

Date: 1st December 2025

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA),
Environment Department,
Room No. 217, 2nd floor
Mantralaya, Mumbai: 400032
Maharashtra

Subject: Submission of Six-Monthly Compliance Report for the period of December 2025 for Proposed Residential cum Commercial project on plotbearing S. No. 54/1, 54/2, 53, 52/16, 60/1C at Village- Mouje Golivali, Dombivali (E), Taluka- Kalyan, District-Thane, Maharashtra as per the Environment Clearance dated 11th July 2022.

Reference: Environment Clearance Letter Received dated 11th July 2022.

Respected Sir,

With reference to above subject, we have obtained an Environmental Clearance for **Proposed Residential cum Commercial project on plotbearing S. No. 54/1, 54/2, 53, 52/16, 60/1C at Village- Mouje Golivali, Dombivali (E), Taluka- Kalyan, District-Thane, Maharashtra by M/s. Regency Nirman Ltd.**

The proposal was considered by the State Level Expert Appraisal Committee-II, Maharashtra in its 173rd meeting & recommended the project for prior Environmental Clearance to SEIAA. Proposal then considered in 244th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

As per the condition stipulated in the Environment Clearance letter, we are hereby submitting our **Six-Monthly Compliance Report for December 2025** with due Annexures (Environment Monitoring Report) for our project.

We hereby request you to kindly accept the same.

Thanking you

Yours Faithfully,
For Regency Luxuria by Regency Nirman Ltd.


Authorized Signatory

Date: 1st December 2025

To,
Region Office-Kalyan
Maharashtra Pollution Control Board,
Sidhivinayak Sankul,
3rd and 4th floor, Station Road,
Kalyan(West)-421301.

Subject: Submission of Six-Monthly Compliance Report for the period of December 2025 for Proposed Residential cum Commercial project on plotbearing S. No. 54/1, 54/2, 53, 52/16, 60/1C at Village- Mouje Golivali, Dombivali (E), Taluka- Kalyan, District-Thane, Maharashtra as per the Environment Clearance dated 11th July 2022.

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Thanking you

Yours Faithfully,
For Regency Luxuria by Regency Nirman Ltd.


Authorized Signatory

**SIX MONTHLY COMPLIANCE REPORT TO
ENVIRONMENTAL CLEARANCE**

**FOR THE PERIOD OF
DECEMBER 2025**

FOR

**PROPOSED “RESIDENTIAL CUM COMMERCIAL” PROJECT
LOCATED ON PLOT BEARING S.NO. 54/1, 54/2, 53, 52/16, 60/1C AT
VILLAGE- MOUJE GOLIVALI, DOMBIVALI (E), TALUKA-
KALYAN, DISTRICT- THANE, MAHARASHTRA**

BY

M/s. REGENCY NIRMAN LIMITED

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INTRODUCTION

The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its **173th** meeting and recommend the project for prior environmental clearance to SEIAA.

Information submitted by proponent has been considered by State Level Environment Impact Assessment Authority in its **244rd (Day-3)** meeting. It is noted that the proposal is considered by SEAC- II under screening category 8(b) as per EIA Notification 2006.

ENVIRONMENTAL CLEARANCE DETAILS

The proposal has been considered by SEIAA in its **244rd (DAY-3)** meeting with Date of Issue **EC- 11th July 2022 (EC Identification No.-EC22B039MH128568)** & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of specific and general terms and conditions.

PROJECT DETAILS

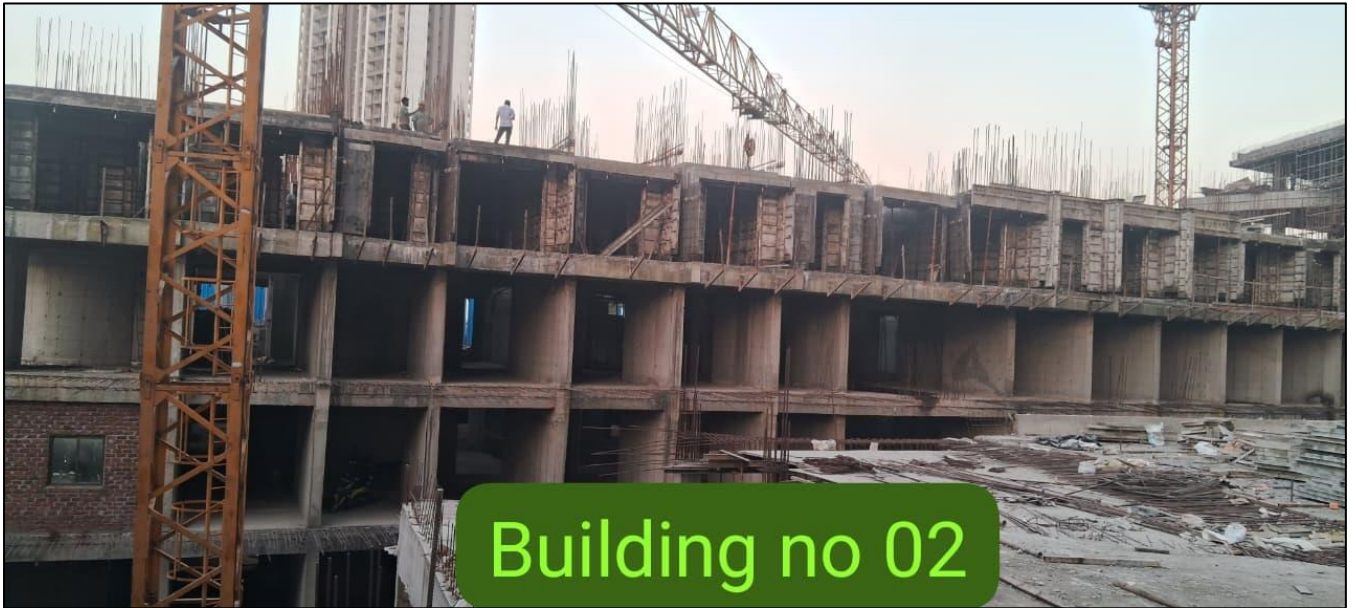
SR. NO.	PARTICULARS	BASIC INFORMATION
1.	Name of Project	Proposed residential cum commercial project on plot bearing S. No. 54/1, 54/2, 53, 52/16, 60/1C Mouje Golivali, Dombivali (E), Taluka- Kalyan, District- Thane, Maharashtra by M/s. Regency Nirman Ltd.
2.	Name of Project Proponent, Address & EmailId	M/s. Regency Nirman Limited Regency House, Near Aman Cinema, Opp. Vishnu Darshan Building, Ulhasnagar-421002. regencyconsents@gmail.com
3.	Accreditation of Consultant (NABET/QCI Accreditation)	Building Environment (India) Pvt. Ltd Dakshina Building, Office No-401,4th Floor, Beside Raigad Bhavan, Sakal Bhavan Rd, Sector 11, CBD Belapur, Navi Mumbai, Maharashtra 400614
4.	Location of the Project	S. No. 54/1, 54/2, 53, 52/16, 60/1C at Village- Mouje Golivali, Dombivali (E), Taluka- Kalyan, District- Thane, Maharashtra by M/s. Regency Nirman Ltd.
5.	LOI/NOC from MHADA/ Other Approvals (If Applicable)	As per procedures of KDMC, LOI is granted to the project proponent.

6.	Total Plot Area (Sq. m.)	35,167.00 Sq. m.
7.	Deductions (Sq. m.)	8,254.49 Sq. m.
8.	Net Plot Area in Sq.m	26,912.51 Sq. m.
9.	Permissible FSI	1,51,503.28 Sq. m.
10.	Proposed Built Up Area (FSI + Non FSI) Sq. m.	2,03,503.28 Sq. m.
11.	Total Ground Coverage (m ²) & Its % (Note: Percentage of Plot not open to sky)	16,800.00 m ² (47%)
12.	Estimated Cost of the project	Rs. 190 Cr
13.	Number of buildings & its configuration	Building no. 1: Stilt + 3 podium + 30 floors Building no. 2: Stilt + 3 podium + 30 floors Building no. 3: Stilt + 3 podium + 30 floors Building no. 4: Stilt + 3 podium + 30 floors Building no. 5: Stilt + 3 podium + 30 floors Commercial building: Ground floor Club House: Stilt + 3 floor Bungalow: Ground + 2
14.	Population of Project	Residential: 6000 Nos. Commercial: 84 Nos. Club house: 158 Nos Total: 6242 Nos.

CURRENT STATUS OF CONSTRUCTION

Sr.No.	DETAILS	PRESENT STATUS
1.	Total built up area proposed for EC	2,03,503.28 Sq. m
2.	Constructed area	1,22,433.81 Sq. m
3.	Proposed Building Configuration	Building no. 1- Stilt + 3 Podium + 30 Residential floors Building no. 2 - Stilt + 3 Podium + 30 Residential floors Building no. 3 - Stilt + 3 Podium + 30 Residential floors Building no. 4 - Stilt + 3 Podium + 30 Residential floors Building no. 5 - Stilt + 3 Podium + 30 Residential floors Commercial building – Ground Floor Club House- Stilt + 3 Floors Bungalow- Ground + 2
4.	Construction status of buildings	Building no. 1: Plinth completed Building no. 2: Stilt + 3 podium + 1 floors completed Building no. 3: Stilt + 3 podium + 30 floors completed Building no. 4: Stilt + 3 podium + 30 floors completed Building no. 5: Stilt + 3 podium + 30 floors completed Commercial building 1: Not yet started Commercial building 2: Not yet started Club House: Ground floor + 2 floor completed Bunglow: Ground + 2 completed
5.	Status of STP	Footing in process
6.	Parking Status	Not yet started
7.	Status of OWC/Biogas plant	Not yet started
8.	Status of Rain Water Harvesting	Not yet started
9.	Status of green belt development	Not yet started

SITE PHOTOGRAPHS





ENVIRONEMNTAL CLEARANCE CONDITION:

EC Identification No. EC-22B039MH128568 dated 11.07.2022

As per the integrated environmental conditions of the EC letter, following are the EC conditions stipulated for the project and point-wise compliance status of each of the conditions as on date of this report.

Sr. No.	Conditions	Compliance	Annex	Photo
A. SEAC Conditions				
1	PP to submit IOD/IOA/Concession Document/ Plan Approval or any other form of documents as applicable clarifying it's conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Noted & submitted.	--	--
2	PP to obtain CFO NOC.	Noted & submitted.	--	--
3	PP to submit revised water balance chart by showing tanker water for makeup of swimming pool water & deleting treated water shown for car washing; PP to reduce the discharge of treated water up to 35%; PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/Construction.	Noted. The fresh water requirement will be supplied from Dombivali MIDC Treated water from sewage treatment plant will be used for flushing gardening purpose. After that treated 35% of that to be discharged to existing municipal sewer line and remaining will be handed over to authorized vendors.	--	--
4	PP to increase species diversity in proposed tree plantation, PP to include indigenous trees in Miyawaki plantation: PP to revise tree list including nos. of trees in be planted in Miyawaki plantation.	Noted Previously 11 types of trees were proposed and now proposing 30 types of trees species.	--	--
5	PP to maintain 3Mtr. Distance between STP & OWC, PP to maintain 1.5 Mtr, distance between STP & boundary wall; PP to maintain 1.5 Mr. distance between STP & Transformer.	Noted.	--	--
6	PP to submit revise carbon foot print	Noted & submitted.	--	--

	study at actual.			
7	PP to revise OWC layout with capacity including segregation area, final compost storage area, no. of curing racks with adequate area.	Noted.	--	--
8	PP to provide portable STP for workers during construction phase & adopt water conservation measures in oppression phase by providing Low Flow Devices (UFD) as plumbing fixtures; PP to include DMP in EMP & accordingly, revise EMP of Construction phase & Operation phase.	Noted.	--	--
B. SEIAA Conditions				
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP so provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement	Noted	--	--
2.	PP to achieve at least 5% of total energy requirement from Solar/other renewable sources.	Noted	--	--
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F. No. 22-34/2018-IA.III dt.04.01.2019.	Noted	--	--
4.	SELAA after deliberation decided to grant EC for – FSI - 151503.28 m2. Non-FSI- 52000 m2, Total BUA 203503-28 m2, (Plan approval-KDMC/NRV/1395 dated 25.11.2021).	Noted	--	--
General Conditions: A) Construction Phase				
1.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed to the approved sites for land filling after recovering recyclable material.	Noted	--	--

2.	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.	Noted and shall be complied.	--	--
3.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted and adhere too.	--	--
4.	Adequate drinking water and sanitary facilities should be provided for construction worker at site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be insured.	Noted. All facilities are provided for the workers and laborers and will be maintained throughout the construction phase.	--	--
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Waste water will be treated in sewage treatment plant and reused for flushing and gardening purpose and excess treated sewage will be send to sewer line where as storm water will be sent through storm water line. All precautions will be taken to do not mix with both.	--	--
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices	Noted and adhere too.	--	--
7.	The ground water level and its quality should be monitored regularly in	Not applicable	--	--

	consultation with ground water authority.			
8.	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.	There is no provision for ground water usage.	--	--
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Noted. Fixtures for showers, toilet flushing and drinking would be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	--	--
10.	The Energy Conservation Building code shall be strictly adhered to.	Noted.	--	--
11.	All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	Noted.	--	--
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted. Shall be complied.	--	--
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted.	--	--
14.	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	Noted.	--	--
15.	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.	Noted and complied too.	--	--
16.	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban	Noted.	--	--

	Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.			
17.	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.	Noted and complied too. Vehicles which come to construction site shall be checked for PUC and conform to applicable air and noise emission standards and would be operated only during non-peak hours. Also, water sprinkling is done and landscape development is done to reduce the air and noise pollution.	--	--
18.	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.	Noted.	--	--
19.	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 the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted and shall be complied.	--	--
20.	Regular supervision of the above and other measures for monitoring should	Noted. Separate supervision	--	--

	be in place all through the Construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	of the above and other measures for monitoring should be in place all through the Construction phase, to avoid disturbance to the surroundings will be done.		
B) Operation Phase				
1.	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 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.	Noted.	--	--
2.	E-waste shall be disposed through authorized vendor as per e-waste (management and handling) rules, 2016.	Noted. E-waste shall be disposed through authorized vendor as per E-waste (management and handling) rule 2016.	--	--
3.	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% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor 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.	Noted and adhere too.	--	--
4.	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.	Noted.		
5.	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. Water permission is received from KDMC, sewer line NOC is received. STP is designed for constructed building. Also, for proposed building above conditions will be applicable.	--	--
6.	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	Noted and adhere too	--	--
7.	PP to provide adequate electric charging points for electric vehicles (EVs)	Noted.	--	--
8.	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted and adhere too. Green belt development is carried out by considering the CPCB guidelines.	--	--
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted. Separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards	--	--

10.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the Environment protection measures shall not be diverted for other purposes.	EMP Cost Construction Phase: O & M: Rs. 131.81 Lacks/yr Operation phase: Capital Cost: 398.9 O & M: Rs. 34.5 lacks/yr	--	--
11.	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 Error! Hyperlink reference not valid.parivesh.nic.in	Noted.	--	--
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	Noted. EC compliance shall be done regularly.	--	--
13.	A copy of 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.	--	--
14.	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	Noted. EC compliance shall be done regularly.	--	--

	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.			
C) General Conditions:				
1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted and adhere too.	--	--
2.	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.	Noted. Consent to Establish received.	--	--
3.	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.	--	--
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e- mail) to the respective Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB.	Noted. EC compliance shall be done regularly.	--	--
5.	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	Noted.	--	--

	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.			
6.	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.	--	--
7.	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 imply that forestry & wild life clearance granted to the project which will be considered separately on merit.	Not applicable.	--	--

Environmental Clearance



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director

REGENCY NIRMAN LIMITED

Opp. Vishnu Darshan Apt, Regency House, Near Aman Theater,
Ulhasnagar -421002

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/72234/2021 dated 14 Feb 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC22B039MH128568 |
| 2. File No. | SIA/MH/MIS/72234/2021 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed "Residential Cum Commercial"
Project is located on plot bearing Sr. No.
54/1, 54/2, 53, 52/16, 60/1C, Mouje
Golivali, Dombivali (E), Taluka Kalyan,
District Thane, Maharashtra |
| 7. Name of Company/Organization | REGENCY NIRMAN LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 10 Dec 2021 |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 11/07/2022

(e-signed)
Manisha Patankar Mhaikar
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/72234/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Regency Nirman Limited,
Sr. No. 54/1, 54/2, 53, 52/16, 60/1C,
Mouje Golivali, Dombivali (E),
Taluka Kalyan, District Thane.

Subject : Environment Clearance for proposed Residential Cum Commercial”
Project is located on plot bearing Sr. No. 54/1, 54/2, 53, 52/16, 60/1C,
Mouje Golivali, Dombivali (E), Taluka Kalyan, District Thane by
M/s.Regency Nirman Limited

Reference : Application no. SIA/MH/MIS/72234/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 173rd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 244th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/72234/2021	
2	Name of Project	Proposed residential cum commercial development at S.N. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, District Thane by Regency Nirman Limited	
3	Project category	The project falls under category B1 of project activity number 8(b) Township & Area Development as per MoEF EIA Notification dated 14 th September, 2006 and its subsequent amendments	
4	Type of Institution	Private	
5	Project Proponent	Name	Regency Nirman Limited
		Regd. Office address	Regency House, Near Aman Cinema, Opp Vishnu Darshan Building, Ulhasnagar-421002.
		Contact number	0251-2560003; 9820522779
		e-mail	regencynirman@gmail.com

6	Consultant	Building Environment (India) Pvt Ltd NABET Accreditation number: <u>NABET/EIA/1922/SA 0136</u> Validity-24.08.2022					
7	Applied for	New					
8	Location of the project	S. No. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, District Thane					
9	Latitude and Longitude	19°12'21.80"N 73° 6'52.11"E					
10	Plot Area (sq.m.)	35,167.00					
11	Deductions (sq.m.)	8,254.49					
12	Net Plot area (sq.m.)	26,912.51					
13	Ground coverage (m ²) & %	16,800 m ² (47%)					
14	FSI Area (sq.m.)	1,51,503.28					
15	Non-FSI (sq.m.)	52,000.00					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,03,503.28					
17	TBUA (m ²) approved by Planning Authority till date	99,619.74 Date; 30 July 2021					
18	Earlier EC details with Total Construction area, if any.	Not Applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not Applicable					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	----	Not Applicable	-----	Building no. 1	Stilt + 3 podium + 30 floors	108.45	Not Applicable
	----	-----	-----	Building no. 2	Stilt + 3 podium + 30 floors	108.45	-
	-----	-----	-----	Building no. 3	Stilt + 3 podium + 30 floors	108.45	-
	-----	-----	-----	Building no. 4	Stilt + 3 podium + 30 floors	108.45	-
	-----	-----	-----	Building no. 5	Stilt + 3 podium + 30 floors	108.45	-
	-----	-----	-----	Commercial building	Ground Floor	4.5	-
	-----	-----	-----	Club House	Stilt + 3 floor	9.75	-
	-----	-----	-----	Bungalow	Ground+2	12	-
21	No. of Tenements & Shops			Proposed- Residential: 1080 nos. Commercial: 28 nos. Club house: 1 no.			
22	Total Population			Residential: 6000 nos.			

		Commercial: 84 nos. Club house: 158 nos. Total-6242 nos.		
23	Total Water Requirements CMD	857		
24	Under Ground Tank (UGT) location	Ground Floor (Below Stilt)		
25	Source of water	MIDC		
26	STP Capacity & Technology	Capacity-780 KLD and MBBR Technology		
27	STP Location	Ground Floor		
28	Sewage Generation CMD & % of sewage discharge in sewer line	709 CMD 35% of treated water will be discharged into sewer line in both the season.		
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	20	On site segregation and hand over to authorized vendors
		Wet waste	30	On site segregation and hand over to authorized vendors
		Construction waste	14000	Reuse on site
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	1818	Recycling
		Wet waste	1242	OWC (300 kg/day)
		E-Waste	15.33	Authorized recyclers
		STP Sludge (dry)	106.35	Manure
31	R.G. Area in sq.m.	RG required – 2556.69		
		RG provided on Mother earth- 1278.50		
		RG provided on ground –		
		RG provided on podium- 1245.00		
		Total – 2523		
		Existing trees on plot:5		
		Number of trees to be planted: a) In RG area:525 b) In Miyawaki Plantation (with area); 377.64 sq.m. & 65 no of trees to be planted in Miyawaki plantation.		
		Number of trees to be cut: Nil		
		Number of trees to be transplanted: Nil		

32	Power requirement	During Operation Phase: <table><tr><td>Details</td><td></td></tr><tr><td>Connected load (kW)</td><td>7391 KW</td></tr><tr><td>Demand load (kW)</td><td>4714 KW</td></tr></table>	Details		Connected load (kW)	7391 KW	Demand load (kW)	4714 KW																														
Details																																						
Connected load (kW)	7391 KW																																					
Demand load (kW)	4714 KW																																					
33	Energy Efficiency	a) Total Energy saving (%): 19.6 b) Solar energy (%): 4.6																																				
34	D.G. set capacity	2 nos. of 275 KVA each																																				
35	No. of 4-W & 2-W Parking with 25% EV	Parking provided- 4W-1218 2W-2559 25% EV parking provided 4W-375 nos. 2W-650 nos.																																				
36	No. & capacity of Rain water harvesting tanks /Pits	RWH tank of 260 KLD																																				
37	Project Cost in (Cr.)	190																																				
38	EMP Cost	Construction phase: <table><tr><th>Sr. No.</th><th>Parameter</th><th>O & M Cost (Rs. in Lakhs/year)</th></tr><tr><td>1.</td><td>Water spray for dust suppression</td><td>3.5</td></tr><tr><td>2.</td><td>Site sanitation and Potable Water Supply to Labour</td><td>6.0</td></tr><tr><td>3.</td><td>Environmental Monitoring (As per the CPCB guidelines through MoEF&CC Approved laboratories)</td><td>3.52</td></tr><tr><td>4.</td><td>Health check-up & first aid</td><td>2.0</td></tr><tr><td>5.</td><td>Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)</td><td>6.0</td></tr><tr><td>6.</td><td>Traffic Management (Sign Boards, Persons at entry exit and Parking area)</td><td>1.5</td></tr><tr><td>7.</td><td>Safety nets</td><td>12.0</td></tr><tr><td>8.</td><td>Storm water Management (SWD along plot boundary and Sedimentation Pits)</td><td>2.5</td></tr><tr><td>9.</td><td>Passenger lift</td><td>1.40</td></tr><tr><td>10.</td><td>Tyre cleaning and Vehicle maintenance</td><td>3.0</td></tr><tr><td>11.</td><td>Safety Training to Workers (Twice in Year), Safety Officer</td><td>3.0</td></tr></table>	Sr. No.	Parameter	O & M Cost (Rs. in Lakhs/year)	1.	Water spray for dust suppression	3.5	2.	Site sanitation and Potable Water Supply to Labour	6.0	3.	Environmental Monitoring (As per the CPCB guidelines through MoEF&CC Approved laboratories)	3.52	4.	Health check-up & first aid	2.0	5.	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	6.0	6.	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	1.5	7.	Safety nets	12.0	8.	Storm water Management (SWD along plot boundary and Sedimentation Pits)	2.5	9.	Passenger lift	1.40	10.	Tyre cleaning and Vehicle maintenance	3.0	11.	Safety Training to Workers (Twice in Year), Safety Officer	3.0
Sr. No.	Parameter	O & M Cost (Rs. in Lakhs/year)																																				
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11.	Safety Training to Workers (Twice in Year), Safety Officer	3.0																																				

		12.	Disinfection	2.0
		13.	Debris & construction waste	25.00
		Total Cost		131.81
		Operation phase:		
		Sr. No.	EMP Measures	Capital Cost (Rs. Lacs)
				O&M Cost/Y (Rs. In Lacs)
		1.	STP	72.5
		2.	RWH Tanks	21.00
		3.	Solid Waste Management	30.00
		5.	Energy Saving using Solar System	218.00
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	6.	Gardening & Landscaping	42.40
		7.	Water Treatment Plant	15.0
		Grand Total		398.9
				34.5
		Not Applicable		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	There is no Court Cases/litigations pending against the project		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 244th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

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.
2. PP to obtain CFO NOC.
3. PP to submit revised water balance chart by showing tanker water for makeup of swimming pool water & deleting treated water shown for car washing; PP to reduce

the discharge of treated water up to 35%; PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/ Construction.

4. PP to increase species diversity in proposed tree plantation; PP to include indigenous trees in Miyawaki plantation; PP to revise tree list including nos. of trees to be planted in Miyawaki plantation.
5. PP to maintain 3Mtr. distance between STP & OWC; PP to maintain 1.5 Mtr. distance between STP & boundary wall; PP to maintain 1.5 Mtr. distance between STP & Transformer.
6. PP to submit revise carbon foot print study at actual.
7. PP to revise OWC layout with capacity including segregation area, final compost storage area, no. of curing racks with adequate area.
8. PP to provide portable STP for workers during construction phase & adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures; PP to include DMP in EMP & accordingly, revise EMP of Construction phase & Operation phase.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI- 151503.28 m², Non-FSI- 52000 m², Total BUA- 203503.28 m². (Plan approval-KDMC/NRV/1395 dated 25.11.2021).

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.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- 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.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- 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.
- 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- 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.
- 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.
- 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.
- XVI. 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.
- XVII. 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.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. 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.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

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.
- II. E-waste shall be disposed through Authorized vendor as per 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.
- 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.
- 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.
- 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- 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.
- 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 **Error! Hyperlink reference not valid.**parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the

stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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.

C) General EC Conditions:-

- I. PP has to strictly 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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.

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.

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.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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.

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.


Manisha Patankar-Mhaishkar
(Member Secretary, SEIAA) 29/6/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Commissioner, Kalyan Dombivali Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Kalyan.

Monitoring Reports



Sadekar Enviro Engineers Private Limited

Plot No. A-95, Road No. 16, Kisan Nagar Road, M.I.D.C. Wagle Industrial Area, Thane - 400 604. Maharashtra State, India.
☎ : (91-22) 2583 3321 / 2583 3322 / 2583 3323 / 2583 3324 • E-mail : prs@sadekarenviro.com / psadekar5@gmail.com

SAVE WATER
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TEST REPORT

Report No.: AR251202013

Report Date: 10-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	End Date
M/s. Regency Luxuria by M/s. Regency Nirman Ltd. Proposed "Residential Cum Commercial" project is located on plot bearing Sr. No. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, Thane, Maharashtra, India, -	02-Dec-2025	03-Dec-2025	04-Dec-2025

Sample Description :

Sample Name : Near Building No. 2
Test specification : National Ambient Air Quality Standards (NAAQS) limits
Date Of sampling : 01-12-2025
Sample Collected By : SEETL Representative
Sampling Plan : SEETL/LD/F-03
Sampling SOP No. : SEETL/LD/SOP/AA-32
Location of H.V.S. : Near Building No. 2
Lateral Distance : 1.0 Meter From Building No. 2
Receptor Distance : 1.5 Meters from Ground Level
Ambient Temperature (0C) : 27
Humidity (%) : 33
Wind Speed (km/hr) : 8
Wind Direction (deg0) : NE 42
Instruments Used : R.D.S.(APM- 460), F.P.S.(APM - 550), G.P.S.(APM - 411) & Benzene Sampler (GTI-177)
Environmental Conditions at lab : 25.3
Temp (°C)
Environmental Conditions at lab : 54
Humidity (%)

Test Results :

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
1	PM10	µg/m3	1.0	100	60.29	IS 5182 (Part 23) 2006 RA: 2022
2	PM2.5	µg/m3	1.0	60	29.19	EPA Quality assurance guidance document 2.12, based on CPCB-2011
3	Sulfur dioxide (SO2)	µg/m3	3.0	80	17.35	IS 5182 (Part 2/Sec 1): 2023

Reviewed By

YOGITA JOSHI
DEPUTY TECHNICAL MANAGER
(CHEMICAL)

SEEPL/QF/7.8/01

Page 1 Of 2



Authorised By

TRUPTI MAYEKAR
TECHNICAL MANAGER
(CHEMICAL)

HIGH COD/TDS FACILITY : Plot No. E-133 & P-196, Tarapur MIDC, Boisar, Dist. Palghar - 401506. ☎ : 8591159165 / 7304633868
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Sadekar Enviro Engineers Private Limited

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TEST REPORT

Report No.: AR251202013

Report Date: 10-Dec-2025

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
4	Nitrogen dioxide (NO ₂)	µg/m ³	6.0	80	20.25	IS 5182 (Part 6): 2006 RA: 2022
5	Ozone	µg/m ³	1.0	180	12.21	IS 5182 (Part 9): 1974 RA: 2024
6	Carbon monoxide (CO)	mg/m ³	0.045	4.0	0.86	IS 5182 (Part 10): 1999 RA 2024

BLQ - Below Limit of Quantification | LOQ - Limit of Quantification

Statement of Conformity : -----

Opinion and Interpretation : -----

- Note : 1) The above results relate only to the item tested & the condition prevailing at the time of sampling
2) PM₁₀-Particulate Matter of size < 10 µm, PM_{2.5} - Particulate Matter of size < 2.5 µm
3) This certificate may not be reproduced without the permission of this Laboratory.
4) SEETL: Sadekar Enviro Engineers Testing Lab
5) This report is system generated.



Report

***** End Of Report *****

Reviewed By

YOGITA JOSHI
DEPUTY TECHNICAL MANAGER
(CHEMICAL)

SEEPL/QF/7.8/01

Page 2 Of 2



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TEST REPORT

Report No.: AR251202014

Report Date: 10-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	End Date
M/s. Regency Luxuria by M/s. Regency Nirman Ltd. Proposed "Residential Cum Commercial" project is located on plot bearing Sr. No. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, Thane, Maharashtra, India, -	02-Dec-2025	03-Dec-2025	04-Dec-2025

Sample Description :

Sample Name : Near Building No. 5
Test specification : National Ambient Air Quality Standards (NAAQS) limits
Date Of sampling : 01-12-2025
Sample Collected By : SEETL Representative
Sampling Plan : SEETL/LD/F-03
Sampling SOP No. : SEETL/LD/SOP/AA-32
Location of H.V.S. : Near Building No. 5
Lateral Distance : 1.0 Meter From Building No. 5
Receptor Distance : 1.5 Meters from Ground Level
Ambient Temperature (0C) : 27.1
Humidity (%) : 33
Wind Speed (km/hr) : 8
Wind Direction (deg0) : NE 43
Instruments Used : R.D.S.(APM- 460), F.P.S.(APM – 550), G.P.S.(APM – 411) & Benzene Sampler (GTI-177)
Environmental Conditions at lab : 25.3
Temp (°C)
Environmental Conditions at lab : 54
Humidity (%)

Test Results :

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
1	PM10	µg/m3	1.0	100	56.31	IS 5182 (Part 23) 2006 RA: 2022
2	PM2.5	µg/m3	1.0	60	27.11	EPA Quality assurance guidance document 2.12, based on CPCB-2011
3	Sulfur dioxide (SO2)	µg/m3	3.0	80	15.29	IS 5182 (Part 2/Sec 1): 2023

Reviewed By

YOGITA JOSHI
DEPUTY TECHNICAL MANAGER
(CHEMICAL)

SEEPL/QF/7.8/01

Page 1 Of 2



Authorised By

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SAVE WATER
SAVE LIFE

TEST REPORT

Report No.: AR251202014

Report Date: 10-Dec-2025

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
4	Nitrogen dioxide (NO ₂)	µg/m ³	6.0	80	18.11	IS 5182 (Part 6): 2006 RA: 2022
5	Ozone	µg/m ³	1.0	180	11.06	IS 5182 (Part 9): 1974 RA: 2024
6	Carbon monoxide (CO)	mg/m ³	0.045	4.0	0.82	IS 5182 (Part 10): 1999 RA 2024

BLQ - Below Limit of Quantification | LOQ - Limit of Quantification

Statement of Conformity : -----

Opinion and Interpretation : -----

- Note : 1) The above results relate only to the item tested & the condition prevailing at the time of sampling
2) PM10-Particulate Matter of size < 10 µm, PM2.5 - Particulate Matter of size < 2.5 µm
3) This certificate may not be reproduced without the permission of this Laboratory.
4) SEETL: Sadekar Enviro Engineers Testing Lab
5) This report is system generated.



Report

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Reviewed By

YOGITA JOSHI
DEPUTY TECHNICAL MANAGER
(CHEMICAL)

SEEPL/QF/7.8/01

Page 2 Of 2



Authorised By

TRUPTI MAYEKAR
TECHNICAL MANAGER
(CHEMICAL)

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Sadekar Enviro Engineers Private Limited

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TEST REPORT

Report No.: N251202003

Report Date: 04-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	Completion Date
M/s. Regency Luxuria by M/s. Regency Nirman Ltd. Proposed "Residential Cum Commercial" project is located on plot bearing Sr. No. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, Thane, Maharashtra, India, -	02-Dec-2025	02-Dec-2025	04-Dec-2025

Sample Description :

Sample Name	: Ambient Noise
Test specification	: Maharashtra Pollution Control Board Limits
Date of Monitoring	: 01-12-2025
Time of Sampling	: Day
Monitored By	: SEETL Representative
Sampling Plan	: SEETL/LD/F-03
Sampling SOP No.	: SEETL/LD/SOP/AA-31
Lateral Distance	: 1 Meter From Location
Receptor Distance	: 1.5 Meter From Ground Level

Test Results :

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
East - Day						
1	Noise level	dB	30	75	55.7	IS 9989: 1981 (RA:2023)
East - Night						
2	Noise level	dB	30	75	41.3	IS 9989: 1981 (RA:2023)
North - Day						
3	Noise level	dB	30	75	55.2	IS 9989: 1981 (RA:2023)
North - Night						
4	Noise level	dB	30	70	44.3	IS 9989: 1981 (RA:2023)
South - Day						
5	Noise level	dB	30	75	56.3	IS 9989: 1981 (RA:2023)
South - Night						
6	Noise level	dB	30	70	43.9	IS 9989: 1981 (RA:2023)
West - Day						
7	Noise level	dB	30	75	54.7	IS 9989: 1981 (RA:2023)
West - Night						
8	Noise level	dB	30	70	41.8	IS 9989: 1981 (RA:2023)

LOQ - Limit of Quantification | BLQ - Below Limit of Quantification

Observations / Remarks : -----





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TEST REPORT

Report No.: N251202003

Report Date: 04-Dec-2025

Reviewed By

YOGITA JOSHI

DEPUTY TECHNICAL MANAGER
(CHEMICAL)



Authorised By

TRUPTI MAYEKAR

TECHNICAL MANAGER
(CHEMICAL)

Statement of Conformity : -----

Opinion and Interpretation : -----

Note : 1) A "decibel" is a unit in which noise is measured.

2) "A", in dB (A) Leq, denotes the frequency weighting in the measurement of noise corresponds to frequency response characteristics of the human hear.

3) Leq: It is the energy mean of the noise level over a specified period.

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5) SEETL: Sadekar Enviro Engineers Testing lab

6) This report is system generated.



Report

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Report No.: S251201002

TEST REPORT

Report Date: 10-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	Completion Date
M/s. Regency Luxuria by M/s. Regency Nirman Ltd. Proposed "Residential Cum Commercial" project is located on plot bearing Sr. No. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, Thane, Maharashtra, India, -	01-Dec-2025	01-Dec-2025	09-Dec-2025

Sample Description :

Sample Name : Soil Sample-Garden Area
Sample Collection Date : 01/12/2025
Sampling Plan : SEETL/LD/F-03
Sampling SOP No. : SEETL/LD/SOP/SA-32
Sample Point : Garden Area
Sample Details : Soil Sample
Sample Container : Polythene Bag
Sample Quantity : 1 Kg
Sample Collected By : SEETL Representative

Test Results :

Environmental Conditions

Temperature-26.1°C, Humidity-62%

Sr.No	Specific Test	Units	LOQ	Result	Test Method
Discipline : Chemical Main Group : Pollution & Environment					
Soil/Sediments					
1	pH	-	1.0	7.21	IS 2720 (Part 26) : 1987 (Reaff.2021)
2	Electrical conductivity	μS/cm	100	823	IS : 14767 : 2000 (Reaff.2021)
3	Organic matter	%	0.2	1.74	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
4	Moisture content	%	1.0	22.60	IS:2720 (Part 2/Section 1): 1973 RA 2020
5	Exchangeable magnesium as Mg	meq/100gm	0.1	5.58	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
6	Exchangeable calcium as Ca	meq/100gm	0.1	12.15	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
7	Soluble chloride as Cl	mg/kg	20	311.49	IS 3025 (Part 32/2):1988: RA 2024
8	Soluble sulphate as SO ₄	mg/kg	50	800.00	IS 2720 P-27 : 1977 RA 2025
9	Total phosphorus as PO ₄ -P	mg/kg	10	149.02	IS 3025 Part-31/Sec1/3.1.2.1 & 5:2022
10	Total nitrogen	mg/kg	10	675.31	IS 14684/4: 1999 RA-2024
11	Nitrate as NO ₃ -N	mg/kg	1.0	55.89	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
12	Nitrite as NO ₂ -N	mg/kg	1.0	2.30	IS 3025-P-34:2023
13	Water holding capacity	%	5.0	37.85	SEETL/LD/SOP-SA/34:2023



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TEST REPORT

Report No.: S251201002

Report Date: 10-Dec-2025

14	Bulk density	g/cm3	0.8	1.15	SEETL/LD/SOP-SA/33:2023
15	Texture	-	-	Sandy clay loam	SEETL/LD/SOP-SA/21:2023
16	% of Sand	%	10	57.24	SEETL/LD/SOP-SA/21:2023
17	% of Silt	%	2.0	18.23	SEETL/LD/SOP-SA/21:2023
18	% of Clay	%	2.0	24.53	SEETL/LD/SOP-SA/21:2023
19	Porosity	%	10	52.01	SEETL/LD/SOP-SA/38:2023
20	Colour	-	-	Dark brown	SEETL/LD/SOP-SA-39: 2023
21	Arsenic as As	mg/kg	0.1	1.06	SEETL/LD/SOP-SA/22:2023
22	Cadmium as Cd	mg/kg	0.1	0.40	SEETL/LD/SOP-SA/22:2023
23	Lead as Pb	mg/kg	0.1	24.69	SEETL/LD/SOP-SA/22:2023
24	Mercury as Hg	mg/kg	0.1	BLQ	SEETL/LD/SOP-SA/22:2023
25	Potassium as K	mg/kg	0.1	3860.45	SEETL/LD/SOP-SA/22:2023
26	Sodium as Na	mg/kg	0.1	6008.35	SEETL/LD/SOP-SA/22:2023
27	Chromium as Cr	mg/kg	0.1	243.40	SEETL/LD/SOP-SA/22:2023
28	Copper as Cu	mg/kg	0.1	108.88	SEETL/LD/SOP-SA/22:2023
29	Iron as Fe	mg/kg	0.1	2321.40	SEETL/LD/SOP-SA/22:2023
30	Manganese as Mn	mg/kg	0.1	842.35	SEETL/LD/SOP-SA/22:2023
31	Nickel as Ni	mg/kg	0.1	121.57	SEETL/LD/SOP-SA/22:2023
32	Zinc as Zn	mg/kg	0.1	159.40	SEETL/LD/SOP-SA/22:2023
33	Cobalt as Co	mg/kg	0.1	0.46	SEETL/LD/SOP-SA/22:2023
34	Total residual chlorine	mg/kg	1.0	1.42	IS 3025 (P-26/5) 2021

LOQ - Limit of Quantification | BLQ - Below Limit of Quantification

Observations / Remarks : -----

Reviewed By

YOGITA JOSHI

DEPUTY TECHNICAL MANAGER
(CHEMICAL)

Authorised By

TRUPTI MAYEKAR

TECHNICAL MANAGER
(CHEMICAL)



Statement of Conformity : -----

Opinion and Interpretation : -----



Sadekar Enviro Engineers Private Limited

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Report No.: S251201002

TEST REPORT

Report Date: 10-Dec-2025

Note : Test results related only to the sample tested.

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Retention Period of Sample is 8 days from the date of Analysis report.

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Report

***** End Of Report *****



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TEST REPORT

Report No.: W251201003

Report Date: 10-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	Completion Date
M/s. Regency Luxuria by M/s. Regency Nirman Ltd. Proposed "Residential Cum Commercial" project is located on plot bearing Sr. No. 54/1, 54/2, 53, 52/16, 60/1C, Mouje Golivali, Dombivali (E), Taluka Kalyan, Thane, Maharashtra, India, -	01-Dec-2025	08-Dec-2025	08-Dec-2025

Sample Description :

Sample Name	: Ground Water (Bore well at Pisavali Village)
Sample Collection Date	: 01/12/2025
Sampling Plan	: SEETL/LD/F-03
Sampling SOP No.	: SEETL/LD/SOP/WA-62
Sampling Point	: Bore well at Pisavali Village
Sample Details	: Ground Water
Sample Container	: PVC Can
Sample Quantity	: 5000 ml
Sample Collected By	: SEETL Representative

Test Results :

Environmental Conditions

Temperature-25.2°C Humidity-52%

Sr.No	Specific Test	Units	LOQ	Result	Test Method
Discipline : Biological Main Group : Water					
Ground Water					
1	Coliforms/ Total coliforms/Coliform count/ Coliform bacteria	MPN Index/100m l	-	<1.8	APHA 24th Edition 9221B 2023
2	E.coli	MPN Index/100m l	-	<1.8	APHA 24th Edition 9221 G 2023

LOQ - Limit of Quantification | BLQ - Below Limit of Quantification

Observations / Remarks : -----

Reviewed By

SHITAL AGAM

SR. ANALYST-MICROBIOLOGY



Authorized By

SNEHA PUJARE

TECHNICAL MANAGER
(BIOLOGICAL)



Sadekar Enviro Engineers Private Limited

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TEST REPORT

Report No.: W251201003

Report Date: 10-Dec-2025

Test Results :

Environmental Conditions

Temperature-25.4°C, Humidity-58%

Sr.No	Specific Test	Units	LOQ	Result	Test Method
Discipline : Chemical Main Group : Water					
Ground Water					
3	pH	-	1.0	7.04	IS 3025 (Part 11): 2022
4	Colour	CU	5.0	BLQ	IS 3025 (Part-4/4): 2021
5	Odour	-	-	Agreeable	IS 3025 (Part-5):2018:RA 2022
6	Turbidity	NTU	1.0	BLQ	IS 3025 (Part-10): 2023
7	Total dissolved solids	mg/l	10	130	IS 3025 (Part-16): 2023
8	Total hardness as CaCO ₃	mg/l	5.0	44.00	IS 3025 (Part 21/5):2009: RA 2023
9	Total alkalinity as CaCO ₃	mg/l	10	56.00	IS 3025 (Part 23/10.1): 2023
10	Soluble chloride as Cl	mg/l	1.0	12.00	IS 3025 (Part 32/2):1988: RA 2024
11	Ammonical nitrogen (NH ₃ -N)	mg/l	0.5	BLQ	IS 3025 (Part 34/sec1): :2023
12	Nitrate as NO ₃ -N	mg/l	4.43	BLQ	APHA (24th Edition) 4500 NO ₃ -B
13	Sulfate as SO ₄	mg/l	1.0	5.20	APHA (24th Edition) 4500 SO ₄ -E: 2023
14	Fluoride as F	mg/l	0.5	BLQ	APHA (24th Edition) 4500 F-D: 2023
15	Cyanide	mg/l	0.05	BLQ	IS 3025 (Part-27/sec1/4): 2021
16	Total sulphide	mg/l	0.05	BLQ	IS 3025 (Part-29-3):2022
17	Anionic surfactant	mg/l	0.05	BLQ	IS 3025 (Part 68): 2019 RA 2023
18	Calcium as Ca	mg/l	5.0	7.21	IS 3025 (Part 40/5):2024
19	Magnesium as Mg	mg/l	5.0	6.32	IS 3025 (Part 46/6):2023
21	Phenolic compounds	mg/l	0.001	BLQ	IS 3025 (Part 43/Sec 1):2022
22	Arsenic as As	mg/l	0.01	BLQ	IS 3025 (Part 65) :2025
23	Barium as Ba	mg/l	0.01	0.01	IS 3025 (Part 65) :2025
24	Cadmium as Cd	mg/l	0.0025	BLQ	IS 3025 (Part 65) :2025
25	Lead as Pb	mg/l	0.01	BLQ	IS 3025 (Part 65) :2025
26	Mercury as Hg	mg/l	0.001	BLQ	SEETL/LD/SOP-WA-38: 2023
27	Molybdenum as Mo	mg/l	0.01	BLQ	IS 3025 (Part 65) :2025
28	Selenium as Se	mg/l	0.0025	BLQ	IS 3025 (Part 65) :2025
29	Silver as Ag	mg/l	0.01	BLQ	IS 3025 (Part 65) :2025
30	Aluminum as Al	mg/l	0.01	0.03	IS 3025 (Part 65) :2025
31	Boron as B	mg/l	0.01	0.01	IS 3025 (Part 65) :2025
32	Iron as Fe	mg/l	0.01	0.03	IS 3025 (Part 65) :2025
33	Manganese as Mn	mg/l	0.01	BLQ	IS 3025 (Part 65) :2025



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TEST REPORT

Report No.: W251201003

Report Date: 10-Dec-2025

34	Nickel as Ni	mg/l	0.01	BLQ	IS 3025 (Part 65) :2025
35	Zinc as Zn	mg/l	0.01	0.12	IS 3025 (Part 65) :2025

LOQ - Limit of Quantification | BLQ - Below Limit of Quantification

Observations / Remarks : -----

Reviewed By

YOGITA JOSHI

DEPUTY TECHNICAL MANAGER
(CHEMICAL)



Authorized By

TRUPTI MAYEKAR
TECHNICAL MANAGER
(CHEMICAL)

Retention period of sample is 8 days from the date of analysis report.

Statement of Conformity : -----

Opinion and Interpretation : -----

Note : Test results related only to the sample tested.

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