaffirmed: 2017
Particulate Matter (PM _{2.5})	36.7	µg/m ³	60.00	Lab SOP No. NIL/AIR SOP/03, Issue No:1, Dated: 01:10:2014 Based on CPCB Guideline Volume-1, 2011
Sulphur Dioxide (SO ₂)	26.3	µg/m ³	80.00	IS 5182 Part 2: 2001RA 2017
Nitrogen Dioxide (NO _x)	40.2	µg/m ³	80.00	IS 5182 Part: 2006RA 2017
Carbon Monoxide (CO)	0.24	mg/m ³	4.00	IS 5182 Part 10, Method 4: 1999 RA 2014

For NETEL (INDIA) LIMITED

Skere

Lab Incharge



MoEF Recognized Laboratory





Netel (India) Limited

ANALYSIS REPORT FOR AMBIENT NOISE

Name of the Client M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Report No.:	NIL/OT/01/24/073
	Report Date:	18.01.2024
	Reference:	Verbal
	Date of Monitoring:	13.01.2024
	Sample Details:	Ambient Noise
Sampling Done by:	Pristine consultants, Thane	
Sampling Procedure:	As per Reference Method	

RESULTS

Sr. No.	Location	Result dB(A) Day	Result dB(A) Night	Ambient Noise Standards in dB(A)	Method
1	Office	56.1	43.8	55*/45*	IS 9876:1981 & Manufacturer Manual, WI/S/5/35&36, Issue no. 3, Issue date 10.04.2014
2	Gate No-1	59.1	44.4		
3	Labour Camp	53.7	44.1		
4	Gate No-2	54.1	44.3		
5	Garden Enclave side	52.5	40.2		
6	Tower Area	54.1	43.8		
7	Office Entry	54.2	44.6		

Remark:

Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)

**As per Code of practice for Controlling Noise prescribed by Noise Pollution Committee from Sources other than Industries and Automobiles, the maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas. <http://envfor.nic.in/citizen/specinfo/noise.html>*

For NETEL (INDIA) LIMITED

S. S. Kere
Lab Incharge



MoEF Recognized Laboratory

A Neterwala Group Company

CIN : U74999MH2003PLC142228

Office & Laboratory : W-408, Rabale MIDC, TTC Industrial Area, Navi Mumbai -400 701.
Phone : 72080976 92 / 93 / 94 / 95 • Website : www.netel-india.com • E-mail : ems@netel-india.com
Registered office : Liberty Building, 3rd Floor, Sir Vithaldas Thackersey Marg, (New Marine Lines), Mumbai - 400 020.





Netel (India) Limited

ANALYSIS REPORT FOR WATER SAMPLE

Name of the Client M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Report No.	NIL/OT/01/24/071
	Report Date	18.01.2024
	Reference:	Verbal
	Date of Sampling	13.01.2024
	Period of Analysis	15.01.2024
	Test Location	TMC Water
Sampling Done by:	Pristine consultants, Thane	
Sampling Procedure:	As per the Reference method	

WATER SAMPLE RESULT

Sr. No.	Parameter	Result	Unit	IS desirable Limit (As per IS 10500:2012)	Method
1	Colour	Colourless	Hazon	--	IS 3025 (Part 4)
2	pH	7.2	--	6.5 to 8.5	IS 3025(Part 11): 1983, Reaffirmed 2006
3	Total suspended Solids	48	mg/lit	--	IS 3025(Part 17): 1984, Reaffirmed 2006, Amds.1
4	Total Dissolved Solids	70.5	mg/lit	<500	IS 3025 (Part 16): 1984, Reaffirmed 2006, Ed. 2.1 (1999-12)
5	Total Hardness	58.4	mg/lit	<200.	IS 3025 (Part 21): 1983, Reaffirmed 2006
6	Total Alkalinity	38.7	mg/lit	<200	IS 3025(Part 23): 1986, Reaffirmed 2009
7	Sulphate	BDL	mg/lit	<200	IS 3025(Part 24): 1986, Reaffirmed 2009,
8	Chloride	10.4	mg/lit	<250	IS 3025(Part 32): 1988, Reaffirmed 2009
9	Calcium Hardness	20.7	mg/lit	75 - 200	IS 3025(Part 40)
10	Magnesium Hardness	6.4	mg/lit	30	IS 3025(Part 21):2009
11	Fluoride	BDL	mg/lit	1.0	APHA, 22 nd Ed., 2012, 4500 - F-D, 4-87
12	Nitrate	BDL	mg/lit	45	APHA. 22 nd Ed., 2012, 4500-NO3, B-4-122
13	Conductivity	68	μS/cm	NS	APHA. 22 nd Ed., 2012, 2510-B, 2-54
14	Turbidity	< 1	NTU	<5.0	IS 3025 (Part 10): 1984, Reaffirmed 2006
15	Iron as Fe	BDL	mg/lit	<0.3	IS 3025(Part 2): 2004
16	Sodium	BDL	mg/lit	70	IS 3025(Part 45):1993, RA 2014, APHA 3111 B, 23 rd Edition 2017 Air-Acetylene flame AAS method
17	Total Coliform	ABSENT	MPN/100ml	ABSENT	APHA, 22 nd Ed., 2012, 9221-B, 9-66

BDL : Below Detectable Limit.

Remark: The above Water sample is chemically & bacteriologically potable with respect to above parameters. Test results related only to the sample tested.

For **NETEL (INDIA) LIMITED**

S. S. Kete
Lab Incharge

A Neterwala Group Company

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Netel (India) Limited

ANALYSIS REPORT FOR SOIL SAMPLE

Name of the Client M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Report No.	NIL/OT/01/24/072
	Report Date	18.01.2024
	Reference:	Verbal
	Date of Sampling	13.01.2024
	Period of Analysis	15.01.2024
	Test Location	Soil Sample
Sampling Done by:	Pristine consultants, Thane	
Sampling Procedure:	As per the Reference method	

RESULT

Sr. No.	Parameters	Project Site	Unit	Method
1	pH (1:5 Suspension)	7.88	--	IS: 2720 (Part 26) :1987 RA 2002
2	Electrical Conductivity	5.2	Mmhos/cm	IS: 14767: 2000
3	Phosphate as PO ₄	61.2	mg/Kg	APHA 4500-P© 23rd ed.2017
4	Potassium as K	55.6	mg/Kg	Lab SOP No. NIL/SOP/10 Issue No:01, Dated:01/07/2014 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI, 2011
5	Iron as Fe	62.3	mg/Kg	EPA 3050 B : 1996 Air-Acetylene flameAAS Method
6	Chromium as Cr ⁺⁶	BDL(DL:5)	mg/Kg	EPA 3050 B : 1996 Air-Acetylene flameAAS Method
7	Zinc as Zn	BDL(DL:2.5)	mg/Kg	EPA 3050 B: 1996 Air-Acetylene flameAAS,
8	Cation Exchange Capacity	24.5	meq/100 gm	Lab SOP No. NIL/SOP/07 Issue No:01, Dated:01/07/2014 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI, 2011

BDL: Below Detectable Limit. **DL:** Detectable Limit

Remark: Test results related only to the sample tested.

For **NETEL (INDIA) LIMITED**

Sicere
Lab Incharge



MoEF Recognized Laboratory





Netel (India) Limited

ANALYSIS REPORT FOR DG NOISE

Name of the Client M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Report No.	NIL/OT/01/24/073
	Report Date	18.01.2024
	Reference:	Verbal
	Date of Sampling	13.01.2024
	Date of Analysis	15.01.2024
	Sample Details	DG Set Noise Level
Sampling Done by	Pristine consultants, Thane	
Sampling Procedure:	IS 9876:1981 & Manufacturer Manual, WI/S/5/35&36, Issue no. 3, Issue date 10.04.2014	
Instrumentation Details:		

RESULT

Sr. No.	Location	Result dB(A) Day	DG Noise Standards in dB(A)
1	DG Set (62.5 kVA)	73.8	75

For NETEL (INDIA) LIMITED

Lab Incharge



MoEF Recognized Laboratory





Netel (India) Limited

SOURCE EMISSION MONITORING REPORT

Name of the Client M/s. Ardent Properties Private Limited Residential project "SEREIN" at village Majiwade, Tal. & Dist. Thane, Maharashtra.	Report No.:	NIL/OT/01/24/074
	Report Date:	18.01.2024
	Reference:	Verbal
	Date of Sampling:	13.01.2024
	Date of Sampling Analysis:	15.01.2024
	Test Location:	DG Set (62.5 KVA)
Sampling Done by:	Pristine Consultants, Thane	
Sampling procedure:	Indian Standard method for measurement of emissions from stationary sources, 11255 (Part 1 & 2)	

RESULTS

Sr. No.	Description	Result	UNIT	MPCB Limit
1.	Diameter of Stack	0.05	Mtr	-
2.	Height of stack from GL	3.5	Mtr	
3.	Type of stack	MS	-	
4.	Fuel gas temperature	78	⁰ C	
5.	Fuel gas Velocity	12.6	m/s	
6.	Fuel Gas Volumetric Flow	88.68	m ³ /hr	
7.	Dust Concentration (TPM)	32.4	mg/Nm ³	≤ 150
8.	Sulphur Dioxide (SO ₂)	0.64	Kg/day	N.S.
<p>➤ All above results are well within the MPCB Limit</p> <p>➤ N.S.: Not Specified</p> <p>➤ The above results relate only to the item tested</p>				

For NETEL (INDIA) LIMITED

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Lab Incharge



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