



To,
The Additional Director(s),
Ministry of Environment and Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra- 440001

Sub: Submission of Environmental Clearance compliance Report (**January 2024 to June 2024**) for IT & ITEs activity (Data center storage) of M/s. NXTRA DATA LIMITED at Plot IT 07, TTC industrial area, Mahape Dist.- Navi Mumbai, State- Maharashtra

Ref: No. 1] EC vide no. SIA/MH/MIS/182483/2020 dated- 28/09/2021
2] Corrigendum of EC Vide no. SIA/MH/MIS/256600/2022 dated -27/07/2022

Respected Sir,

With reference to the above subject, we are submitting the current Status of our construction work, monitoring reports, data sheet and point wise compliance status to various stipulation laid down by the Ministry of Environment and climate change department in its clearance letter No. SIA/MH/MIS/182483/2020 dated- 28/09/2021 & Corrigendum of SIA/MH/MIS/256600/2022 dated - 27/07/2022 along with the necessary enclosure and annexure.

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For M/s. NXTRA DATA LIMITED,




Authorized Signatory

Encl:
Part A: Current Status of Construction Work
Part B: Data Sheet
Part C: Point wise compliance status
Part D: Annexures



To,

The Member Secretary,
Maharashtra Pollution Control Board,
Kalpataru Point, 2/3/4th Floor,
Sion Matunga Scheme, Road No. 8,
Opp. Sion Circle, Sion (East),
Mumbai- 400022

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CC to: - Sub Regional Officer (Navi Mumbai II)

**Compliance to Stipulated Conditions in
Environment Clearance**

(July 2023– December 2023)

FOR

**M/s. Nxtra Data Limited
IT / ITeS (Datacenter Storage)**

At

Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai

By

Nxtra Data Limited

For Submission to:

Ministry of Environment, Forest & climate change

(MoEF&CC)

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PART A DATA SHEET

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest and Climate Change

Western Region, Regional Office, Nagpur

Date: 09/05/2024

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Building & Construction project IT / ITeS (Data Center storage)
2.	Name of the project	:	IT / ITeS (Datacenters Storage) by M/s. Nxtra Data Limited
3.	Clearance letter (s) / OM No. and Date	:	<p>1. Environment clearance vide EC Vide No.- SIA/MH/MIS/182483/2020 dated 28/09/2021</p> <p>2. Corrigendum of EC Vide no. SIA/MH/MIS/256600/2022 dated - 27/07/2022</p>
4.	Location	:	
	a. District (S)	:	Navi Mumbai
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 19°10'34.17"N, Longitude 73° 0'5.09"E
5.	Address for correspondence		
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	M/s Nxtra Data Limited. Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai
	b. Address of Project: Engineer/Manager (with pin code/ Fax numbers)	:	M/s Nxtra Data Limited. Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai
6.	Salient features		
	a. of the project	:	<p>Total Plot Area: 30,000 Sq.m.</p> <p>FSI area: 59,905 Sq.m</p> <p>Non FSI area: 14,696.5 Sq.m</p> <p>Total BUA: 74,601.5 Sq.m</p>
	b. of the environmental management plans	:	1. Sewage treatment Plant:

				<p>1 No of STP of capacity 18 KLD will be installed at site.</p> <p>2. Rain water harvesting: 1 No of RWH tank (Capacity 240 Cum)</p> <p>3. Solid Waste Management</p> <p>a) Biodegradable waste is treated in OWC b) Dry waste is collected by Authorized vendor c) E-waste is collected by Authorized dealer d) Hazardous waste (DG lube oil) is handed over to an Authorized dealer e) STP sludge is used as manure.</p>
7.	Breakup of the project area		:	
	a.	Submergence area forest & non-forest	:	Project is located in non-forest area
	b.	Others	:	NA
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers /artisan		:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:		
	1.	Estimated Cost of the Project	:	Rs. 1250 Crores
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	During Operation Phase: Capital Cost: 353 Lakh

	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	O & M Cost: Rs. 103.50 Lakhs						
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	During Operation Phase: Capital Cost: 197 Lakh O & M Cost: Rs. 16.65 Lakhs						
	e.	Actual expenditure incurred on the project so far	:	Rs. 329.21Cr						
	f.	Actual expenditure incurred on the environmental management plans so far	:	Not yet started						
10.		Forest land requirement	:	Not Applicable						
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable						
	b.	The status of clearing felling	:	Not Applicable						
	c.	The status of compensatory afforestation, it any	:	Not Applicable						
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable						
11.		The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information	:	Not Applicable						
12.		Status of construction		<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Building Name & number</th> <th>Status as on December 2023</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Phase 1 Data center building + Guard House+ driver test room + DG building + Substation</td> <td>80% Construction work is completed</td> </tr> </tbody> </table>	Sr. No	Building Name & number	Status as on December 2023	1	Phase 1 Data center building + Guard House+ driver test room + DG building + Substation	80% Construction work is completed
Sr. No	Building Name & number	Status as on December 2023								
1	Phase 1 Data center building + Guard House+ driver test room + DG building + Substation	80% Construction work is completed								

			2	Phase 2 Data center building + DG building	Construction Not yet started
			3	Phase 3 Data center building	Construction Not yet started
	a.	Date of commencement (Actual and/or planned)	:	08/04/2021	
	b.	Date of completion (Actual and/or planned)	:	1 Aug 2024 Partial completion as per Part fire NOC	
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	:	NA	
	b.	Date of site visit for this monitoring report	:	NA	
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)	:	Not Applicable	
		(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.)	:	Agreed	

PART B CURRENT STATUS OF WORK

Sr. No	Building Name & number	Status as on December 2023	Status of the Environmental Management Facilities
1	Phase 1 Data center building + Guard House+ driver test room + DG building + Substation	80% Construction Work is completed	<ul style="list-style-type: none"> • STP Construction Not yet started • Green belt is not developed yet • OWC is Construction Not yet started • 4 No of RWH pits Not yet Provided
2	Phase 2 Data center building + DG building	Construction is Not yet started	
3	Phase 3 Data center building	Construction is Not yet started	

PART C PART C: ENVIRONMENT CLEARANCE COMPLIANCE REPORT

Point wise compliance to various stipulations laid down by the MoEF & CC in Environment Clearance Letter File No. SIA/MH/MIS/182483/2020 Dated 28th Sept 2021 & Corrigendum of EC vide no. SIA/MH/MIS/256600/2022 dated -27/07/2022 are as follows:

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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra	We have obtained IOD vide No. EE/Dn. II/MHP/SPA/C04302/of 2021 dated 08/04/2021 from MIDC, Mahape, attached as Annexure III
2	PP to obtain SWD, Sewerage and CFO NOC.	Noted
3	PP to relocate STP as bottom of STP is designed above the rain water harvesting tank.	Noted
4	PP to obtain Petroleum and Explosives Safety Organization (PESO) licence for storage of HSD from competent authority.	PESO certificate is attached as Annexure IV for your reference.
5	PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.	As per Thane Creek Flaming Sanctuary notification buffer area of Eco-sensitive zone is about 3.53 km away from site hence wild life clearance is not applicable. A map showing project site, core & buffer area of Thane Creek Flamingo Wildlife Sanctuary is attached as Annexure V .

6	PP to provide minimum 25% four-wheeler and two-wheeler Parking's should be equipped with electric Charging facilities.	Noted
7	PP to declare campus as a plastic free zone (No pet bottles, cutlery). PP to ensure that plastics used in packaging should be recycled.	Noted
B. SEAC Conditions: -		
1	PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as 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.	Agreed
4	SEIAA after deliberation decided to grant EC for-FSI-21062.45 m ² , non-FSI- 626.34 m ² , Total BUA-21688.79 m ² . (Plan approval 2021; Dated 08/04/2021.)	Noted
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.	<p>Solid waste will be collected separately as dry & wet waste.</p> <p>In operation phase dry waste will be collected by authorized agency.</p> <p>Wet waste will be treated in OWC.</p>

II	Disposal of muck during construction phase should not create adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	During construction phase excavated material and construction waste is stored within project premises and used for leveling within project site. It is not sent outside the project premise.
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 any Hazardous waste generation during construction phase.
IV	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> • Adequate drinking water and sanitary facilities have been provided for construction workers at the site. • During construction phase excavated material and construction waste is stored within project premises and used for leveling within project site • 4 no. of mobile toilets & 12 No urinal is provided for construction worker. • Solid waste generated is collected separately for dry & wet waste and handed over to authorized vendor.
V	Arrangement shall be made that waste water and storm water do not get mixed.	We will made arrangement 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.	Gunny bags are wrapped on columns and ponding are done to reduce water usage while curing. We are using pre-mixed concrete.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water extraction is carried out.
VIII	Permission to draw ground water and construction of basement if any shall be obtained from the	Noted. We will not draw ground water. Permission will be obtained before doing so.

	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.	During construction phase no showers, toilet flushing will be provided. Low flow fixtures will be used for showers, toilet flushing and drinking in operation phase.
X	The Energy Conservation Building code shall be strictly adhered to.	Noted.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Topsoil is stored & it will be used for landscaping.
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.	Additional soil for leveling of the proposed site is not required.
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 analysis Reports enclosed. Please refer Annexure 2 . We are not using ground water for construction.
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	2 no. of DG Set having capacity 2*500 KVA & 62.5 KVA are provided.

	Environments (Protection) Rules prescribed for air and noise emission standards.	
XVI	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Agreed. Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed.
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.	Vehicles are operated during non-peak hours. Standard of construction vehicles are checked regularly including PUC certificate.
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.	Adequate measures are made to reduce ambient air and noise level during construction phase. Air and Noise Monitoring reports are enclosed as an Annexure II . PP have been provided fencing from all sides. Care is taken to maintain the noise level within the limits at site
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	DG set of capacity 2*500 KVA & 62.5 KVA are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986.

	needed for the combined capacity of all proposed DG sets. 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..	Construction work is supervised as per structure.
b) Operational Phase		
I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p> <p>C) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>The solid waste generated will be properly collected and segregated on site.</p> <p>Wet waste 36 Kg/day will be treated in OWC</p> <p>Dry waste 90 kg/day will be handed over to vendor</p>
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016	Noted. E-waste will be handed over authorized vendor.
III.	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and are report in this regard should be submitted to the MPCB and Environment department before the project is for operation.	<p>STP will be certified by independent expert. We will obtain Consent to Operate from MPCB before commissioning of unit.</p> <p>Drainage will be collected in STP through drainage line and treated in STP of capacity 18 KLD.</p>

	<p>Treated effluent emanating from STP shall be recycled/refused 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.</p> <p>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.</p>	<p>Treated sewage from STP used for flushing & gardening thereby achieving ZLD in non- monsoon season & during monsoon season treated sewage will be connected MIDC sewer line.</p>
IV	<p>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.</p>	<p>STP will be certified by independent expert. We will obtain Consent to Operate from MPCB before commissioning of unit.</p> <p>Drainage will be collected in STP through drainage line and treated in STP of capacity 18 KLD.</p> <p>Treated sewage from STP used for flushing & gardening thereby achieving ZLD in non- monsoon season & during monsoon season treated sewage will be connected MIDC sewer line.</p>
V	<p>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.</p>	<p>Noted.</p>
VI	<p>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</p>	<p>Required Parking as per norms is proposed for the project so, that there is no use of public space. 2-wheeler parking nos.: 24 Nos. proposed 4-wheeler parking nos.: 107Nos.proposed Truck parking at loading Bay: - 8 Nos proposed.</p>

	no public space should be utilized.	
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
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.	Green Belt is being developed by considering CPCB guidelines/local norms including selection of plant species with consultation with the Local Landscape consultant. 300 numbers of trees are proposed on site. (as per MIDC norms) Total Green belt area: RG on the ground: 3000 m ²
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Construction work & Operation work is supervised as per EMP structure.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted. We are submitting herewith funds allocated for Environmental Management Plan (EMP). Costing earmarked for (Environmental Management Plan (EMP)) will be, (As per EC) During Construction phase: Total Cost: 353 lacs/Annum O & M cost: 103.50. lacs/annum During operational Phase: Total set up Cost: 197 Lakhs O & M cost: 16.65 lacs/annum
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	Advertisement had been published in Local Newspaper in English and Marathi Language. Advertisement copy is attached as Annexure VI .

	Maharashtra Pollution Control Board and may also be seen at Website at http://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.	Yes, we will submit report regularly along with necessary documents.
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.	No suggestions/ representations were received while processing the proposal from the local NGO.
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, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted. We have uploaded EC certificate on company website link showing EC certificate is mentioned below. Also attached website screenshot for your reference as Annexure VIII . Company website link: - https://www.nextra.in/about-us Monitoring results are displayed near project site office.
C) General Conditions:		

I.	PP has to abide by the conditions stipulated by SEAC& SEIAA. Noted. We will abide all the condition stipulated by SEAC &SEIAA.	Noted. We herewith ensure that will abide all the condition 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.	Noted. We have Obtained consent to establish (Part) having Consent order no. For Format1.0/BO/JD(WPC)/UAN No.00000082316/CE/CC-2003001075dated 17/03/2020.
III	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted. We have Obtained Environment Clearance Letter File No. SIA/MH/MIS/182483/2020 Dated 28th Sept 2021 & Corrigendum of EC vide no. SIA/MH/MIS/256600/2022 dated -27/07/2022 attached as Annexure I
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.	Yes, we will submit 6 monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to Regional Office of MoEF the respective Zonal Office of CPCB and the SPCB.
V	The environmental 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	Noted. We regularly submit environmental statement report to MPCB. Submitted Form V vide no MPCB-ENVIRONMENT_STATEMENT-0000062728 dated3/10/2023 of previous financial year.

	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.	Noted
VII	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	As per Thane Creek Flaming Sanctuary notification buffer area of Eco-sensitive zone is about 3.53 km away from site hence wild life clearance is not applicable. A map showing project site, core & buffer area of Thane Creek Flamingo Wildlife Sanctuary is attached as Annexure V .

PART D – ANNEXURES

Annexure 1 Copy of Environmental Clearance Letter

Environment Clearance Letter

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/182483/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 28-09-21

To
M/s.NXTRA DATA LIMITED,
Plot IT 07, TTC Industrial Area,
Mahape, Navi Mumbai.

Subject : Environment Clearance for Proposed development of IT/ITeS
(Datacenter Storage) unit at Plot IT 07, TTC Industrial Area, Mahape,
Navi Mumbai by M/s.NXTRA DATA LIMITED

Reference : Application no. SIA/MH/MIS/182483/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 149th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 229th Part B 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.	Plot area (sq.m)	30,000 sq.m	
2.	FSI area (sq.m)	59,905sq.m	
3.	Non FSI area (sq.m)	14,696.5sq.m	
4.	Proposed built up area (FSI +Non FSI) (sq.m)	74,601.5sq.m	
5.	Building Configuration	Building	Building Configuration
		Phase 1 Data center building + Guard House+ driver rest room + DG building + substation	Ground + 7 floors
		Phase 2 Data center building + DG building	Ground + 7 floors
		Phase 3 Data center building	Ground + 7 floors
6.	No. of tenements and shops	Nil	
7.	Total population	No. of users: Occupants: 300, Visitors: 30	

8.	Total water requirement CMD	Source: Supply from MIDC+ Recycled water from STP + Tanker			
		Water Requirement		Dry Season	Wet Season
		Fresh Water		8 cmd	8 cmd
		Gardening		12 cmd	0 cmd
		STP Treated Water			
		- Flushing		8 cmd	8 cmd
		- Gardening		6 cmd	0 cmd
Total water requirement		34 cmd	16 cmd		
9.	Sewage generation (CMD)	Sewage generation: 16CMD			
10.	STP Capacity (CMD) and Technology	Capacity of STP: 18CMD and STP Technology: MBBR Technology (Moving Bed Bio Reactor Technology)			
11.	STP location	Ground			
12.	Total solid waste quantities	Biodegradable Waste : 36 kg/day Non-Biodegradable Waste : 54 kg/day Total Solid Waste : 90 kg/day			
13.	RG area in sq.m	RG required: 3000 sq.m RG provided on Mother Earth: 3000 sq.m RG provided on ground: 3000 sq.m RG provided on podium: Nil Total: 3000 sq.m			
14.	Power requirement	During Operation phase:			
		Particular		Requirement	
		Demand load (MW)		90	
		Connected load (MW)		100	
15.	Energy Efficiency	Total Energy Savings (%): By using Energy Saving Measures: Data centre building: 11%-41% Infrastructure: 13% -27% Savings through Renewable Sources: Solar PV System of demand load (75 kW)			
16.	DG set capacity	2.25 MVA x 56 nos.			
17.	Parking 4W and 2W (nos)	Parking statement			
		Parking details		Required (nos.)	Proposed (nos.)
		Cars (ground parking)		300	107
		2 wheelers		36	24
		Visitors parking @ 10%		36	--
		Truck parking at loading bay		--	8
18.	Rain water harvesting scheme	RWH tank of capacity: 240 cum			
19.	Project cost in (Cr.)	INR. 1250Crores			

20.	EMP Cost	During Construction phase:		
		Environment Protection Measure	Capital Cost (Rs. in lakh)	O&M Cost (Rs. in lakh)
		Debris / Top-soil management	350.00	-
		Toilets for labour + drinking water + first aid arrangement	3.00	100.00
		Environmental monitoring	-	3.50
		Total	353.00	103.50
		During Operation Phase:		
		Environment Protection Measure	Capital Cost (Rs. in lakh)	O&M Cost (Rs. in lakh/ year)
		STP	80.00	7.15
		Solid Waste Management	3.00	0.25
		Rainwater Harvesting	23.00	1.25
		Green Belt & Landscaping	21.00	4.00
		Energy Saving Measures	70.00	1.50
		Environmental monitoring	-	2.50
TOTAL	197.00	16.65		
21.	CER details with justification if any	CER as per EMP cost mentioned above.		

3. The proposal has been considered by SEIAA in its 229th Part B 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain SWD, Sewerage and CFO NOC.
2. PP to relocate STP as bottom of STP is designed above the rain water harvesting tank.
3. PP to obtain Petroleum and Explosives Safety Organisation (PESO) licence for storage of HSD from competent authority.

4. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.
5. PP to provide minimum 25 % four-wheeler and two-wheeler Parking's should be equipped with electric Charging facilities.
6. PP to declare campus as a plastic free zone (No pet bottles, cutlery). PP to ensure that plastics used in packaging should be recycled.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as 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-21062.45 m2, Non-FSI- 626.34 m2, Total BUA-21688.79 m2. (Plan approval - EE/DN.II/MHP/SPA/C04302/OF 2021;Dated 08/04/2021.)

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 <http://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.

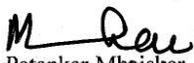
C) General EC Conditions:-

- 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 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-Mhaishar
(Member Secretary, SEIAA)
28/1/2021

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, Thane Municipal Corporation
7. CEO, MIDC.
8. Regional Officer, Maharashtra Pollution Control Board, Thane.

Corrigendum In EC

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/256600/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.NXTRA DATA LIMITED,
Plot IT 07 T.T.C. Industrial Area,
Mahape, Navi Mumbai.

Subject : Corrigendum in earlier EC for Proposed IT & ITeS Unit (Data centre)
at Plot IT 07 T.T.C. Industrial Area, Mahape, Navi Mumbai by
M/s.NXTRA DATA LIMITED.

Reference : Application no. SIA/MH/MIS/256600/2022

This has reference to your communication on the above-mentioned subject. You have Environment Clearance dated 28.09.2021 for Proposed IT & ITeS Unit (Data centre) at Plot IT 07 T.T.C. Industrial Area, Mahape, Navi Mumbai. Now, you have applied for Corrigendum in earlier EC by removing the specific conditions 1 & 2 in the EC letter dated 28.09.2021.

2. Proposal was considered by SEIAA in its 246th (Day-1) meeting and SEIAA decided to grant corrigendum by removing specific conditions 1 & 2 in the EC letter dated 28.09.2021. All the other conditions in the EC dated 28.09.2021 shall remain the same.


Manisha Patankar
(Member Secretary, SEIAA)

23/09/2022

Annexure 2 Monitoring Reports

Annexure 2.1 Ambient Air Monitoring Report



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in | ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2023/Dec/R-1219	Issue Date	18/12/2023
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	08/12/2023	Sampling duration	1440 Min
Sampling Location	Near Entrance	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	30°C	Wet bulb temperature	27°C
Relative Humidity	80%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	11/12/2023	End Date of Analysis	18/12/2023

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	23.0	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	33.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	65.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	29.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.5	mg/m ³	≤ 04	
6	Ozone(O ₃)	10.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results is within National Ambient Air Quality standards.
BDL – Below Detectable Limit.



Raj
Authorized Signatory
Mr. Rahul Patil
(Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,

CERTIFICATIONS
ISO 9001 : 2015



EHS MATRIX

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TEST REPORT

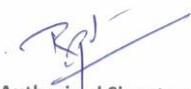
Report No:	EHSM/2023/Dec/R-1220	Issue Date	18/12/2023
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	08/12/2023	Sampling duration	1440 Min
Sampling Location	Within Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	30°C	Wet bulb temperature	27°C
Relative Humidity	80%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	11/12/2023	End Date of Analysis	18/12/2023

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	27.0	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	31.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	57.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	29.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.6	mg/m ³	≤ 04	
6	Ozone(O ₃)	10.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results is within National Ambient Air Quality standards.
BDL – Below Detectable Limit.




Authorized Signatory
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(Director)

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TEST REPORT

Report No:	EHSM/2023/Dec/R-1221	Issue Date	18/12/2023
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	08/12/2023	Sampling duration	1440 Min
Sampling Location	Near Under Construction building	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	30°C	Wet bulb temperature	27°C
Relative Humidity	80%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	11/12/2023	End Date of Analysis	18/12/2023

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	28.5	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	32.9	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	60.5	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	27.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.65	mg/m ³	≤ 04	
6	Ozone(O ₃)	10.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results is within National Ambient Air Quality standards.
BDL – Below Detectable Limit.




Authorized Signatory
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(Director)

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ISO 9001 : 2015

Annexure 2.2 Noise Monitoring report



EHS MATRIX
PRIVATE LIMITED

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TEST REPORT

Report No:	EHSM/2023/Dec/R-1222	Issue Date	18/12/2023
Name and Address of Customer	Nextra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	08/12/2023	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune.		

Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Entrance	48.9	39.4	55/45	CPCB Guideline
2.	Within Site	51.0	41.0		
3.	Near Under Construction building	52.4	43.1		

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory
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 (Director)

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📍 Branch Office Address :
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CERTIFICATIONS
 ISO 9001 : 2015

Annexure 2.3 DG Set emission monitoring report of 500 KVA & 62.5 KVA DG Set



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TEST REPORT

Report No:	EHSM/2023/Dec/R-1225	Issue Date	18/12/2023		
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai				
Sample Name	Source Emission	Sample Description	Stack Material : MS		
Date of Sampling	08/12/2023		Stack Height : 4.5 M		
Sampling Location	2 * No of 500 KVA DG Set	Sampling duration	Stack Type : Round		
Sampling done by	EHS Matrix Pvt. Ltd., Pune		30 Min		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Start Date of Analysis	11/12/2023	End Date of Analysis	18/11/2023		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	430	K		---
2	Differential Pressure	7.8	mm WG		
3	Velocity	9.5	M/s		
4	Dimensions of Stack	0.254	Mtr.		
5	Stack Area	0.050	M ²		
6	Gas Volume	1278.0	Nm ³ /Hr		
7	Particulate Matter	55.0	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide (SO ₂)	0.25	Kg/day	--	
➤ Remark- All above results is well within MPCB Limit.					



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CERTIFICATIONS
ISO 9001 : 2015



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TESTREPORT

Report No:	EHSM/2023/Dec/R-1226	Issue Date	18/12/2023		
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai				
Sample Name	Source Emission	Sample Description	Stack Material : MS Stack Height : 2.0 M Stack Type : Round		
Date of Sampling	08/12/2023				
Sampling Location	62.5 KVA DG Set	Sampling duration	30 Min		
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring		
Sample Quantity	Thimble 1 Nos and 30 ml Solution	End Date of Analysis	18/12/2023		
Start Date of Analysis	11/12/2023				
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	356	K		---
2	Differential Pressure	3.5	mm WG		
3	Velocity	4.0	M/s		
4	Dimensions of Stack	0.1524	Mtr.		
5	Stack Area	0.01823	M ²		
6	Gas Volume	219.0	Nm ³ /Hr		
7	Particulate Matter	22.0	mg/Nm ³	≤ 150	
8	Sulphur Dioxide (SO ₂)	0.06	Kg/day	--	CPCB Guideline on methodologies for source emission monitoring
➤ Remark- All above results is well within MPCB Limit.					




Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,

CERTIFICATIONS
ISO 9001 : 2015

Annexure 2.4 Soil Analysis Report



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in | ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2023/Dec/R-1224	Issue Date	18/12/2023
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai		
Sample Name	Soil	Sample Description	S1
Date of Sampling	08/12/2023	Sampling Time	11.00 AM
Sampling Location	Within Site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 Kg
Start Date of Analysis	11/12/2023	End Date of Analysis	18/12/2023

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	21	%	
	b) Silt	19	%	
	c) Clay	60	%	
2	pH at 25°C	7.10	--	IS 2720(Part 26) 1987
3	EC at 25°C	305	µS/cm	IS 14767 : 2000
4	Moisture Content	6.2	%	Manual Of Soil Testing
5	Organic Matter	0.52	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.35	meq/100g	Manual Of Soil Testing
7	Bulk Density	1.8	g/cm ³	Manual of Soil; Testing
8	Available Phosphorus	26.0	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	118.0	mg/Kg	Manual Of Soil Testing
10	Water Holding Capacity	51.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	39.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	18.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	<1.0	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.6	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	3.0	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	1.8	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	101.0	mg/Kg	Manual of Soil Testing



Rahul Patil
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,

CERTIFICATIONS
ISO 9001 : 2015

Annexure 2.5 Drinking water analysis water



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2023/Dec/R-1223	Issue Date	18/12/2023
Name and Address of Customer	Nxtra Data Limited at Plot IT No. 07, TTC Industrial Area, Mahape, Navi Mumbai		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	08/12/2023	Sampling Time	13.00 PM
Sampling Location	Water Tank for Workers	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune.	Sample Quantity	02 L
Start Date of Analysis	11/12/2023	End Date of Analysis	18/12/2023

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B, 23 rd Ed.2017
2	Turbidity	<1.0	NTU	Max 1	APHA 2130 B, 23 rd Ed.2017
3	pH at 25°C	7.36	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
4	EC at 25°C	211	µS/cm	--	APHA 2510 B, 23 rd Ed.2017
5	Total Dissolved Solids TDS	129.0	mg/L	Max 500	APHA 2540 C, 23 rd Ed.2017
6	Total Hardness (as CaCO ₃)	58.0	mg/L	Max 200	IS 3025 (Part 21)
7	Total Alkalinity (as CaCO ₃)	41.0	mg/L	Max 200	IS 3025 (Part 23)
8	Sulphate (as So ₄)	12.0	mg/L	Max 200	IS 3025 (Part 24)
9	Chloride (as Cl)	20.0	mg/L	Max 250	APHA 4500 Cl-, 23 rd Ed.2017
10	Calcium (as Ca)	11.0	mg/L	Max 75	IS 3025 (Part 40)
11	Magnesium (as Mg)	<5.0	mg/L	Max 30	IS 3025 (Part 46)
12	Nitrate (as NO ₃)	<1.0	mg/L	Max 45	APHA 4500 NO3, 23 rd Ed.2017
13	Fluoride (as F)	<0.1	mg/L	Max 1.0	APHA 4500 F, 23 rd Ed.2017
14	Residual Free Chlorine	0.25	mg/L	Min0.2	APHA 4500 Cl, 23 rd Ed.2017
15	Iron (as Fe)	<0.1	mg/L	Max 0.3	APHA 3111, 23 rd Ed.2017
16	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
17	E. coli	Absent	MPN/100ml	<2	IS 1622:1981

Remark- The above water sample does Comply with required limit as per IS10500:2012.



RJ
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

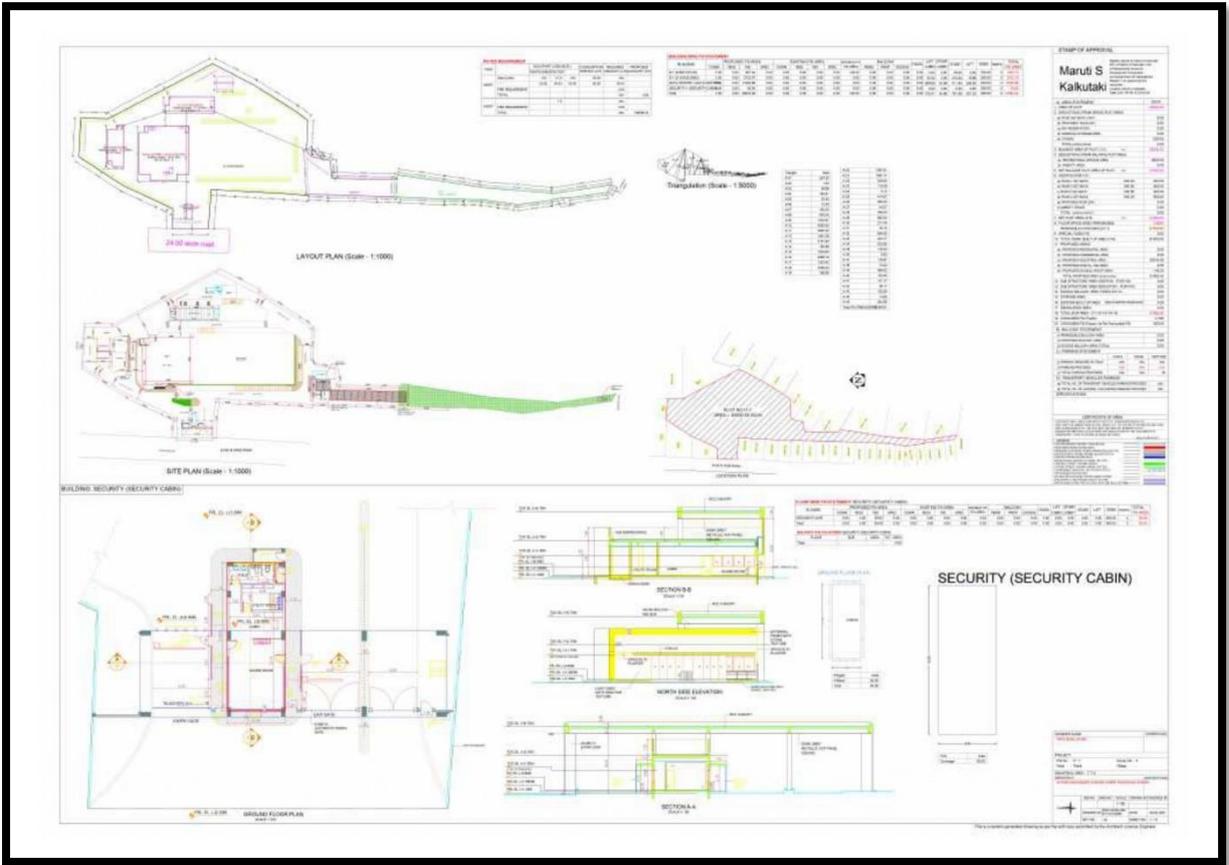
Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,

CERTIFICATIONS
ISO 9001 : 2015

Annexure 3: IOD plan



Annexure 4 PESO Certificate



भारत सरकार
Government of India
वाणिज्य और उद्योग मंत्रालय
Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पेसो)
Petroleum & Explosives Safety Organisation (PESO)
ए-1 और ए-2 विंग, चौथवां तल, केटीय कार्यालय परिसर, सी.बी.डी. बेलपुर
नवी मुंबई (महाराष्ट्र) - 400614
A1 & A2 wing, 5th Floor, C.G.O. complex, CBD Belapur, Navi Mumbai (M.S.),
Mumbai - 400614

E-mail : jtcemumbai@explosives.gov.in
Phone/Fax No 022 - 27575946,27573881

दिनांक /Dated 26/07/2021

संख्या /No A/PWC/MH/16/3338 (P494629)

सेवा में /To

M/s. NEXTRA LTD,
BHARTI CRESCENT, 1, NELSON MANDELA ROAD, VASANT KU,
IT-7, TTC INDUSTRIAL AREA, MHAPE, DIST THANE, NA
MAHAPE,
Mumbai,
Taluka: Mumbai,
District: MUMBAI
State: Maharashtra
PIN: 400710

विषय /Sub: M/s. NEXTRA LTD.

Plot No. IT07, TTC INDUSTRIAL AREA MHAPE, MHAPE, Thane, Taluka: Thane, District: THANE, State: Maharashtra, PIN: 400710 में
प्रस्तावित पेट्रोलियम वर्ग B अचिष्टापन के अनुमोदन के सम्बन्ध में।
Proposed Petroleum Storage Class B Installation at Plot No, IT07, TTC INDUSTRIAL AREA MHAPE, MHAPE, Thane, Taluka: Thane, District:
THANE, State: Maharashtra, PIN: 400710 Approval Regarding

महोदय /Sir
(s)

कृपया आपके पर क्रमांक OIN828410 दिनांक 20/07/2021 का अवलोकन करें।
Please refer to your letter No OIN828410 dated 20/07/2021

Drawing(s) nos SEI-010 dated 31/12/2020, SEI-010 dated 31/12/2020, अनुमोदित किया जाता है तथा प्रत्येक आरेखण की एक प्रति विधिवत पृष्ठान्कित कर लौटाई जा रही है।

The Drawing(s) nos. SEI-010 dated 31/12/2020, SEI-010 dated 31/12/2020 showing the site and layout etc. of the specified installation is/are approved and one copy of the same is returned herewith in token of approval.

अग्रिम कार्रवाई हेतु इस कार्यालय को प्रेषित करें।

The following documents which are necessary for the grant of a licence in Form XV under Petroleum Rules, 2002 for the subject installation may please be submitted to this office for further action in the matter.

1. प्रूप IX (संलग्न) में विधिवत भरा हुआ एवं हस्ताक्षरित आवेदन।
An Application in Form IX (enclosed) duly filled in and signed.
2. पेट्रोलियम नियम 2002 के तहत ऑनलाइन आवेदन पोर्टल पर उपलब्ध ई-शुभतान सुविधा के माध्यम से अनुज्ञप्ति शुल्क रु 50000/- (प्रति वर्ष - अधिकतम 10 वर्ष तक) ऑनलाइन जमा किया जाना है।
A license fee of Rs. 50000/- (per year - maximum upto 10 years) to be submitted online through e-payment facility available on online application portal under petroleum Rules, 2002.
3. अनुमोदित प्लान की ब्लू प्रिंट या सीएडी (CAD) प्रिंट में चार प्रतियाँ।
Four copies of the approved plans in blue print or cad print incorporating the conditions, of approval if any, without any ink corrections, duly signed by the authorised signatory
4. इस संगठन द्वारा मान्यता प्राप्त सक्षम व्यक्ति द्वारा उनके हस्ताक्षर के रूप में सहित जारी पेट्रोलियम नियम 2002 के अंतर्गत नियम 130 और 126 में आवश्यक निर्धारित प्रूप (संलग्न) में सेफ्टी और टेस्ट प्रमाण-पत्र।
Safety and Test Certificate required under rule 130 and 126 of the Petroleum Rules, 2002 in the prescribed proforma (copies enclosed) issued by Competent person recognised by this organisation bearing his signature stamp.
5. पेट्रोलियम नियम के नियम 144 के अंतर्गत जिला प्राधिकारी द्वारा जारी 'अनापत्ति प्रमाण-पत्र' की मूल प्रति के साथ उनके द्वारा विधिवत हस्ताक्षरित एवं कार्यालय की मोहर लगा हुआ साईट प्लान।
Original copy of 'No Objection Certificate' from the District Authority under rule 144 of petroleum rules together with site plan duly endorsed by him with his office seal thereon.
6. कार्यालय से होनेवाले पत्राचार पर हस्ताक्षर करने के लिए अधिकृत व्यक्ति(यों) के नमूना हस्ताक्षर।
Specimen signature(s) of the person(s) authorised to sign the correspondence intended for this organisation.

जी एस आर 519(ई) दिनांक 05/06/2000 द्वारा भारत सरकार, पेट्रोलियम तथा प्राकृतिक गैस मंत्रालय द्वारा अधिसूचित आदेश 2000 के 'सॉल्वेंट, रेफिनाट तथा स्लॉप (अधिग्रहण, बिक्री भंडारण और ऑटोमोबाइल में उपयोग की रोकथाम) आवश्यकता/प्रावधान का कृपया पालन करें।

Please follow the requirement/provision of "Solvent, Raffinate and Slop (Acquisition, Sale, Storage & Prevention of use in Automobiles)" Order 2000 notified by Government of India, Ministry of Petroleum and Natural Gas vide G.S.R. 519(E) dated 05/06/2000

फिर भी यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमतिक्लीयरन्स प्राप्त करने से या यथा लागू अन्य विधियों से छूट नहीं देती है।
This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities or under other statutes as applicable

भवदीय /Yours faithfully,

(डा. विवेक कुमार)
(Dr Vivek Kumar)
विस्फोटक नियंत्रक
Controller of Explosives
कृते संयुक्त मुख्य विस्फोटक नियंत्रक
For Jt. Chief Controller of Explosives
नवी मुंबई (महाराष्ट्र)/Mumbai

(अधिक जानकारी के लिए आवेदन की प्रकृति और आवश्यकताओं के लिए संपर्क करें)



भारत सरकार
Government of India
वाणिज्य और उद्योग मंत्रालय
Ministry of Commerce & Industry
पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन (पैसो)
Petroleum & Explosives Safety Organisation (PESO)
ए-1 और ए-2 विंग, पाँचवां तल, कैदीय कार्यालय परिसर, सी.बी.डी. बेलपुर
नवी मुंबई (महारा.) 400614
A1 & A2 wing, 5th Floor, C.G.O. Complex, CBD Belapur, Navi Mumbai (M.S.),
Mumbai - 400614

E-mail : jtccemumbai@explosives.gov.in
Phone/Fax No 022 - 27575946, 27573881

दिनांक /Dated 26/07/2021

संख्या /No A/P/WC/MH/16/3338 (P494629)

सेवा में /To

M/s. NEXTRA LTD,
BHARTI CRESCENT, 1, NELSON MANDELA ROAD, VASANT KU.,
IT-7, TTC INDUSTRIAL AREA, MHAPE, DIST THANE, NA
MAHAPE,
Mumbai,
Taluka: Mumbai,
District: MUMBAI
State: Maharashtra
PIN: 400710

M/s. NEXTRA LTD,
Plot No. IT07, TTC INDUSTRIAL AREA MHAPE, MHAPE, Thane, Taluka: Thane, District: THANE, State: Maharashtra, PIN: 400710 में

प्रस्तावित पेट्रोलियम वर्ग B अडिप्टापन के अनुमोदन के सम्बन्ध में।
Proposed Petroleum Storage Class B Installation at Plot No. IT07, TTC INDUSTRIAL AREA MHAPE, MHAPE, Thane, Taluka: Thane, District:
THANE, State: Maharashtra, PIN: 400710 Approval Regarding.

महोदय /Sir

(S)

कृपया आपके पत्र क्रमांक OIN828410 दिनांक 20/07/2021 का अवलोकन करें।
Please refer to your letter No OIN828410 dated 20/07/2021

Drawing(s) nos. SEI-010 dated 31/12/2020, SEI-010 dated 31/12/2020, अनुमोदित किया जाता है तथा प्रत्येक आरेखण की एक प्रति विधिवत पूर्वांकित कर लौटाई जा रही है।
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अग्रिम कार्रवाई हेतु इस कार्यालय को प्रेषित करें।
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An Application in Form IX (enclosed) duly filled in and signed.
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A license fee of Rs. 50000/- (per year - maximum upto 10 years) to be submitted online through e-payment facility available on online application portal under petroleum Rules, 2002.
3. अनुमोदित प्लान की चार प्रतियाँ (CAD) प्रिंट में चार प्रतियाँ।
Four copies of the approved plans in blue print or cad print incorporating the conditions, of approval if any, without any ink corrections, duly signed by the authorised signatory
4. इस संगठन द्वारा मान्यता प्राप्त सक्षम व्यक्ति द्वारा उनके हस्ताक्षर के स्टैप सहित जारी पेट्रोलियम नियम 2002 के अंतर्गत नियम 130 और 126 में आवश्यक निर्धारित प्ररूप (संलग्न) में सेफ्टी और टेस्ट प्रमाण-पत्र।
Safety and Test Certificate required under rule 130 and 126 of the Petroleum Rules, 2002 in the prescribed proforma (copies enclosed) issued by Competent person recognised by this organisation bearing his signature stamp.
5. पेट्रोलियम नियम के नियम 144 के अंतर्गत जिला प्राधिकारी द्वारा जारी उनापलित प्रमाण-पत्र की मूल प्रति के साथ उनके द्वारा विधिवत हस्ताक्षरित एवं कार्यालय की मीहर लगा हुआ सफ़्ट कॉपी।
Original copy of 'No Objection Certificate' from the District Authority under rule 144 of petroleum rules together with site plan duly endorsed by him with his office seal thereon.
6. कार्यालय से होनेवाले पत्राचार पर हस्ताक्षर करने के लिए अधिकृत व्यक्ति(यों) के नमूना हस्ताक्षर।
Specimen signature(s) of the person(s) authorised to sign the correspondence intended for this organisation.

जी एच आर 519(इ) दिनांक 05/08/2000 द्वारा भारत सरकार, पेट्रोलियम तथा प्राकृतिक गैस मंत्रालय द्वारा अधिसूचित आदेश 2000 के 'सॉल्वेन्ट, रैफ़िनेट और स्लॉप (अधिग्रहण, विक्री, अंतरण और ऑटोमोबाइल में उपयोग की रोकथाम) आवश्यकता/प्रावधान का कृपया पालन करें।

Please follow the requirement/provision of "Solvent, Raffinate and Slop (Acquisition, Sale, Storage & Prevention of use in Automobiles)" Order 2000 notified by Government of India, Ministry of Petroleum and Natural Gas vide G.S.R. 519(E) dated 05/06/2000.

फिर भी यह अनुमोदन/अनुमति अन्य प्राधिकारियों से आवश्यक अनुमति/कीयन्त्र प्राप्त करने से या यथा लागू अन्य विधियों से छूट नहीं देती है।

This approval/permission, however, does not absolve from obtaining necessary permission/clearance from other authorities or under other statutes as applicable

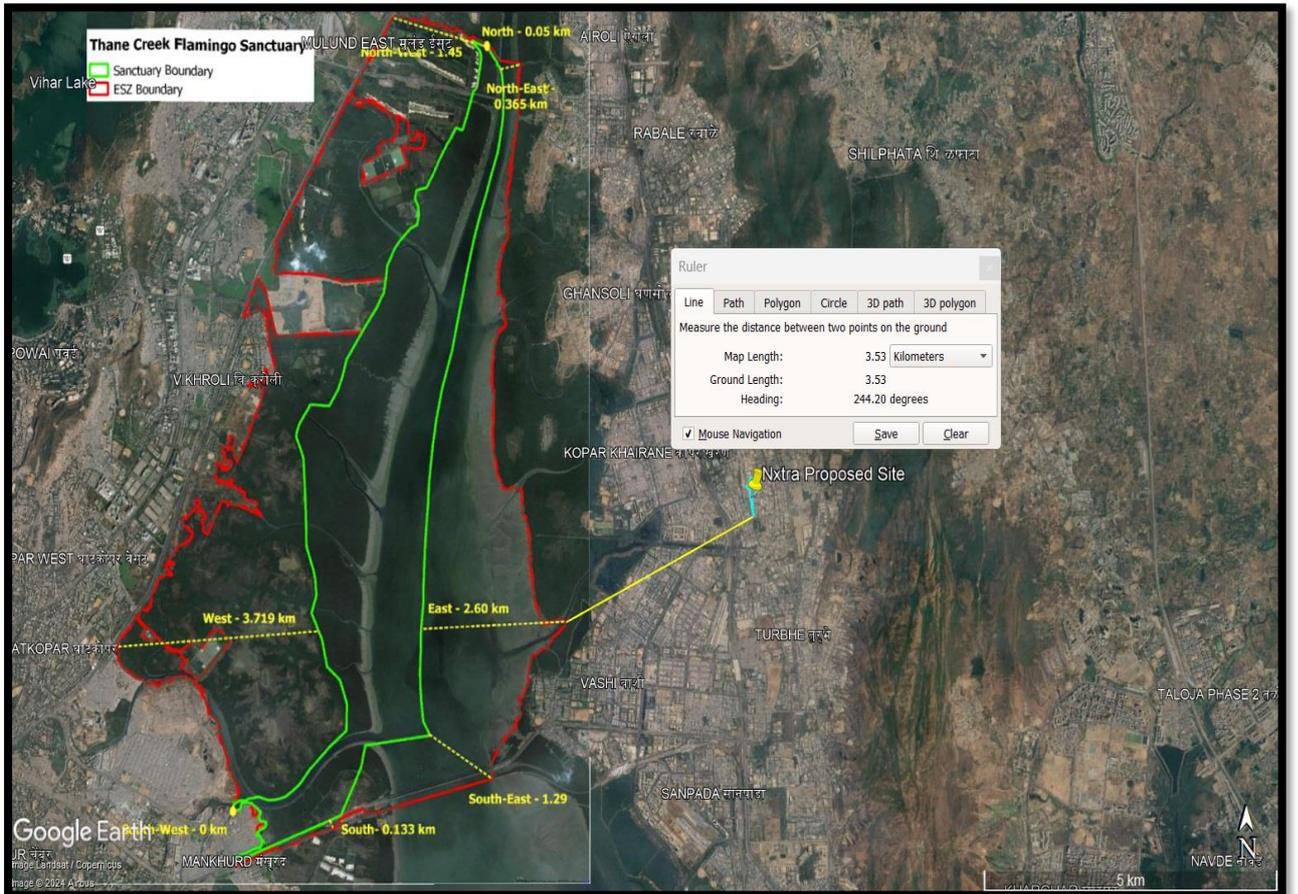
भवदीय /Yours faithfully,

(डा. विवेक कुमार)
(Dr Vivek Kumar)
विस्फोटक नियंत्रक
Controller of Explosives
कृते संयुक्त मुख्य विस्फोटक नियंत्रक
For Jt. Chief Controller of Explosives
नवी मुंबई (महारा.)/Mumbai

(अधिक जानकारी जैसे आवेदन की स्थिति शुल्क तथा अन्य विवरण के लिए हमारी वेबसाइट <http://peso.gov.in> देखें)
(For more information regarding status, fees and other details please visit our website <http://peso.gov.in>)

Note:-This is system generated document does not require signature.

Annexure 5 Map showing project site, core & buffer area of Thane creek flamingo Wildlife Sanctuary



Annexure 7 - Website link showing uploaded EC certificate

