



Neelkanth Palm Realty <neelkanthpalm2022@gmail.com>

Submission of Six Monthly Compliance Monitoring Report_(October 2025 to March 2026) Neelkanth Palm Realty

1 message

Neelkanth Palm Realty <neelkanthpalm2022@gmail.com>
To: EC Compliance Maharashtra <eccompliance-mh@gov.in>
Bcc: pristineconsultants@gmail.com

10 August 2026 at 12:26

Dear Sir,

This is with reference to Environmental Clearance letter no. **F. No. 21-425/2006-IA-III dt. 28.11.2006** from MoEF & CC Delhi and Amendment and expansion in EC letter - File No. **SIA/MH/INFRA2/408103/ 2022 dt. 25.08.2023** from Department of Govt. of Maharashtra.

Enclosed herewith Environment Monitoring and Six Monthly Compliance Report for the period of **October 2025 to March 2026** for Proposed Residential Project at Majiwade, Thane (W) by **Neelkanth Palms Realty** .

Regards ,
Neelkanth Palm Realty.



Compliance Report _Neelkanth Palm _Compliance Report-October 2025 to March 2026.pdf
4215K



Neelkanth Palm Realty <neelkanthpalm2022@gmail.com>

Submission of Six Monthly Compliance Monitoring Report_(October 2025 to March 2026) Neelkanth Palm Realty

1 message

Neelkanth Palm Realty <neelkanthpalm2022@gmail.com>

10 August 2026 at 12:28

To: rothane@mpcb.gov.in

Cc: srothane1@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance letter no. **F. No. 21-425/2006-IA-III dt. 28.11.2006** from MoEF & CC Delhi and Amendment and expansion in EC letter - File No. **SIA/MH/INFRA2/408103/ 2022 dt. 25.08.2023** from Department of Govt. of Maharashtra.

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Neelkanth Palm Realty.**Compliance Report _Neelkanth Palm _Compliance Report-October 2025 to March 2026.pdf**
4214K



Neelkanth Palm Realty <neelkanthpalm2022@gmail.com>

Submission of Six Monthly Compliance Monitoring Report_(October 2025 to March 2026) Neelkanth Palm Realty

1 message

Neelkanth Palm Realty <neelkanthpalm2022@gmail.com>
To: psec.env@maharashtra.gov.in

10 August 2026 at 12:29

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This is with reference to Environmental Clearance letter no. **F. No. 21-425/2006-IA-III dt. 28.11.2006** from MoEF & CC Delhi and Amendment and expansion in EC letter - File No. **SIA/MH/INFRA2/408103/ 2022 dt. 25.08.2023** from Department of Govt. of Maharashtra.

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**Compliance Report _Neelkanth Palm _Compliance Report-October 2025 to March 2026.pdf**
4216K

NEELKANTH PALM REALTY

309, SAI INFOTECH, R B MEHTA ROAD, GHATKOPAR(E), MUMBAI 400077

Date: 03.08.2026

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 from October 2025 to March 2026 for Residential Project at Majiwade, Thane (W) by **Neelkanth Palms Realty.**

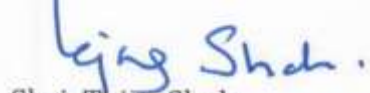
Ref: 1. Environmental Clearance letter No. F. No. 21-425/2006-IA-III dt. 28.11.2006;
SEIAA Clarification dt. 04.10.2012
2. Amendment and expansion in EC letter - File No. SIA/MH/INFRA2/408103/ 2022 dt. 25.08.2023

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We are enclosing here with the detailed Compliance report (from October 2025 to March 2026) along with duly filled data sheet.

Thanking you,
Yours faithfully,
For Neelkanth Palm Realty


Shri. Tejas Shah
Partner



Enclosed: Copy of Compliance Report for the period of October 2025 to March 2026.

Cc:

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

NEELKANTH PALM REALTY

309, SAI INFOTECH, R B MEHTA ROAD, GHATKOPAR(E), MUMBAI 400077

Date: 03.08.2026

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

Sub: Submission of Compliance Report from October 2025 to March 2026 for Residential Project at Majiwade, Thane (W) by **Neelkanth Palms Realty**.

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

NEELKANTH PALM REALTY

309, SAI INFOTECH, R B MEHTA ROAD, GHATKOPAR(E), MUMBAI 400077

Date: 03.08.2026

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 from October 2025 to March 2026 for Residential Project at Majiwade, Thane (W) by **Neelkanth Palms Realty**.

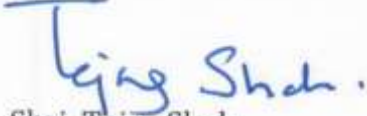
Ref: 1. Environmental Clearance letter No. F. No. 21-425/2006-IA-III dt. 28.11.2006; SEIAA Clarification dt. 04.10.2012
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For Neelkanth Palm Realty


Shri. Tejas Shah
Partner



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Cc:

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

COMPLIANCE REPORT

(OCTOBER 2025 TO MARCH 2026)

For

AMENDMENT & EXPANSION IN EC FOR RESIDENTIAL PROJECT

**(Obtained EC from MoEF&CC, Delhi vide letter F. No. 21-425/2006-IA-III dt. 28.11.2006;
(Amendment in EC received vide File No. SIA/MH/INFRA2/408103/2022 dt. 25.08.2023)**

At

Plot bearing at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4,
148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4,
151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village
Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra.

Proposed By

NEELKANTH PALM REALTY

Project Details

Sr. No.	Particulars	Details
1	Project type: River-valley/mining/Industry/Thermal/Nuclear/other(specify)	Construction Project
2	Name of the Project	Proposed Amendment & Expansion in EC for Residential Project.
3	Clearance letter(s)/OM and Date	Environmental Clearance letter No. F. No. 21-425/2006-IA-III dt. 28.11.2006 Amendment and expansion in EC letter - SIA/MH/INFRA2/408103/ 2022 dt. 25.08.2023.
4	Location	Plot bearing S. No.: 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B at village Majiwade, Tal. & Dist.: Thane, Maharashtra.
	a) District(s)	Thane
	b) State(s)	Maharashtra
	c) Latitude/Longitude	19°13'12.45"N 72°58'31.70"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Shri. Tejas Shah NEELKANTH PALM REALTY 309, Sai Infotech, R B Mehta Road, Ghatkopar (East), Mumbai 400077. Tel: 9819100077 Email: tejasshah81@hotmail.com
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Flats: 939Nos (Existing:788, Proposed: 151)
	b) of the Environmental Management Plan	Sewage Treatment Plant of 600 KLD, 2 Recharge wells are provided for existing buildings and 1 RWH Tank of 25 KL for Wing C is proposed and Biodegradable waste will be composted by mechanical composting Unit. Details of the same is given in Annexure.

7	Breakup of the project area		
	a) submergence area: forest & non-forest	NA	
	b) Others	Total Plot area: 43,336.32 m ²	
		FSI Area	70,552.03 m ²
		Non -FSI Area	55,179.51 m ²
		Total Construction Area	1,25,731.54 m ²
8	Break up 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. 209 Cr. (Including expansion cost of Rs. 89.50 Cr)	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost	296 Lakhs
		Operation & Maintenance Cost	32 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 Forest 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)	
	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 at dt. 27.05.2023
	b) Date of site visit for this monitoring report	27.05.2023
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)	Environmental Clearance letter No. F. No. 21-425/2006-IA-III dt. 28.11.2006 Amendment and expansion in EC letter - File No. SIA/MH/INFRA2/408103/ 2022 dt. 25.08.2023

Present Status Residential Project at Thane, Maharashtra.**SITE STATUS**

Bldg. Name	Configuration	Current Work status up to March 2026
Phase I_ Classique Wing A	St + 16 floors	No Change Constructed and Occupied OC dated 14.09.2007
Wing B	St + 15 floors	
Wing C	St + 14 floors	
Phase -II_ Krishna Wing A	LG + UG + St /P + 27 Floors	Constructed and Occupied OC dated 16.09.2017
Wing B	B + UG + St /P + 28 Floors	Constructed and Occupied OC dated 21.12.2019
Wing C	LG/B+ UG +1 st – 9 th POD. + Serv Flr+ Recre Flr+1 st – 19 th RESI. + 20 th Recre +21 st – 41 st RESI.	LG/B+G+1st to 9th Podium+1st to 18 upper floors are completed.
Phase -III_ Royale Wing A	LG+UG + 21 Floors	No Change Constructed and Occupied OC dated 03.02.2010
Wing B	LG+UG + 19 Floors	
Wing C	LG+UG + 17 Floors	
Club House	Lower floor + upper floor	

**Compliance to Amendment in Environmental Clearance Letter No. -
SIA/MH/INFRA2/408103/2022, dt. 25.08.2023 at Thane, Maharashtra.**

Sr. NO	SEAC CONDITIONS	
	Conditions	Compliance
1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	The Plan is approved from TMC vide No. TMC/TDD-29/3852 dated 21.12.2022 Copy of the same was submitted during the meeting.
2.	PP to submit following NOCs & remarks as per amended plan: a) Water Connection; b) Sewer Connection; c) Storm Water Drain Remarks; d) Tree NOC	We have received Water NOC, Tree NOC, Sewerage NOC and SWD remarks from Thane Municipal Corporation. Copies of the same were already submitted during Meeting.
3.	PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur	We have received the CCR from MoEF Nagpur Vide letter No F. No. EC-2099 /RON/2022-NGP dated 03.07.2023 and same has been submitted during meeting.
4.	PP to submit architect certificate mentioning that they had not violated any provision of EIA Notification, 2006 amended thereafter time to time.	Architect Certificate mentioning that they had not violated any provision of EIA Notification, 2006 amended thereafter time to time was submitted during the meeting .
5.	PP to reduce discharge of treated water up to 35%. PP to submit registered undertaking from local tanker supplier regarding use of excess treated water.	We have reduced discharge of treated water upto 35% by giving water to Amenity Plot adjacent to our plot.
6.	PP to submit audit report of existing STP and OWC.	Audit report of existing STP and OWC was submitted to authority at the time of meeting.
7.	PP to submit architect certificate that RG area is provided as mentioned in earlier EC & latest order of apex court with respect to RG area is not applicable to the project.	The architect certificate was submitted at the time of meeting.
8.	PP to submit cross section of UGT showing access / entry of the UGTs for maintenance.	The revised drawing of UGT was submitted during meeting.
B.	SEIAA CONDITIONS:	

1.	PP has provided mandatory RG area of 3102 m ² on mother earth. Local planning authority to ensure the compliance of the same	We agree
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.	We agree
3.	PP to achieve at least 5% of total energy requirement from solar / other renewable sources.	We will achieve the 7% of total energy saving through renewable source.
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	We agree
5.	SEIAA after deliberation decided to grant EC for FSI – 69,805.59 m ² , non FSI – 55,188.57 m ² , Total BUA – 1,24,994.16 m ² (Plan approval No. – TMC/TDD-29/3852, dated 21.12.2022) (FSI restricted as per approval)	We agree
GENERAL CONDITIONS:		
A)	CONSTRUCTION PHASE:-	
i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste has been properly collected and segregated. Dry solid waste will be given to recyclers.
(ii)	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	The construction waste has been disposed as per TMC guidelines. All safety precautions will be taken on the site. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures has been taken.

(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.	Project being residential estate, no hazardous waste is generated during construction and operational 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.	Adequate drinking water and sanitary facilities are provided to workers. The waste generated from the labour is mostly household waste, which is collected and disposed in Existing OWC in the premises.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines have been separately provided on site. This arrangement is ensure that storm water and sewage will not mix.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC.
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	We are not using the ground water during construction as well as operational phase.
(viii)	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	We are not using ground water in the project.
(ix)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water efficient sanitary features include showers, low flush, dual cistern has been provided.
(x)	The Energy Conservation Building code shall be strictly adhered to.	Noted
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The top layer of soil has been stored and reused for the development of green belt.

(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.	No additional soil is required for leveling. Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.
(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.	We have tested Soil and drinking water samples through MoEF recognized laboratory. Copy of the monitoring report is attached.
(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
(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 D. G. set is of enclosed type as per CPCB norms. DG is used for the emergency case only. 1350 kVA capacity of the DG provided on site for completed buildings
(xvi)	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Regular maintenance of construction vehicles has been carried out to keep them in good condition. The vehicles having PUC certificate has been used for bring construction waste. Adequate parking space has been made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
(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, so as to conform to the stipulated standards by CPCB/ MPCB.	The noise levels as well as air pollution has been monitored regularly from MoEF recognized laboratory. Copy of the report is attached as Annexure.

(xviii)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	The DG sets has been provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986.
(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.	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
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 solid waste has been collected and segregated. Wet waste has been disposed by mechanical composting unit and treated waste used as manure. Dry waste has been handed over to the local vendor.
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E- waste has been handled as per the E-waste (Management and Handling) Rules, 2016.

(iii)	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.	According to the MPCB norms a sewage treatment plant has been provided to treat the sewage generated during operational phase. Sewage has been treated up to tertiary level. The treated sewage reused for gardening and flushing purpose. 485 KLD capacity of the STP provided on site.
(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.	STP, MSW disposal, Green belt facility will be provided before the OC for proposed building
(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.
(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.	Site is accessible by 20 m wide DP Road which is directly connected to 60 m wide Ghodbunder Road Kapurbavadi Metro Station is at 0.24 km from project site

(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	We agree. We have provide the EV Charging points for electrical vehicle.
(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.	The landscape has been developed considering CPCB guidelines including selection of plant species. The tree species which planted is of local variety.
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	At present project head himself is managing environment issues. However, the Cell has been formed.
x)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	The funds for implementation of environmental protection measures / EMP has been provided as per planned requirement.
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	The advertisement was given in two local newspapers The Free Press Journal and Navshakati dated 05.09.2023.
(xii)	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

(xiii)	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.	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data. https://neelkantpalmrealty.com/ The monitoring Reports along with compliance report are sent to Environmental Department Mantralaya Mumbai, Regional office, MPCB, and MoEF office Nagpur.
C)	GENERAL EC CONDITIONS:	
I	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We shall abide by the conditions stipulated by SEAC & SEIAA
II	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent for Establish was obtained from the Maharashtra State Pollution Control Board letter no. 1. BO/RO (P & P)/606 dated 18.06.2006. 2. Format 1.0/JD (WPC) / UAN No. 0000179468/ CE/ 2312000440 Dt: 05.12.2023
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
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.	The monitoring Reports along with compliance report are sent to Regional office, MoEF Nagpur, Environment Department Mumbai and RO MPCB.

V	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities
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.	NA

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.	We understand the issue and shall be abided accordingly.
5	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We agree
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted

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

PROJECT DETAILS

Name of the project Amendment and Expansion in EC for Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra

Name of the Developers Neelkanth Palm Realty

Project Details:

Sr. No.	Description	Area m²
1.	Plot Area	43,336.32
2.	FSI Area	70,552.03
3.	Non FSI Area	55,179.51
4.	Total Construction Area	1,25,731.54

ANNEXURE II

WATER BUDGET

Water Demand	Quantity	Unit
Total Water requirement	651	m ³ /day
Sewage generation	564	m ³ /day
STP capacity	600	m ³ /day
Treated water is recycled, flushing and nearby construction	211	m ³ /day

Particulars	No of Flats /rooms	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Existing Buildings							
Classique	204	5	1,020	90	45	135	138
Royal	296	5	1,480	90	45	135	200
Krishna (Wing A & B)	288	5	1,440	90	45	135	194
Proposed Building							
Krishna (Wing C)	151	5	755	90	45	135	102
Total	939		4,695				634
Sewage Generation				80% of Domestic + 100% of Flushing			549
Sludge Generated				1% of Sewage Generation			5
Recycling for flushing							
Existing Buildings							
Classique	204	5	1,020		45	45	46
Royal	296	5	1,480		45	45	67
Krishna (Wing A & B)	288	5	1,440		45	45	65
Proposed Building							
Krishna (Wing C)	151	5	755		45	45	34
Total water to flushing	939		4,695				211
RG within premises	7762.4				5 l/m ²		39
Excess treated water to Amenity plot	9200				7 l/m ²		65
Total Water for recycling							315
Excess Treated Sewage to Municipal sewer							229

ANNEXURE – III

SOLID WASTE MANAGEMENT PLAN

- Total Solid waste: 2,892 kg/day.
- Wet Garbage: 1735 kg/day.
- Dry Garbage: 1157 kg/day.
- E- Waste: 15 tons/yr
- STP Sludge :6 KLD

- The biodegradable and non-biodegradable waste has been segregated at source of waste generation. Then Non- biodegradable waste has been separately disposed in municipal waste disposal system.
- Biodegradable garbage has been composted using Mechanical Composting Technology and used as Organic manure for landscaping. Excess manure will be given to nearby nurseries, Garden free of cost.

- E-waste (15 ton/year) will be collected and stored in a secured manner (demarcated area) that no damage will caused to the environment during storage and transportation of E-waste till it is sent to authorized dismantler or recycler.

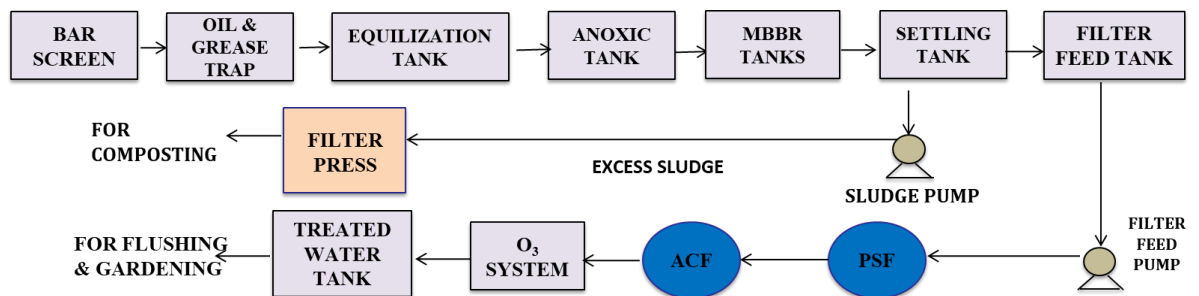
ANNEXURE IV

SEWAGE TREATMENT PLANT

SEWAGE TREATMENT PLANT DETAILS:

Generated sewage will be treated in to the sewage treatment plant of total capacity 600 KLD.

- **Sewage Generation:** 564 KLD
- **STP Capacity** : 600 KLD
- **Technology Used** : MBBR Technology



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 are confined to short distances, as coarse particles are 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.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris.	Reutilization and recycling of construction debris Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts are compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

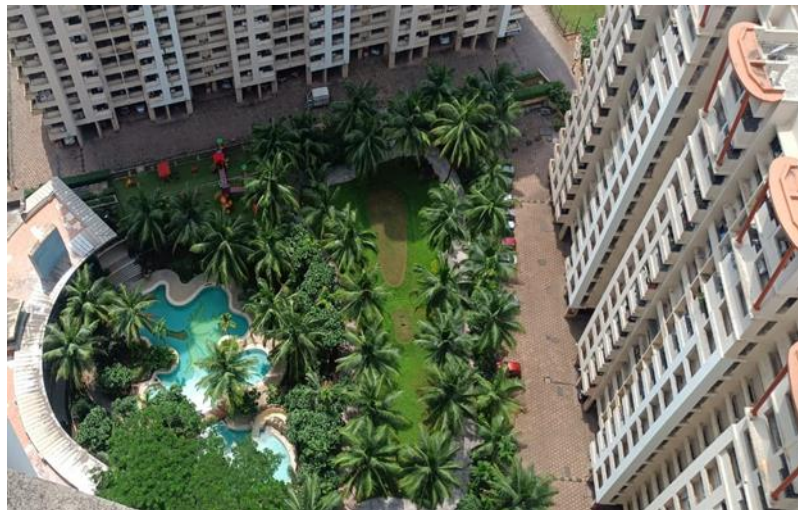
ANNEXURE VII**EMP COST**

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	29	7	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar Hot water	16	0.8	Quarterly
Rainwater harvesting	6	0.3	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Solid waste management	12	5	Continuous O & M
Landscape	5	1	Daily
Environmental Monitoring	-	4	As per the CPCB guidelines through MoEF Approved laboratories
DMP Costing	229	14	Quarterly
Total	296	32	

**ANNEXURE VIII
SITE PHOTOGRAPHS**



Wing C



Fully Developed RG

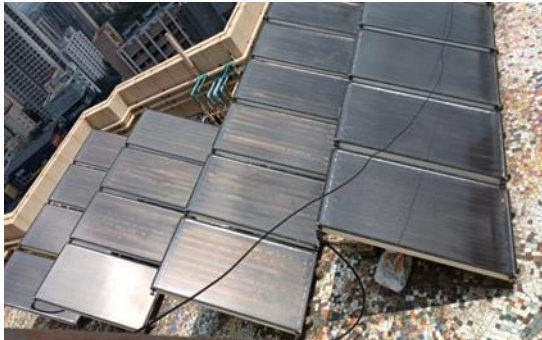
STP EXISTING 485 KLD



OWC MACHINE ON SITE



**SOLAR HOT WATER PANELS
FOR EXISTING BLDG**



**SOLAR HOT WATER PANELS
FOR EXISTING BLDG**



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: -	GESEC/PRO/AAQM/2025-26/01/1154
Sample ID: -	GESEC/PRO/AAQM/2025-26/01/1154

Report Date	09.01.2026
--------------------	------------

Name & Address of the Customer
NEELKANTH PALM REALTY

Proposed Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra

AMBIENT AIR SAMPLE DETAILS

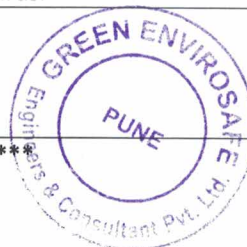
Type	Sampling Location	Sampling done by	Sampling Time (Total Hrs)
Ambient Air	Project Site	Pristine Consultants	8 Hrs.

Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date
02.01.2026	03.01.2026	03.01.2026	08.01.2026

Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I, 36/2012-13, Page no. 11	µg/m ³	≤ 100	73.6
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I, 36/2012-13, Page no. 15	µg/m ³	≤ 60	30.4
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 01	µg/m ³	≤ 80	26.8
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 07	µg/m ³	≤ 80	40.4

Remark-

➤ All above results are within National Ambient Air Quality standards.



Vinod Hande
Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By

END OF REPORT

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- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026

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TEST REPORT			
Test Report No: -	GESEC/PRO/ANLM/2025-26/01/1155	Report Date	09.01.2026
Sample ID: -	GESEC/PRO/ANLM/2025-26/01/1155		
Name & Address of the Customer	NEELKANTH PALM REALTY Proposed Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra		
AMBIENT NOISE SAMPLE DETAILS			
Type	Ambient Noise		
Standard method	As Per IS: 9989:2020		
Date of Monitoring	02.01.2026		
Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location	Project site		
Day	dB(A) Leq	55.1	55
Night	dB(A) Leq	44.6	45
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.)			
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By			

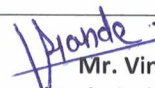
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TEST REPORT				
Test Report No – GESEC/PRO/DW/2025-26/01/1156		Date of Reporting		09.01.2026
Sample ID - GESEC/PRO/DW/2025-26//01/1156		Sample Details		Drinking Water
Name & Address of the Customer - NEELKANTH PALM REALTY Proposed Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra		Type of Sample		Water
		Volume Of Sample		2 Lit Plastic Can
		Sample Status		Sealed
		Date of Sample Collection		02.01.2026
		Date of Sample received in lab		03.01.2026
		Analysis End Date		08.01.2026
		Sampling Location :		Project site
WATER ANALYSIS REPORT				
Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
TDS	102	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH	8.01	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	147	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	106	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	BDL	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	22.3	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	26.8	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	3.4	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
Remark(s): ➤ The above water sample is Comply with required limit as per IS 10500: 2012 (Reaff.2023) for above tested parameters.				
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

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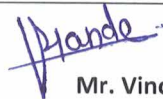
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TEST REPORT

Test Report No: GESEC/PRO/SL/2025-26/01/1157	Date of Report	09.01.2026
Sample ID: GESEC/PRO/SL/2025-26/01/1157	Date of Sampling	02.01.2026
Name and Address of the Customer – NEELKANTH PALM REALTY Proposed Residential Project at S. No. 145/3/1, 146/4, 147/2, 148/2/1, 148/2/4, 148/2/5, 148/3/1, 148/3/4, 149/4/1, 150/1, 151/1/1, 151/1/4, 151/1/6, 151/3, 154/2/1, 149/2, 154/4/3, 412/2, 414/1/B, village Majiwade, Thane (W), Tal and Dist: Thane, Maharashtra.	Start Date of Analysis	03.01.2026
	End Date of Analysis	08.01.2026
	Sample Details	soil
	Nature of sample	solid
	Sample Collected By	Pristine Consultants

Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	8.01	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	3.7	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	8.2	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	11.5	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	61.8	Meq/100g m	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	71.4	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO ₄	81.7	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	69.3	mg/Kg	Food and agriculture organization Sec III,8-1, Page no115
Sodium	6.2	mg/kg	USEPA SW 846/6010 C
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05



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