



Ten X Realty Limited <tenxrealty2022@gmail.com>

Six monthly compliance monitoring report_October 2025 to March 2026_Ten X Realty Limited_Nirmal Nagar, Bandra (E).

1 message

Ten X Realty Limited <tenxrealty2022@gmail.com>

Thu, May 21, 2026 at 11:24 AM

To: psec.env@maharashtra.gov.in

Cc: psec.env-1@maharashtra.gov.in

Dear Sir,

This is with reference to Environmental Clearance letter **No. EC24B039MH198657 dated 02.02.2024** from SEIAA, Environment Department of Government of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **October 2025 to March 2026** for **Redevelopment of existing MHADA Bldgs. No 1 to 11 & 16** at S. Nos.418A, 418B,418/1 to 723, 446,670,672,674 of **village Bandra (E), Nirmal Nagar, Mumbai.**

Thanks & Regards

Ten X Realty Limited**Six Monthly Compliance Monitoring Report _ Ten X Realty Limited_Nirmal Nagar_Bandra_October 2025 to March 2026.pdf**

2685K



Ten X Realty Limited <tenxrealty2022@gmail.com>

Six monthly compliance monitoring report_October 2025 to March 2026_Ten X Realty Limited_Nirmal Nagar, Bandra (E).

1 message

Ten X Realty Limited <tenxrealty2022@gmail.com>

Thu, May 21, 2026 at 11:22 AM

To: romumbai@mpcb.gov.in

Cc: sromumbai2@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance letter **No. EC24B039MH198657 dated 02.02.2024** from SEIAA, Environment Department of Government of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **October 2025 to March 2026** for **Redevelopment of existing MHADA Bldgs. No 1 to 11 & 16** at S. Nos.418A, 418B,418/1 to 723, 446,670,672,674 of **village Bandra (E), Nirmal Nagar, Mumbai.**

Thanks & Regards

Ten X Realty Limited**Six Monthly Compliance Monitoring Report _ Ten X Realty Limited_Nirmal Nagar_Bandra_October 2025 to March 2026.pdf**

2683K



Ten X Realty Limited <tenxrealty2022@gmail.com>

Six monthly compliance monitoring report_October 2025 to March 2026_Ten X Realty Limited_Nirmal Nagar, Bandra (E).

1 message

Ten X Realty Limited <tenxrealty2022@gmail.com>

Thu, May 21, 2026 at 11:06 AM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance letter **No. EC24B039MH198657 dated 02.02.2024** from SEIAA, Environment Department of Government of Maharashtra.

We are enclosing herewith the detailed Six Monthly Compliance Monitoring Report for the period of **October 2025 to March 2026** for **Redevelopment of existing MHADA Bldgs. No 1 to 11 & 16** at S. Nos.418A, 418B,418/1 to 723, 446,670,672,674 of **village Bandra (E), Nirmal Nagar, Mumbai.**

Thanks & Regards

Ten X Realty Limited**Six Monthly Compliance Monitoring Report _ Ten X Realty Limited_Nirmal Nagar_Bandra_October 2025 to March 2026.pdf**

2683K

Date: 03.04.2026

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

Sub: Submission of Compliance Report for Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai, Maharashtra

Ref: Environmental Clearance letter no. EC24B039MH198657 dated 02.02.2024; Corrigendum to EC vide letter no. EC23B3813MH5592365N dated 15/07/2025.

Dear Sir,

This is with reference to Environmental Clearance letter No. EC24B039MH198657 dated 02.02.2024 and Corrigendum to EC vide letter no. EC23B3813MH5592365N dated 15/07/2025 from Environment Department of Government of Maharashtra.

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 M/s. TEN X REALTY LIMITED
Authorized Signatory

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

Cc:

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

Date: 03.04.2026

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

Sub: Submission of Compliance Report for Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai, Maharashtra

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For M/s. TEN X REALTY LIMITED
Authorized Signatory

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

Cc: 1.Regional Office, MPCB, Sion Mumbai
2. Director, MoEF, Nagpur

Date: 03.04.2026

To,
Regional Officer,
Maharashtra pollution Control Board
Kalpataru Point, 1st floor,
Opp.PVR Theatre, Sion (E),
Mumbai-400022.

Sub: Submission of Compliance Report for Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai, Maharashtra

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For M/s. TEN X REALTY LIMITED
Authorized Signatory

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

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

COMPLIANCE REPORT

(OCTOBER 2025 TO MARCH 2026)

For

**PROPOSED REDEVELOPMENT OF EXISTING
MHADA BLDGS. No. 1 to 11 & 16**

(ENVIRONMENTAL CLEARANCE LETTER NO. EC24B039MH198657 dated 02.02.2024)

**At S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672,
674 of village Bandra (E), Nirmal Nagar, Mumbai,
Maharashtra**

Proposed By

TEN X REALTY LIMITED

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 Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16						
3	Clearance letter(s)/OM and Date	EC letter No.: EC24B039MH198657 dated 02/02/2024 Corrigendum to EC vide letter no. EC23B3813MH5592365N dated 15/07/2025.						
4	Location	At S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai 400051 by M/s. TEN X REALTY LIMITED						
	a) District(s)	Mumbai						
	b) State(s)	Maharashtra						
	c) Latitude/Longitude	Latitude : 19° 03'57.80" N Longitude : 72°50'43.43" E						
5	Address of correspondence							
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Sandeep Maheshwari Realty Division, Ground Floor, JKFT Building, Pokhran Road No. 1, Jekegram, Thane 400606 Contact number: 022-61523705 E mail : sandeep.maheshwari@raymond.in						
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above						
6	Salient features							
	a) of the Project	The proposed project consists of 1 Rehab Bldg. (A to C wings), 8 Sale Bldgs. (1 to 8) having 1,310 nos. of flats and commercial area of 582 m2 (Shops: 25 Nos.). Building configuration is as follows : <table><tr><td>Rehab (Tower A to C)</td><td>2B+G+1stto23rd floors</td></tr><tr><td>Sale (Tower 1 to 6)</td><td>3B+G+1st to 23rd Floors</td></tr><tr><td>Sale (Tower 7 & 8)</td><td>3B+G+1 to 20th Floors</td></tr></table>	Rehab (Tower A to C)	2B+G+1 st to23 rd floors	Sale (Tower 1 to 6)	3B+G+1 st to 23 rd Floors	Sale (Tower 7 & 8)	3B+G+1 to 20 th Floors
Rehab (Tower A to C)	2B+G+1 st to23 rd floors							
Sale (Tower 1 to 6)	3B+G+1 st to 23 rd Floors							
Sale (Tower 7 & 8)	3B+G+1 to 20 th Floors							

	b) of the Environmental Management Plan	Details of the total 3 Nos. of Sewage Treatment Plant of 985 KLD capacity (i.e. MBBR tech), Solar system, Rain Water Harvesting and Solid waste management through OWC are given in Annexure	
7	Break up of the project area		
	a) submergence area : forest & non-forest	NA	
	b) Others	Total Plot area: 13,698.14 m ²	
		FSI area	1,00,777.85 m ²
		Non FSI area	58,434.03 m ²
		Total Construction Area	1,59,211.88 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. 610/- Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Cost	1600 Lakhs
		Operation & Maintenance Cost	150 Lakhs/yr.
	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	N.A.	

	afforestation programme in the light of actual field experience so far	
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 not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance letter No. EC24B039MH198657 dated 02/02/2024. and Corrigendum to EC vide letter no. EC23B3813MH5592365N dated 15/07/2025. Received from SEIAA, Government of Maharashtra.

PRESENT STATUS OF RESIDENTIAL CUM COMMERCIAL PROJECT

Sr. No.	Work Status
1	Phase one Rehab Tower A excavation works done & 12th works is in progress. Phase one Rehab Tower B&C Ground floor works in progress
2	Phase one Sales Tower A & C Excavation Works done & Above Ground floor works is in progress. Phase One Sales Tower B Ground floor works is in progress

Compliance to Environmental Clearance letter No.: EC24B039MH198657 dated 02.02.2024.

SPECIFIC CONDITIONS

A. SEAC CONDITIONS:-

	Conditions	Compliance
1.	PP to obtain 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 and showing all required RG area on mother earth as per Hon'ble Supreme Court order.	We have Obtained the approval plan from MHADA vide No. MH/EE/(B.P.)/GM/MHADA-ET 341/2023 dated. 30/10/2023 and same approval has been submitted during the meeting. Accordingly, committee has granted EC to the project.
2.	PP to obtain following NOCs/remarks: a) Water Supply; b) Sewer connection NOC; c) SWD remarks/NOC; d) Tree NOC; e) SWM/C& D NOC; f) Civil Aviation NOC	We received all requisite NOC.
3.	PP to submit undertaking and architect certificate mentioning that the required/mandatory RG in the plot is provided on mother earth as per the Hon'ble Supreme Court order	We have provided entire mandatory RG on the mother earth as per the Hon'ble Supreme Court order and same submitted the architect certificate.
4.	PP to revise RG area calculations with nomenclature of the RG areas in the project.	The RG required as per the MHADA NOC is 1,844.88 m ² and we have provided 1,853.20 m ² on the mother earth.
5.	PP to make compensatory tree plantation as per Tree Act and Tree NOC; PP to identify land patches/areas for offsite tree plantation; PP to explore more Miyawaki plantation on the project site to accommodate compensatory plantation.	we will be doing compensatory tree plantation as per Tree Act and Tree NOC
6.	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water	We noted and compiled.
7.	PP to interchange location of pump room and rainwater harvesting tank to maintain adequate distance between STP & Rain Water harvesting Tanks.	We have interchanged the location of pump room and RWH tanks to maintain distance between STP and RWH tank areas.

8.	PP to relocate flushing tank near to STP of Rehab building and re-locate parking proposed near STP of rehab building.	We have shifted the flushing tanks nearer to the STP of Rehab Bldg. Also, we have relocated the parking proposed near the STP of rehab bldg.
9.	PP to submit undertaking that they follow guidelines of dust mitigation issued by planning authority.	We will follow all the guidelines issued by the BMC for the dust mitigation measures
B. SEIAA CONDITIONS:-		
1.	PP has provided mandatory RG area of 1844.85 m ² on mother earth without any construction i.e. excluding services etc. Local planning authority to ensure the compliance of the same	The RG required is 1,844.85 m ² (10% of net plot) and we have proposed the RG area of 1,853.20 m ² on Mother Earth
2.	This EC is restricted up to 66.52 m height only as per Civil Aviation NOC.	We have obtained updated Civil Aviation NOC. We have received Corrigendum to EC vide letter no. EC23B3813MH5592365N dated 15/07/2025 for revised Civil Aviation NOC
3.	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.	Noted
4.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We will achieve the around 5.0 % of the Energy saving through Renewable source.
5.	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
6.	SEIAA after deliberation decided to grant EC for-FSI-1,00,471.47 m ² , Non FSI- 58,434.03 m ² , total BUA- 1,58,905.5 m ² . (Plan approval No-MH/EE/(B.P.)/GM /MHADA-ET 341/2023 dated-30.10.2023) (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	Solid waste generated is properly collected and segregated. Dry waste is handed over to Municipal corporation bin.
(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 muck is disposed with the permissions of competent authority at approved site. As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people. Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.
(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.	No hazardous waste generated during construction and operation phase. As it is Commercial project. However, the disposal of the same shall be done as per CPCB /MPCB norms applicable to hazardous waste.
(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 has been provided to workers. The waste generated from the labour is mostly household waste, which is collected and disposed in Municipal Solid Waste Management Facility
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines are separately provided on site. This arrangement shall 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.	The drinking water quality is monitored through MoEF recognized laboratory. Monitoring reports are attached. We are not using ground water for construction purpose 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 fixtures will be provided for completed buildings.
(x)	The Energy Conservation Building code shall be strictly adhered to.	We agree
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil is not reused for the Redevelopment project.
(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	Natural drainage system of area will not disturb.
(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.	Soil and water analysis is carried regularly from MoEF recognized laboratory. Monitoring reports are 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 will be enclosed type and as per CPCB norms. DG will be used for the emergency backup only No DG at site
(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 is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is also be 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 are monitored regularly from MoEF recognized laboratory. Monitoring reports are attached.
(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.	We have complied to above & make necessary arrangements. The DG sets are 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.	Solid waste will be collected and segregated at source. Wet garbage will be treated in Mechanical composting machine and generated manure is used for the Gardening. Dry solid waste will be disposed of on municipal solid waste management system.
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.
(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.	STP will be installed. STP shall be certified by an independent expert. Sewage shall be treated up to tertiary level. The treated sewage shall be reused for gardening and flushing purpose. The dual plumbing system will be provided at site to recycle the treated water for flushing purpose The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.

(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.
(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.	We agree.
(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.	Entry & Exit to the project will be located in such way that it won't affect traffic on the adjoining roads. Also, sufficient parking space will be provided for completed buildings.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	We agree
(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.	Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be 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 shall be formed and it shall be responsible for necessary 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.	Separate funds are allocated for implementation of environmental protection measures. Break - up of EMP budget is attached The funds for implementation of environmental protection measures/EMP are provided as per planned requirement. Expenditure on EMP will be done as planned. However, year-wise expenditure was not submitted to MPCB & Env. Dept. as the project is still under progress.
(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	Copy of the advertisement was published in two local newspapers Navshakti and FreePress Journal
(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 and complied.

(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. The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF & CC, Nagpur.
C). General EC Conditions:-		
(i)	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We agree and complying 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 vide letter No:- Format1.0/CC/UAN No.0000195934 /CE /2403001592 dated 16.03.2024.
(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.	We have started the work on site after the receipt of the EC.
(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 are sending with Compliance reports to RO of MPCB. Environment Mantralaya RO MoEF & CC, Nagpur.

(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.	We agree
(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.	Not applicable

(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.	We agree
(6)	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We agree
(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 environmental clearance shall lie with the National Green Tribunal ,(Western Zone Bench, Pune) ,New Administrative Building, 1 st Floor, D- Wing, Opposite Council Hall, Pune, if preferred ,within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	Noted

ANNEXURE – I

PROJECT DETAILS

Project Name: Proposed Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai.

Developers Name: TEN X REALTY LIMITED.

AREA STATEMENT

Sr. No.	Particulars	Area
1.	Plot Area	13,698.14 m ²
2.	FSI Area	1,00,777.85 m ²
3.	Non FSI AREA	58,434.03 m ²
4.	Total Construction area	1,59,211.88 m ²

ANNEXURE – II

SOLID WASTE MANAGEMENT PLAN

- **Wet Garbage:** 2,035 kg/day.
- **Dry Garbage:** 1,357 kg/day.
- **E Waste:** 15.0 (Ton/years) Separate storage place is provided for E Waste
- **STP Sludge:** 9 kg/day
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non- biodegradable waste will be separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

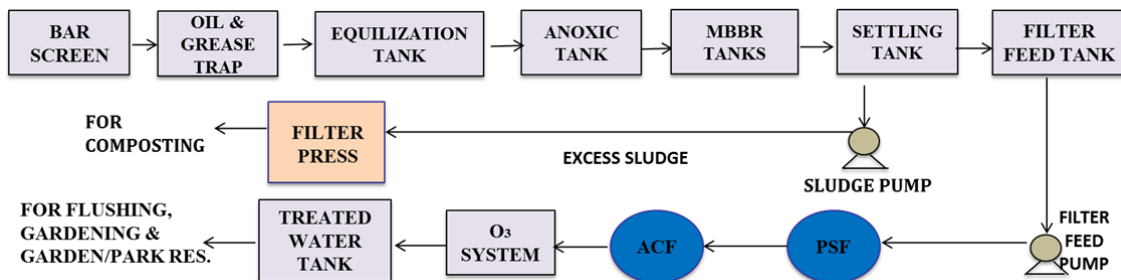
ANNEXURE III

Sewage Treatment Plant

Sewage Generation: 854 KLD

Total 3 STP's Capacity: 985 KLD

Technology Used: MBBR



ANNEXURE IV

WATER BUDGET

Water Demand	Quantity	Unit
Water consumption	920	KLD
Sewage generation	854	KLD
STP capacity (3 nos.)	985	KLD
Recycling		KLD
Treated water is recycled for flushing	305	KLD
Treated water used for gardening	49	KLD
Excess Treated Water is disposed in Municipal Sewer Line	491	KLD

WATER BALANCE

Particulars	No of Flats	Occupancy	Total Population	Water Requirement Basis (in lpcd)*		Total Water Requirement/ person	Water Demand KLD
				Domestic	Flushing		
Rehab Flats							
1 BHK	138	4	552	90	45	135	75
2 BHK	414	5	2,070	90	45	135	279
Rehab Shops	10	3	30	25	20	45	1
Sale Flats							
2 BHK	482	5	2,410	90	45	135	325
3 BHK	210	6	1,260	90	45	135	170
4 BHK	66	7	462	90	45	135	62
Sale Shops	15	3	45	25	20	45	2
Sub-Total							915
Swimming Pool Make-up							5
Total			6,829				920
Sewage Generation				90 % of Domestic & 100 % of Flushing Requirement			854
Sludge				1 % of Sewage Generation			9
Recycling for Flushing							
Rehab Flats							
1 BHK	138	4	552		45	25	25
2 BHK	414	5	2,070		45	93	93
Rehab Shops	10	3	30		20	1	1
Sale Flats							
2 BHK	482	5	2,410		45	108	108
3 BHK	210	6	1,260		45	57	57
4 BHK	66	7	462		45	21	21
Sale Shops	15	3	45		20	1	1
Total			6,829				305
Recycling for Gardening	1,853.20					5l/m ²	9
Recycling for Garden Reservation	8,000.00					5l/m ²	40
Total Recycling Water							355
Excess Treated Water to Municipal Sewer							491

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. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Laboursare employed to reduce size of labour camps. No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps was collected and composted on site. 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 is compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

ANNEXURE VI

EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)
STP (Tertiary)	200	42
Solar System	150	02
Rain Water Harvesting	55	03
Solid waste Composting plant	90	35
Basement dewatering, ventilation & Air cleaning system	160	10
Landscape development	20	2
Environmental Monitoring	00	4
DMP Cost	925	52
Total Cost	1,600	150

ANNEXURE VII

Site Photographs



ANNEXURE VIII

ADVERTISEMENT

Note- All The Following necessary Instructions/ Clarifications Will be Published on the online Website
नवसंस्क/जा.अ./१०००/दि.६/२/२०२४

Sd/-
CHIEF FIRE OFFICER
Nashik Municipal Corporation

“M/S. TEN X REALTY LIMITED.”

Our Proposed Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at S. Nos. 418A, 418B, 418 / 1 to 723, 446, 670, 671, 672, 674 of village Bandra (East), Nirmal Nagar, Mumbai, Maharashtra was accorded the Environmental Clearance from the Environment and Climate Change Department, Government of Maharashtra.

The copy of the Environmental clearance letter is available on the web site of Ministry of Environment Forest and Climate Change, Government of India <http://environmentclearance.nic.in>

Public Notice

On or towards the North: Road

On or towards the South: Agama Building

On or towards the West: Vastuship Building

On or towards the East: Road

Date: 07.02.2024

Place: Mumbai

Mandir V. Kogarkar

Advocate

201, 2nd Floor, Jyoti Arch, Nandis Kambaru

Bandra West, Mumbai - 400 050

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जाहीर सूचना

यादारे नोटीस दिली जाते की, राणाकुंज बिल्डिंग, डेवेलपमेंट अपार्टमेंट्स को-ऑप. हाऊसिंग सोसा. लि. द्वारे जारी केलेल्या विनिर्दिष्ट क्र. ४१ ते ४५ (दोन्ही संपावेची) असलेल्या ५ संपावणांच्या संदर्भात, दिनांक १ मार्च १९७४ रोजी रोअर प्रमाणपत्र क्रमांक १०, फ्लॅट क्र. १, राणा कुंज, डेवेलपमेंट अपार्टमेंट्स को-ऑप. हाऊसिंग सोसा. लि., जुद्ध चर्च रोड, जुद्ध मुर्ख ४०००४९ संस्थात हेमंत लीलापर याक यांना वाटप करण्यात आले होते परंतु ते हक्कले/गळ्यात आले आहे आणि वर शोध घेऊन त्यांनी उक्त फ्लॅट आणि त्या सोसायटीच्या व्यवहार केलेला आहे आणि अशा त्यांनी डुप्लिकेट रोअर सर्टिफिकेट जारी करण्यासाठी सोसायटीकडे अर्ज केला आहे. वरील रोअर्स आणि/किंवा फ्लॅट नंबर १ यथे कोणताही हक्क, अधिकार, आणि स्वातंत्र्य असलेल्या सर्व व्यक्तींनी या प्रकाशनाच्या संदर्भात या जाहीर सूचना घ्यावी.

जाहीर सूचना

सूचना यादारे देण्यात येते की, पावल शांतीनगर सीएचएस लि., को-ऑपरेटिव्ह हाऊसिंग -जी महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील तरतुदीनुसार नोंदणी कृत धारक नोंदणीकृत क्र. टीएनए/ (टीएनए/एचएसबी/टीसी)/३४२ ७ चे १९८९-९० दिनांकीत २५/०१/१९९० (सदर सोसायटी) यांनी शॉप क्र. ६, तळ मजला, बिल्डिंग क्र.बी-३, पावल शांतीनगर सीएचएस लि., सेक्टर २, शांती नगर, मिरा रोड (पूर्व), ठाणे-४०११०७ कडीला सी. धनवंशी नामलाल हाहा रु.५०/- चे प्रत्येकी ५(पाच) पूर्ण देय रोअर्स धारक विभिन्न क्र. २९ ते ३० (दोन्ही समाविष्ट) धारक रोअर प्रमाणपत्र क्र. ६ (सदर रोअर प्रमाणपत्र) जारी केले. जसे की, सोसायटीने अनावधानाने सदर रोअर प्रमाणपत्र यथे धनवंशी

“टेन एक्स रीअल्टी लिमिटेड”

आमच्या प्रस्तावित प्लॉट सर्वेक्षण क्रमांक ४१८ए, ४१८बी, ४१८/१ ते ७२३, ४४६, ६७०, ६७१, ६७२, ६७४ बांद्रा गांव, निर्मल नगर, बांद्रा (पूर्व), मुंबई, महाराष्ट्र येथील म्हाडा इमारत क्र. १ ते ११ आणि १६ यांच्या पुर्नविकास प्रकल्पाला पर्यावरण य खाताबदलीय बदल विभाग, महाराष्ट्र शासन मुंबई, यांच्याकडून पर्यावरण विषयक मंजुरी देण्यात आली आहे.

सदर पर्यावरण विषयक मंजुरीची प्रत केंद्रीय पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय, भारत सरकार यांच्या <http://environmentclearance.nic.in> या संकेतस्थळावर उपलब्ध आहे.

सेन्ट्रल बँक ऑफ इंडिया
Central Bank of India
CENTRAL BANK SINCE 1941

शाखा : अंबलवा

सेवाएवम अपरिचित, काली सचर्च चौक, मोहन ज्योति सोसायटी बंगला, मिरा रोड, ठाणे, महाराष्ट्र - ४०११०७



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/2025-26/03/2132		Report Date	09.03.2026
Sample ID: -	GESEC/PRO/AAQM/2025-26/03/2132			
Name & Address of the Customer	M/s. TEN X REALTY LIMITED Proposed Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at At S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai .			
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	Sample Receipt Date	Analysis End Date	
02.03.2026	03.03.2026	03.03.2026	07.03.2026	
Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	74.3
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	34.5
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	22.5
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	36.4
Remark- ➤ All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit.				
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

END OF REPORT

Page 1 of 1

Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
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- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.



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TEST REPORT			
Test Report No: -	GESEC/PRO/ANLM/2025-26/03/2133	Report Date	09.03.2026
Sample ID: -	GESEC/PRO/ANLM/2025-26/03/2133		
Name & Address of the Customer	M/s. TEN X REALTY LIMITED Proposed Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at At S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai		
AMBIENT NOISE SAMPLE DETAILS			
Type	Ambient Noise		
Sample Collected By	Pristine Consultants		
Standard method	As Per IS: 9989:2020		
Date of Monitoring	02.03.2026		
Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location	Project site		
Day	dB(A) Leq	55.3	55
Night	dB(A) Leq	45.1	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			

END OF REPORT

Page 1 of 1

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TEST REPORT				
Test Report No – GESEC/PRO/DW/2025-26/03/2134		Date of Reporting		09.03.2026
Sample ID - GESEC/PRO/DW/2025-26/03/2134		Sample Details		Drinking Water
Name & Address of the Customer - M/s. TEN X REALTY LIMITED Proposed Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at At S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai		Type of Sample		Water
		Volume Of Sample		2 Lit Plastic Can
		Sample Status		Sealed
		Date of Sample Collection		02.03.2026
		Date of Sample received in lab		03.03.2026
		Analysis End Date		09.03.2026
		Sampling Location :		Project site
		Sample Collected By		Pristine Consultants
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	162	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	7.33	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	192	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	168	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	28.4	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	18.6	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	4.5	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
Note:- ➤ 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				

END OF REPORT

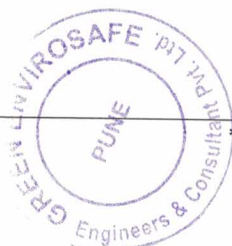
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TEST REPORT			
Report No: GESEC/PRO/SO/2025-26/03/2135		Date of Report	09.03.2026
Sample ID: GESEC/PRO/SO/2025-26/03/2135		Date of Sampling	02.03.2026
Name and Address of the Customer – M/s. TEN X REALTY LIMITED Proposed Redevelopment of existing MHADA Bldgs. No. 1 to 11 & 16 at At S. Nos. 418A, 418B, 418 /1 to 723, 446, 670, 671, 672, 674 of village Bandra (E), Nirmal Nagar, Mumbai		Start Date of Analysis	03.03.2026
		End Date of Analysis	07.03.2026
		Sample Details	soil
		Nature of sample	solid
Sample Collected By		Pristine Consultants	
Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	8.36	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	4.3	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	5.7	mhos/C m	ICARDA-Methods of soil, Plant and water analysis, Page No. 67- 68:2013
Organic Carbon	14.3	%	Lab SOP No. NIL/SOP/05 Based on Manual of Soil testing in India, Ministry of Agriculture, GOI: 2011
Cation Exchange Capacity	59.3	Meq/100 gm	Lab SOP No. NIL/SOP/08 Based on Manual of Soil testing in India, Ministry
Available Nitrogen	72.5	mg/Kg	APHA 4500-Norg-B,23rd Ed 2017
Available Phosphorous as PO4	62.4	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.95:2011)
Available Potassium as K	55.3	mg/Kg	Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2019)
Sodium	4.5	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



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

END OF REPORT

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