

# PROJECT REPORT

FOR



FOOD TESTING LABORATORY & RESEARCH CENTER

Plot No.A-95, Road No. 16, MIDC Wagle Industrial Area,  
Thane – 400 604

BY



M/s. Sadekar Enviro Engineers Pvt. Ltd.

Plot No.A-95, Road No. 16, MIDC Wagle Industrial Area, Thane – 400 604

Email:-[prs@sadekarenviro.com](mailto:prs@sadekarenviro.com)

## CONTENTS

SR. NO.	PARTICULARS	PAGE NO.
1.	CONCEPT NOTE	3
2.	PARAMETER FOR FOOD TESTING LABORATORY	4
3.	EXECUTIVE SUMMARY OF PROJECT	6
4.	PROMOTORS BACKGROUND	7
5.	ABOUT SADEKAR ENVIRO ENGINEERS PVT.LTD	8
6.	PLANT AND MACHINERY	10
7.	MAN POWER REQUIREMENT	10
8.	PRODUCTION CAPACITY	11

9.	POLLUTION CONTROL MEASURES	11
10.	AREA STATEMENT	12
11.	WATER REQUIREMENT	13
12.	FINANCIAL ASPECTS	14
13.	REVENUE GENERATION	14
14.	EXPENDITURE PER MONTH	14
15.	LAST THREE YEARS PROFIT AND LOSS ACCOUNT DETAILS	15
16.	DSCR OF THE PROJECT	15
17.		16

## CONCEPT NOTE

Sadekar Enviro Engineers Pvt. Ltd is leading organisation in the field of Chemical Testing, Pharma Testing Laboratory, Environmental Monitoring & Testing Laboratory. The Food Laboratory will be setup on plot no- A-95, Road No. 16, Wagle MIDC, Thane. The Food Testing facility in the Thane district area and surrounding Agricultural area (Thane, Palghar district) will enable the Hotel industries, packaged food suppliers, Agricultural food processing units to facilitate for compliances of various regulatory bodies such as FSSAI, FDA & USFDA. Our food laboratory will facilitate analysis of food item of all consumable foods as per FSSAI, FDA & USFDA guidelines. We are already facilitating for compliances with Maharashtra State pollution control Board, MOEF & CC. Further, the proponent also intend to develop and refine rigorous and interactive laboratory sessions, Industrial pollution control, monitoring & awareness field training sessions for graduate and undergraduate students by developing skills. This shall enhance the analytical knowledge as well provide an insight to the environment guidelines as required to be followed under law. The skill development will help local youth to avail facility of various central Govt. & state Govt. scheme like skilled Youth Start-up scheme for entrepreneurs. The Existing Laboratory setup Recognized by MOEF & CC, NABL Accredited Chemical Testing and Environmental Testing Laboratory. The Laboratory also certified by ISO 9001: 2015 & ISO:45001-2018. The advantage to the agriculture sector, industrial sector, food processing units, Hotels and surrounding localities as the samples can be delivered for analysis in shorter time span for more accurate results. The work of laboratory can impact critical decisions made by their customers and other users of laboratory data. The integrated facility of M/s. Sadekar Enviro Engineers Pvt. Ltd. will help to achieve the quality of cooked food, processed food and export of Agriculture product and compliance of regulatory bodies so as to boost the business.

## Parameter for Food testing laboratory:

Sr no.	Discipline/Group	Material & food product tested	Characteristic/parameter tested
1.	Biological/Food & agricultural products, Biological/marine/Aqua culture food products, Biological/animal food & feed	Ready to Serve Beverages, Beverages (alcoholic & non-alcoholic; Canned & processed foods; Synthetic syrup; Bakery products; Cereals/pulses & cereal products; Herbs spices & condiments; Infant foods;	E Coli, Faecal coliform, Listeria monocytogenes, Anaerobic plate count, Salmonella, shigella, vibrio alginolyticus, Total plate count, Clostridium botulinum, coagulase positive staphylococcus aureus,
2.	Biological/water	Water intended for human consumption, processed food industry, potable & drinking water, Packaged drinking water, Water & ice for processing industry;	Aerobic plate count, coliforms, proteolytic organisms, lipolytic organisms, E Coli, Faecal streptococci, salmonella

3.	Biological/ Molecular Analysis (tests for various Matrices human, Plants, Animal, Microbial)	Meat and meat products including fish meal, Fish & Fishery products (Fresh, Frozen, Dried and Chilled), swab in VTM from packaging materials	Meat authentication test (Bovine-cattle), meat authentication test (caprinae - goat),
4.	Biological/GM products	Soya bean, Corn/ Maize, cotton seed. Food &Agricultural products  biscuits & cookies, noodles.	Quantification of Genetically Modified Organism (GMO);

5.	Chemical - food & Agricultural products	Agricultural products, Spices & condiments, Fish & fishery products, Biscuits, cakes, chips, wafers, pastry, brownie, muffin; Bread, bun, khari, toast, cookies, rusk; Candy, lolly, chewing gum, chocolate; Alcoholic (Cordials, Wine, Grape Spirit, Brandy, Rum, Vodka, Gin, Beer, Whisky, Spirit Distillate, Ena, Tequila, extra neutral alcohol)	Trifluralin, Acid insoluble ash in dil HCL; Acidity of extracted fat; Carbohydrate; Energy; fat ; Protein; Ash; physical appearance; Ethyl alcohol content; Residues on evaporation; specific gravity; Total acids as tartaric acids; Bix (total soluble solids); Caffeine; Alcoholic acidity; Boudounis test; Peroxide value; Iodine value;
6.	Chemical/Marine/ Aqua culture food products	Fish & fishery products, (Shrimps, Crabs), Marine/ Aqua culture food products, Dried-dry salted fishery products, Fish/ prawns pickles,	Chloramphenicol, Tetracycline, DDT, Dicofol, Endrin, Alpha Endosulfan, Beta Endosulfan, Heptachlor, Methoxychlor, Arsenic, Cadmium, Lead, Mercury

7.	CHEMICAL/ RESIDUES AND CONTAMINANTS IN FOOD AND AGRICULTURAL PRODUCTS	Egg & egg products, Rice, Fruits & Vegetable products, Oilseeds, Flavouring agents & related substances, Sweetening agents including honey.	Tetracycline, Amoxicillin, Spectinomycin, Neomycin B, Ampicillin, Tiamulin, Flubendazole, Lasolacid A, Piperazin, DDT
8.	Chemical/ Residues & contaminants of Water	Potable water, Water for processed food industry,	Arsenic, Cadmium, Calcium, Chromium, copper, iron, lead, mercury, Nickel, Selenium,
9.	Chemical/Water	Water for processed food industry, Potable water,	zinc, aluminium, manganese, sodium, ammonium, bromate, chloride, fluoride, nitrate, sulphate, ammonium, colour, ph, odour, taste, turbidity, cyanide, total hardness as caco3, total solids, magnesium
10.	Chemical/animal food & feed	Animal nutrition supplement, Fish Shrimp & prawn feed, Aquaculture	Acid insoluble ash in dil HCL, Crude fat, moisture, crude fibre, crude protein,



		feed additives, Poultry feed additives, Cattle feed & pig feed,	Total Ash,
--	--	--	------------

## EXECUTIVE SUMMARY OF PROJECT

Sadekar Enviro Engineers Pvt. Ltd. incorporated on dt. 31<sup>st</sup> August 1998 registered under companies Act, 1956. The company is in the Business of Chemical Testing, Pharma products Testing, Environmental pollution control of Industries. The Laboratory business and Industrial Pollution control Business is already established and company has decided to expand the activity in Food Testing with following instruments:- LCMSMS, GCMSMS, ICPMS & HPLC on large scale under FSSAI, FDA & USFDA approval, at Plot No. A-95 , Thane.

Particulars	Details of Project
Proposed project	Proposed project of Food Testing Laboratory at 3 <sup>rd</sup> & 4 <sup>th</sup> Floor in existing building at Plot No. A-95 Thane.

Address of particular place	3 <sup>rd</sup> & 4 <sup>th</sup> Floor, Plot No. - A-95, Road No, 16, MIDC, Wagle Industrial Area, Thane 400 604
Project Cost	7.59Cr.
Means of Fund	5.50Cr.
P Loan repayment	<ul style="list-style-type: none"> <li>• Loan repayment to begin immediate after Loan disbursement</li> </ul>
Name of promoter company	<p>Sadekar Enviro Engineers Pvt. Ltd.</p> <p>Address:- A-95, Road No, 16, MIDC, Wagle Industrial Area, Thane - 400 604</p> <p>HO Address:-Plot No. A-95, Road No. 16. Kisan Nagar Road, MIDC Wagle Industrial Area, Thane – 400 604.</p>
Date of Incorporation with ROC	31 <sup>st</sup> August 1998
CIN Reg. No.	U45209MH1998PTC-116379
GST No.	27AAGCS3156A1ZN
TAN No.	PNES27225C
PAN No.	AAGCS3156A
MOEF & CC, Govt of India Lab. Notification No.	Under EPA, 1986, Gazette Notification No. S.O. 857(E),Sr. No.167,Valid Upto 06.09.2025
NABL Accreditation No: Thane	TC-12207 Valid up to06.09.2025
ISO 9001:2015	07 <sup>th</sup> March , 2026
ISO 45001:2018	07 <sup>th</sup> March , 2026

## PROMOTORS BACKGROUND

Name of Promoters	<ul style="list-style-type: none"> <li>• Mr.PrabhakarRaghobaSadekar</li> <li>• Mrs.Pratibha P. Sadekar</li> </ul>
Name of Company	Sadekar Enviro Engineers Pvt. Ltd.
Office& Lab. address Address	<u>Plot No-A-95, Road No-16, Kisan Nagar Road No-3, Wagle Industrial Area, MIDC-Thane West-400604.</u>
Branch Office & Lab. address	Project Plot No.310, Dempo Towers, EDC Patto, Panaji-403001.
Working Experience	27years' experience in field of Laboratory services/ Environmental Engineering / Recycling-Reuse/ Pollution control Lab/Environmental Impact Assessment (EIA) /Compliance/R&D
Permanent Residence Address	1103,Giriraj Height Co.OpHsg. Soc. Ltd, Near Teen petrol Pump, Hariniwas circle, LBS Road, Thane-400602.

## ABOUT SADEKAR ENVIRO ENGINEERS PVT.LTD.

- u Sadekar Enviro Engineers Pvt. Ltd.

dedicated towards Environmental Pollution Prevention & Control, Pharmaceutical Laboratory Services, R&D, Recycle and Recovery.

Our Product range & manufacturing program covers all types of equipment's, units in Environmental area.

Plant& specialized custom built components for pollution prevention & control. World Class Environmental Research Centre to facilitate Design & Engineering team to detect the pollutant levelsdevelop the pilot plant&Laboratory.

- u Sadekar Enviro undertake turnkey projects providing conceptual design, feasibility

Studies, detail design / engineering, manufacturing, supply erection, testing.

Commissioning of Water pollution, Air Pollution & HazardousWaste plants, Sewage waste

Treatment plants, zero liquid discharge system, Bio-medical wastemanagement, Recycle & Recovery of product from waste.

- u Wastewater Treatment plants on Turnkey Project

vSewage (Municipal Sewage) Treatment Plant

vIndustrial Effluent Treatment Plant

vZero Liquid Discharge

vEnvironmental Lab.

- u Common High COD/TDS Reduction Facility for SSI Industries.
- u Environmental Clearance from MoEF&CC & SEAC.
- u Coastal Regulatory Zone (CRZ) clearance from MoEF&CC & MCZMA
- u Environmental Monitoring & Analytical services
- u CFE, CFO, Compliance of Consent and Environmental Clearance,
- u PCB approved auditors for NIPL certificate and Product Mix Change
- u Hazardous Waste Collection, Transportation & Disposal at CHWTSDF /Co-processing/ authorized recycler
- u Operation & Maintenance of STP/ETP & ZLD Systems

**POWER REQUIREMENT FOR PLANT AND MACHINERY: - Power Consumption for expansion for Food Lab**

Sr. No	Name of Machinery	Qty.	Power in HP.
1	Air Handling Unit	3	20.00
2	VRF System	2	40.00
3	Lab Equipment	Lot	5.00
	a) LCMS with N2 Gen		13.41
	b) GCMS QQQ		10.05
	c) LC-ICPMS		16.09
	d) GC		6.70
	e) LC		2.68
4	Deep Freezer & Fridge	4	30.00
5	Centrifugal blower fume hood	1	2.00
6	Computer System & Printer (25+5)	30	11.73
7	Other Equipment		37
	Total		194.67

**MANPOWER FOR A FOOD LABORATORY ANALYSING 250 SAMPLES PER MONTH IN A FOOD TESTING LABORATORY IS GIVEN BELOW**

Sr. No.	Category	Experience	Qualification	Nos.
1	Laboratory Head	10 years	Post Graduate	1
2	QM(Quality Manager)	5-10 Years	Post Graduate	1
3	TM(Technical Manager)	5-10 Years	Post Graduate	1
4	Food Analysts	5-10 Years	Post graduate	3
5	Technical Officers	1 Year	Post Graduate	2
6	Accounts	5 years	Graduate	2
7	Marketing officer	5 Years	Graduate	2
8	Laboratory Attendants	2 Year	12 <sup>th</sup> Pass	2

9	Multitasking Staff (MTS)	1 Year	12 <sup>th</sup> Pass	2
	TOTAL			16

### PRODUCTION CAPACITY

Sr. No.	Product Description	Capacity/Qty.
01	Testing of Food samples per month	250 nos. per month
03	Skill development& Training	20 students per year

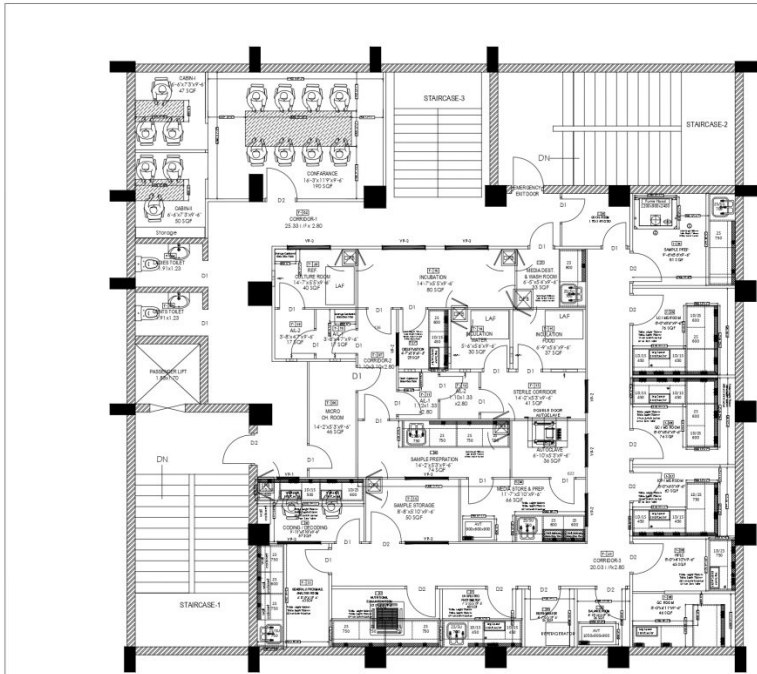
### POLLUTION CONTROL MEASURES: -

The pollution control system will be provided to take care of Air, waste water & Noise pollution. The Waste water & Sewage Waste water generated will be treated in Effluent Treatment plant efficiently and shall be reused properly as per MPCB guide line.

**AREA STATEMENT**

AREA STATEMENT			
Plot Area:652.00 Sq.mtr.			
Open Area: 369.00 sq.mtr.			
Sr.no.	Description of Area Built-up Area	Area Allocation	Built up area in Sq.mtr.
01	Ground Floor	Environmental Lab.	238.35 sq. mtr.
02	First Floor	First Floor Instruments Lab	238.35 sq. mtr.
03	Second Floor Office	Second Floor Office	238.35 sq. mtr.
04	Third Floor Lab	Food Testing Lab	238.35 sq. mtr. (Lab)
05	Fourth Floor	Accounts & Admin office	100.00 sq.mtr





THIRD FLOOR PLAN

LEGEND	DESCRIPTION
	PERSONNEL FLOW
	50mm CLEAN ROOM PARTITION WALL
	50mm CLEAN ROOM PARTITION WALL
	ALUMINUM PARTITION WALL PANEL
	BRICK BLOCK WALL
	STATIC PASS BOX
	DYNAMIC PASS BOX
	AIR LOCK

DOOR SCHEDULE			
NOMENCLATURE	SIZE (W X H)	SILL / TOP LVL.	
D	600 X 2100	0.0 / 2.10 Mtr.	
D1	750 X 2100	0.0 / 2.10 Mtr.	
D2	900 X 2100	0.0 / 2.10 Mtr.	
D3	1000 X 2100	0.0 / 2.10 Mtr.	
D4	1500 X 2100	0.0 / 2.10 Mtr.	
D5	1800 X 2400	0.0 / 2.40 Mtr.	
D6	2400 X 2800	0.0 / 2.80 Mtr.	

WINDOW & VIEW PANEL SCHEDULE			
NOMENCLATURE	SIZE (W X H)	SILL / TOP LVL.	
V	600 X 2100	1.10 / 2.10 Mtr.	
VP-1	600 X 1000	1.10 / 2.10 Mtr.	
VP-2	900 X 1000	1.10 / 2.10 Mtr.	
VP-3 WS	1200 X 1000	1.10 / 2.10 Mtr.	

REVISION HISTORY			
DESCRIPTION	NO.	DATE	
Prepared for review as comments	01	10/01/2023	
Client corrected as per telephone discussion	02	16/01/2023	
Layout corrected as per telephone discussion	03	18/01/2023	
Layout corrected as per email dated 20/01/2023	04	19/01/2023	
DRB added for Sample intake in Sample Corridor	05	15/02/2023	

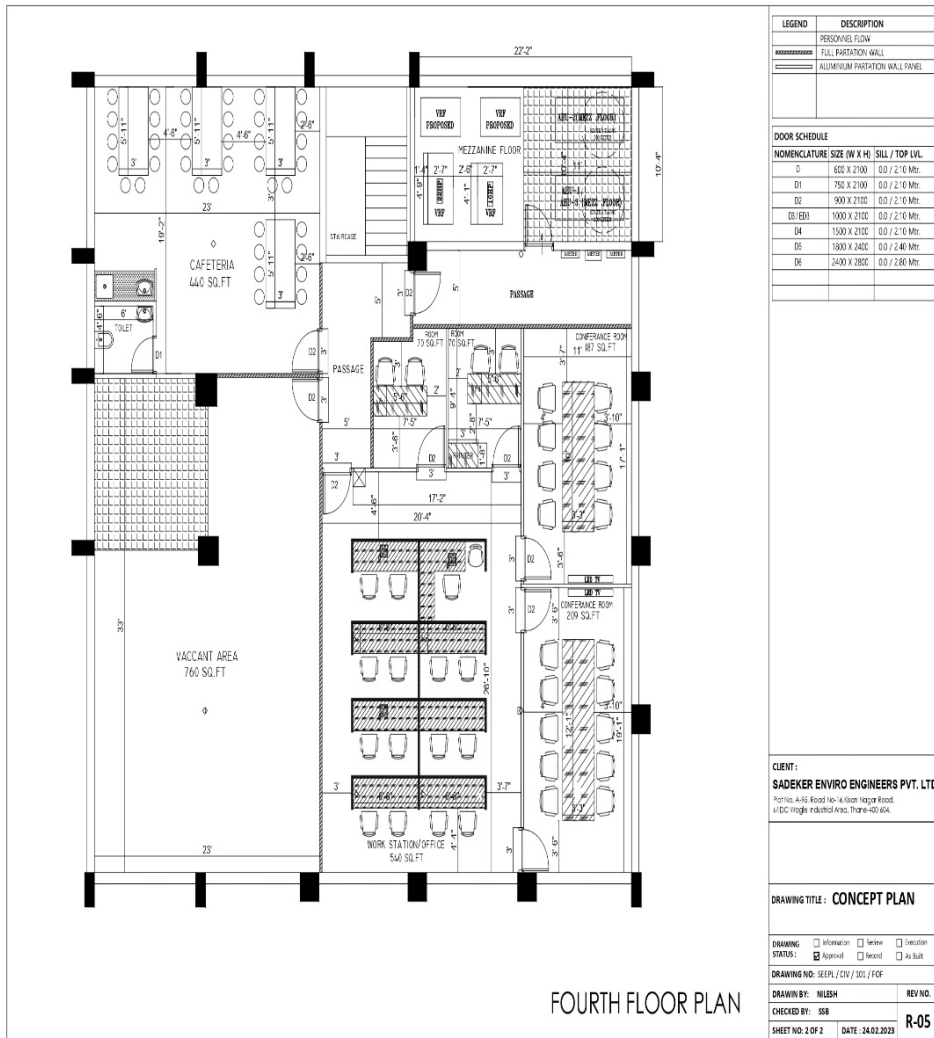
  

**CLIENT :**  
**SADEKER ENVIRO ENGINEERS PVT. LTD.**  
 Plot No. A-18, Block No-14, Phase-1, Haggai Road,  
 MIDC, Vajrapur, District of Ahmednagar, Maharashtra, India.

**CONSULTANTS :**

**DRAWING TITLE : CONCEPT PLAN**

<b>DRAWING :</b>	<input type="checkbox"/> Information	<input type="checkbox"/> Review	<input type="checkbox"/> Execution
<b>STATUS :</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Record	<input type="checkbox"/> As Built
<b>DRAWING NO. :</b>	SECP / CIV / 301 / TP		
<b>DRAWN BY :</b>	NILESH		REV NO.
<b>CHECKED BY :</b>	SBB		
<b>SHEET NO. 1 OF 1</b>	<b>DATE : 24.02.2023</b>		<b>R-05</b>



**WATER Requirement:-**

**Water Requirement break up**

Details	Water quantity Lit/ day	Sewage 80%	ETP 80%
Employee utilization 16 X 30 lit/ day	480	384	-
Washing equipment	50		50
Milli-q /Distillation water	25		12.5
<b>Total</b>	<b>555</b>	<b>384</b>	<b>62.5</b>

**Total Water consumption 555litres per day**

FINANCIAL ASPECTS: -

Sr. No.	Particular	Amount (Rs).
1	Equipment's/ Machinery	5,11,81,585.00
2	Plant & Machinery	23,25,000.00
2	Electricity & Others	7,50,000.00
3	Furniture & Fixtures (Including Partition & Siling)	41,85,954.00
4	HVAC WORK	69,62,660.00
5	Standard Books	5,00,000.00
	Total Investment	6,59,05,199.00
	Working Capital	1,00,00,000.00
	Total Fund Requirement	7,59,05,199.00
Requirement of Term Loan from Bankers 5.50 Cr.		

REVENUE GENERATION

Activities	Rate per unit/nos. in Rs.	Total sale per month in Rs.
Sample testing(Environmental laboratory)	250 samples x 16500	41,25,000
Skill development	20 students per year	Free of cost / social commitment
Total sale per month :		
Rs.41,25,000		

EXPENDITURE PER MONTH		
Sr.no.	Description	Expenditure per month in Rs.
1	Salary	6,20,000
2	Consumables	9,00,000
3	Electricity/ water	1,00,000
4	Consultancy Charges	1,00,000
5	Maintenance of Equipment's	2,00,000

6	Vehicles maintenance, petrol/Diesel	1,00,000
Total Expenditure per month: Rs.20,20,000		

#### LAST THREE YEARS AUDITED PROFIT AND LOSS ACCOUNT DETAILS

PARTICULARS	2022-23(Rs in Lakhs)	2021-22(Rs in Lakhs)	2020-21(Rs in Lakhs)
SALES (NET)	5940	3,358	2,019
OTHER INCOME	86.47	31.9	27.28
MATERIALS CONSUMED	2816.89	649.64	603.14
ELECTRICITY CHARGES	294.54	45.62	16.94
SALARY AND WAGES	902.12	1034.25	539.73
<b>GROSS PROFIT</b>	<b>2,012.92</b>	<b>1,660.39</b>	<b>886.47</b>
ADMINISTRATION & SELLING EX	1028.33	1278.78	626.9
INTEREST	58.27	28.33	0.62
DEPRECIATION	159.05621	154.29474 29	33.95
NET PROFIT BEFORE TAX	926.32	353.28	258.95
PROVISION FOR TAX			
<b>NET PROFIT AFTER TAX</b>	<b>926.32</b>	<b>353.28</b>	<b>258.95</b>

DSCR OF THE PROJECT			
DSCR of the Project:			
Particulars	FY22-23	FY 23-24	FY 24-25
Net sale per year	59,40,08,032.00	62,37,08,433.60	73,55,79,276.96
Net Profit	9,26,32,409.50	10,17,72,904.67	10,31,17,658.8
<b>Total Available (A)</b>	<b>9,26,32,409.50</b>	<b>10,17,72,904.67</b>	<b>10,31,17,658.8</b>
<b>Loan Details</b>			
Repayment of Term Loan	45,29,116.00	1,01,56,636.00	1,99,87,841.84

Interest on Term Loan	55,39,023.42	19,52,546.63	65,84,118.36
Total Payable (B)	1,00,68,139.4 2	1,21,09,182.6 3	2,65,71,960.20
DSCR (A/B)	9.20	8.40	3.88
Minimum DSCR	3.88	3.88	3.88
Average DSCR	9.46	9.46	9.46

DSCR of the Project:				
Particulars	FY 25-26	FY 26-27	FY 27-28	FY 28-29
Net sale per year	80,91,37,204 .66	89,00,50,925 .12	97,90,56,017 .63	1,07,69,61,619 .40
Net Profit (11%)	13,14,93,117 .25	15,84,33,566 .43	18,44,44,615 .62	21,09,10,482.2 6
Total Available (A)	13,14,93,117 .25	15,84,33,566 .43	18,44,44,615 .62	21,09,10,482.2 6
<u>Loan Details</u>				
Repayment of Term Loan	2,19,04,697. 89	1,09,05,624. 12	1,19,67,458. 03	1,31,32,678.17
Interest on Term Loan	46,67,262.33	30,07,558.28	19,45,724.37	7,80,504.24
Total Payable (B)	2,65,71,960. 22	1,39,13,182. 40	1,39,13,182. 40	1,39,13,182.41
DSCR (A/B)	4.95	11.39	13.26	15.16
Minimum DSCR	3.88	3.88	3.88	3.88
Average DSCR	9.46	9.46	9.46	9.46

Conclusion: DSCR of the project is above 3.88 times in each of the individual year. The project is Technically & Economically viable & will be able to service its debt obligations from its projected earnings

#### DOCUMENTS ATTACHED

1. Layout Plan
2. Interior plan/arrangement

3. Quotation of all Assets

4. Provisional Financial Statement as on Dec 2023

5. CMA Report