

ESPLANADE EDUCATION SOCIETY'S NIRANJANA MAJITHIA COLLEGE OF COMMERCE, KANDIVALI, MUMBAI

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AUDIT CONDUCTED BY -

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1.0 Executive Summary:

The Green Audit of ESPLANADE EDUCATION SOCIETY'S NIRANJANA MAJITHIA COLLEGE OF COMMERCE was conducted in accordance with risk based audit methodology in the month of May 2021.

The purpose of the audit was to make sure that the practices followed in the campus are healthy and environment friendly. With this in mind, the specific objectives of the audit were to evaluate the degree to which the departments are in compliance with the applicable regulations, policies and standards and to ensure that the development of the college aims at sustainable development and green campus. The audit was based on an examination of the policies laid down, on data analysis & collected, findings from interviews with Staff.

2.0 Statement of Assurance:

This audit was conducted in accordance with International Standard and Policies laid down by Institute.

Sufficient and appropriate audit procedures were followed during the audit for the executing the audit and relevant evidences gathered to support the conclusion reached & contained in the report. The findings & conclusions are based on a comparison of the situations as they existed at the time of audit with the established criteria.

3.0 Objective & Scope of Audit:

The objective of the audit was to find out the environmental performance of the educational institution and to analyze the possible solutions for converting the educational campus as eco-campus. The purpose of this audit was to ensure that the Green Policies are followed and implemented in the Esplanade Education Society's Niranjana Majithia College of Commerce campus, across all departments, administrative functions and students. This audit was mainly focused on greening indicators like consumption of energy in terms of electricity and fossil fuel, quality of soil and water, vegetation, waste management practices and carbon foot print of the campus etc.

4.0 Methodology Followed:

In order to meet audit objectives, this audit combined physical inspection with review of relevant documentations & checking evidences and interviews with various interested parties like Management, Students, Staff, Service providers etc.

For the purpose of this audit, the Green policy of the college and various other documents were reviewed. Other relevant standards like ISO 14001 (Environmental Management System) & ISO 45001: 2018 (Health & Safety) were considered.

Interviews and discussions were conducted with Principal, Vice Principal, Faculties, No teaching staff and students.

Physical inspections of all campus was done including tree plantations, handling of waste generated in college, class rooms, washrooms, canteen and emergency preparedness of College.

5.0 Introduction

ESPLANADE EDUCATION SOCIETY'S NIRANJANA MAJITHIA COLLEGE OF COMMERCE is one of the pioneer

institutions for higher education in Mumbai. The fundamental aim of the college is to impart sound learning to young students under circumstances congenial to their all-round development. It encourages the students to aim at excellence not only in academic pursuits, but also in every aspect of human endeavor to achieve perfection.

Our Vision

To provide holistic education irrespective of socio-economic differences including human values.

To inculcate creative and innovative practices in our students.

Our Mission

To provide quality education for preparing students to compete with the global scenario.

To prepare students to face challenges in life.

To train students with modern technology.

To provide a platform for nurturing the spirit of entrepreneurship.

To instill discipline amongst the student.

History:

Our story began in 1898, over a century when two visionary gentlemen Mr.Hormasji Palonji Pavari & his noble friend Mr. Nasserwanji Bapuji Laskary got together to open the Esplanade High School at Fort, Mumbai. The Esplanade Education Society was formed in 1956 with the main aim to take over the management of Esplanade High School, Fort as well as Esplanade High School, Kalbadevi. As a part of our glorious history, in 1952, when the S.S.C Examination Board was established, Esplanade School staff was the pioneer in setting subject papers for S.S.C Examination Board. By the early 1970s, the trend of the populace moving away from the main city centre towards the suburb had begun. Then the vice—president of the society, Late Mr. A.P.Purohit likewise thought it prudent to move the school from its Fort premises to its current location at Kandivali. In order to consistently impart better education. Thus the school was relocated at Kandivali in 1983 and continued with the help of President Mr. Hooseini .S. Doctor.

The Esplanade Education Society is a co-educational institution imparting education, sports, and cultural activities for the all-round development of children so that the values of human dignity and equality are imbibed in children to create a truly democratic and secular society. Esplanade Education Society is a common ground for all people to get together, irrespective of caste, color, creed, or religion. The Institution tries to inculcate among its students the ideal of perseverance in all their activities through academic and non– academic channels with the help of a uniquely structured building which is spacious and well-ventilated. Our society provides admissions without any Donations or Deposits to all the students. It has updated Laboratory, Libraries, well-equipped Computer Labs, Electronic Lab & fully air-conditioned classes & Seminar hall, etc. We provide Freeship to financially weak students. Also provides Free Insurance for each student. Educational Trips, Picnic & Industrial Visits are also arranged free for all the students respectively. Encourages students for co-curricular intra & interleave activities. We provide well-designed dress-code to professional courses students to inculcate the feeling of uniformity in them. The society also provides special projector systems for the student's education via Audio-Visual media.

6.0 Green Audit:

Green Audit covered 13 major areas, which were further divided into subareas and the compliance was checked.

- i. Good Daylight Design and Ventilation
- ii. Water Efficiency
- iii. Waste water Management
- iv. Indoor Air Quality
- v. Energy Efficiency (Energy Management)
- vi. On-site Energy Generation
- vii. Temperature and Acoustic Control
- viii. Paper Waste Management
- ix. E-Waste Management
- x. Canteen and Solid Waste Management
- xi. Universal Access and Efficient Operation and Maintenance of Building)
- xii. Green Programs (Green initiatives)

6.1 Good Daylight Design and Ventilation

- a) All the corridors receive good daylight due to the large windows.
- b) Corridors are wide with good ceiling height.
- c) Classrooms also have high ceiling with wide doors and large windows. Windows are kept open to receive sunlight.
- d) Curtains are provided on some of the windows to avoid glare.
- e) Due to the location on ground floor certain areas like computer lab do not receive sufficient natural light and fresh air. Hence these rooms are provided with tube lights and air conditioners.
- f) Washrooms are provided with exhaust fans to disperse heat, fumes and odours



Sunlight in Corridor



Good sunlight and Ventilation





LOBBY

Good Lighting



Ventilation in toilets



Ventilation in toilets

6.2 Water efficiency:

- a) Bruhan Mumbai Municipal Corporation (BMC) supplies water to the institute. BMC has installed water meter to monitor water consumption & for water charges. The charges are as per water consumption in the premises.
- b) Municipal water is stored in one 20000 liters Underground tank & 2 no's 10000 liters' overhead tanks

- c) Institute has applied for permission for bore well form relevant authorities and same is in pipeline. Application for permission of bore well is available in the record.
- d) Mops are used for floor cleaning.
- e) No leaking faucets were seen anywhere in washrooms
- f) If water leakage is observed, plumber is called immediately to attend to the complaints.
- g) Water conservation faucets in washrooms were not seen. Installation of such faucets can save water and will help in minimizing the water footprint of the institute.
- h) Dual flushing system is not provided in the washrooms.
- i) No signage emphasizing water conservation were found in the institute.
- j) Water conservation education lessons & programs are conducted for students and need to be done regularly.
- k) After college program administrators and community groups need to be encouraged to conserve water in line with the college practices.

6.3 Waste water Management

- a) Sanitary wastewater generated from washrooms is connected to sewerage system provided by BMC.
- b) Chemical wastewater generated in chemical labs in the institute is also connected to sewerage system.
- c) Institute do not generate any trade effluent

6.4 Indoor Air quality

Indoor Air Quality (IAQ) refers to the air quality within and around buildings and structures, as it relates to the health and comfort of building occupants. Some common indoor pollutants are listed as below:

- Molds and other allergens This may arise from water seeping into the building envelope or skin, plumbing leaks, condensation due to improper ventilation, or from ground moisture penetrating a building part.
- Carbon monoxide Sources of carbon monoxide are incomplete combustion of fossil fuels, vehicular emission coming inside premises.
- Volatile organic compounds VOCs are emitted by paints and lacquers, paint strippers, pesticides, office equipment such as copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions etc.
- Carbon dioxide Due to human respiration
- Particulate matter Due to construction and maintenance activities

Major observations under indoor air quality is as below:

- a) Ventilation is achieved by fans in the institute and air conditioners in some places.
- b) Heating Ventilation and Air Conditioning (HVAC) system is not installed.
- c) Smoke detectors are not provided in the institute.
- d) Exhaust fans are only provided in washrooms and chemistry lab, but big windows are available.
- e) No indoor plants were observed in the entire institute. Indoor plants can be plotted not only for the aesthetic appearance but also for health benefits.
- f) Green belts are constructed in open areas.
- g) IAQ awareness signage's can be displayed for sources & causes of indoor air pollution in the institute for making people aware of indoor air pollution and their health impacts.

6.5 Energy efficiency:

Electricity:

A single electricity meter is provided for the entire complex. The monthly average electricity consumption from April 19, 2021 to March 21, 2021 is 1326 Units

Further we presume that the institute has holiday in May/ June each year and Dec January & February are winter season, in which energy consumption is less. The effect of Corona virus Pandemic & lockdown has decrease the energy uses currently and need to be monitored when college starts operation in full capacity.

The areas of major consumption of electricity are:

- ✓ LED Lights Concealed -70, Surface 146 Nos., Tube lights 25 Nos., Lamps 7 nos.
- ✓ Ceiling fans 157, Exhaust Fans 8 nos., Pedestal Fan 4nos.
- ✓ Air Conditioners Window Ac 19 nos. Split Ac 16 Nos.
- ✓ Computers Desktops 101 Nos. , Laptops 3nos.
- ✓ Printers Black & White -17 Nos., Colour 5Nos. Bar code reader 2nos, Indicator -1 no.
- ✓ Projector 9 Nos., Smart TV 3 nos. Smart Boards 2 Nos.
- ✓ CCTV Cameras 72 Nos.
- ✓ Water dispenser 2nos, Water purifier 2nos, Water Pump -4 Nos. Water cooler 2nos, Fridge
 - 1no. Vending machine 1no. Microwave oven 1no.
- ✓ Amplifier 3nos., Speakers 10 Nos. Lamination machine 1 no. Tape recorder 1no.
- ✓ Vacuum Cleaner 2nos, EPBX System 1no.

It was observed that:

- a) Esplanade has some air conditioners.
- b) The refrigerators installed are not with four and five-star ratings (standards set by Bureau of Energy Efficiency (BEE)].
- c) An uninterruptible power supply (UPS) system with inverters are installed in every department and labs as backup in case of power failure. UPS system is typically used to protect hardware such as computers, data centers, telecommunication equipment or other electrical equipment where an unexpected power disruption could cause serious business disruption or data loss. It is recommended to install inverter so that in case of electrical failure, which is rare in Mumbai, electricity can be provided for longer time.
- d) It was observed that reflectors are not provided for tube lights which can reduce electricity consumption.
- e) All the computers have LED screens; Computers are always kept on standby mode with power saving screensavers.
- f) Non-teaching staff /Students can be provided awareness on switching off fans & lights when not required.
- g) There are no signage encouraging users to switch off light and fans to save electricity. Providing signage through screensavers & posters near electrical switches will help in making students responsible for conservation of electricity.
- h) There is no renewable source of energy used e.g. Solar, Wind. Institute can plan for Solar Energy installation.

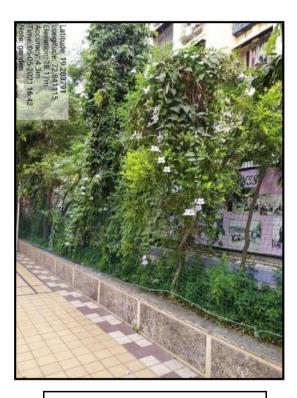
 College can create awareness for reducing water & power consumption through Awareness programmes and by displaying relevant signage. Provision of capacitor blank can be made for keeping Power factor under control and thereby saving energy.

6.6 Onsite Energy generation:

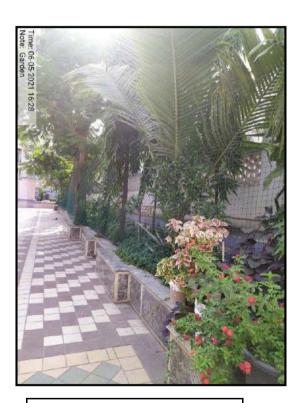
- a) Canteen facility is available in the institute & LPG cylinders are used as source of energy
- b) LPG gas cylinders are used in laboratories & in the Canteen for cooking. Other than this, LPG gas is not used anywhere.
- c) There is no dedicated gas storage area. Gas cylinders are refilled as and when required.
- d) There are no diesel generators used in the premises.

6.7 Temperature & acoustic control

- a) White washed rooms & passages and white/off-white flooring improve the lighting conditions.
- b) Esplanade is located near road side and hence noise pollution is there and need to be taken care, Institute can conduct noise level monitoring to take appropriate action.
- c) Esplanade has done plantation around the building which help in reducing temperature and acoustic control.







PLANTATION

6.8 Paper waste Management:

Being academic institution, waste paper is the main solid waste generated in the premises. The institution has taken steps to minimize and avoid paper usage.

It was observed that:

- a) Prints and photocopies are taken on both sides of the pages to avoid excess paper usage. Rather than photocopy, digitalization (scanning) is practiced.
- b) The library is automated with bar-coded books; library membership cards are issued to students to get access to these books.
- c) Internal notices and communications are through E mail/SMS.
- d) Faculty and administration staff uses old papers and envelops for internal usages as rough work, file markers, page separators etc.
- e) Paper notices are displayed on the notice boards. The dissertation reports, journals, and answer papers are stored as per the University rules. Most of the storage is in computer laboratory, library and staff room. After couple of years, old submissions and answer papers will be archived and stored in a record room at ground floor. Old publications are still stored in the library.
- f) As per the memo, for the disposal of old newspaper scrap dealer is called by central purchase department.

6.9 E-waste management

- a) Esplanade Education Society's Niranjana Majithia college is digitalized to some extent.
- b) The institute has 101 PCs, 23 printers, 35 air conditioners in working condition.
- c) The generation of E-waste is there.
- d) All E-waste is collected and stored in respected department and once in a year this e-waste is collected from respective department and given to authorize recycler.
- e) The data on E-waste generation and its disposal is not available.

6.10 Solid Waste Management

It was observed that:

- a) Wet waste and dry waste segregation is practised in the premises. Separate bins are provided for wet biodegradable and dry recyclable waste.
- b) Combined waste is directly handed over to BMC.
- c) In other areas like classrooms, it is mostly paper waste and plastic wrappers.
- d) Institute can install Composter for decomposing solid waste and use it for gardening.





6.11 Universal Access and Efficient Operation and Maintenance of Building

It was observed that:

- a) There is wide and easy access to the main building from the main road. Staircase is provided for staff and students.
- b) There are wide windows in the staircase as well as in corridor which allow sufficient light and ventilation.
- c) Since the access and staircases are wide and free from clutter, it is possible to have a safe evacuation during emergency.
- d) Fire extinguishers are provided in a few areas for emergency, but required to be serviced and inspected by a fire protection service company regularly.
- e) There is no signage for emergency fire exit.
- f) Handrails are provided on one side of staircase for safety.

6.12 Green belt/ Landscaping:

- a) The Institute has limited campus for green landscaping.
- b) Small plants are planted in the compound. In the periphery of the campus, along the rear and wings, a thick belt of large trees is planted to bring down noise and cut down dust storms.
- c) This plantation will also help keep down severe heat and cold.
- d) The trees are planted in such a way that it should not completely obstruct the view of the building from outside and sunlight to room.
- e) Indoor plants can be potted along the corridors and entrance of the building.
- f) For enhancing the scenic beauty, it is suggested to plant flowering trees, which bloom in different seasons, in front of the large trees along the periphery.
- g) Vertical Gardening can be done on the compound wall of the institute.



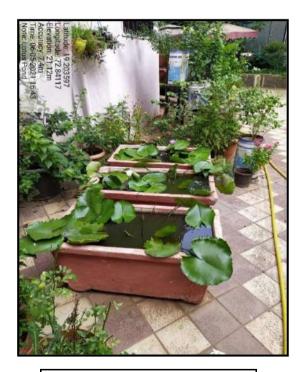
POTTED PLANTS



GREEN CAMPUS



HANGING GARDEN

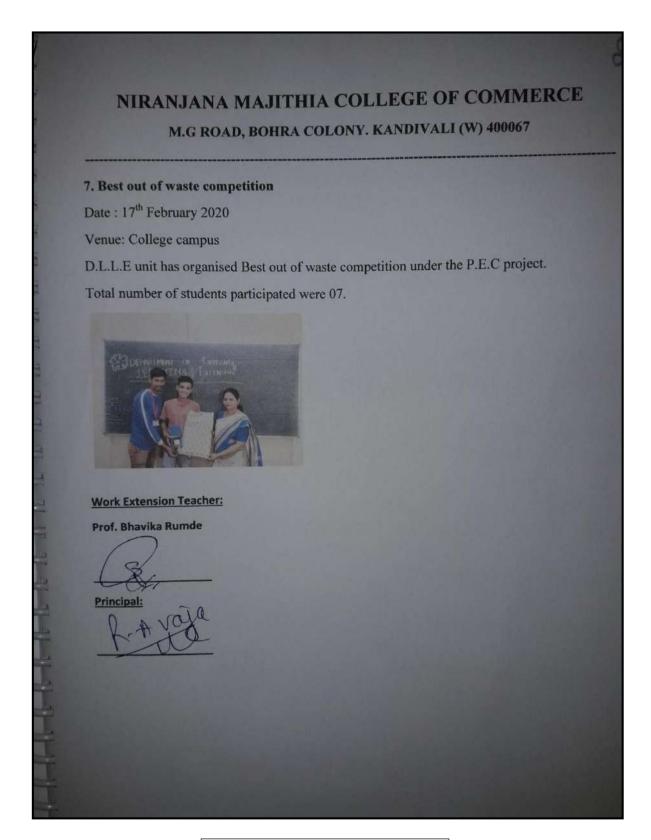


LOTUS POND

6.13 Green Initiatives:

Every year the institute has published some of the sustainable development practices in and outside the institute through extension activities through Green Audit committee

- a) The institution is involved in tree plantation activity in collaboration with various Organizations which is implemented on and off the campus.
- b) The institution has shown deep concern and actively involved in imbibing environmental consciousness among the stake holders in accordance with National Environmental Policy (NEP) by undertaking tree plantation drive.
- c) The college arranged special drive to clean the campus and the nearest area, on occasion of Swachh Bharat Campaign.
- d) Wide range of activities such as student camps, poster competition, film shows, field visit/survey, seminars, projects, environment campaign, water awareness conservation and wall poster competition, essay competition are organized to inculcate ecological awareness among the students.
- e) Car/bike pooling can be practiced by staff members or students which is a sustainable initiative which reduces the air pollutions and fuel conservation etc.



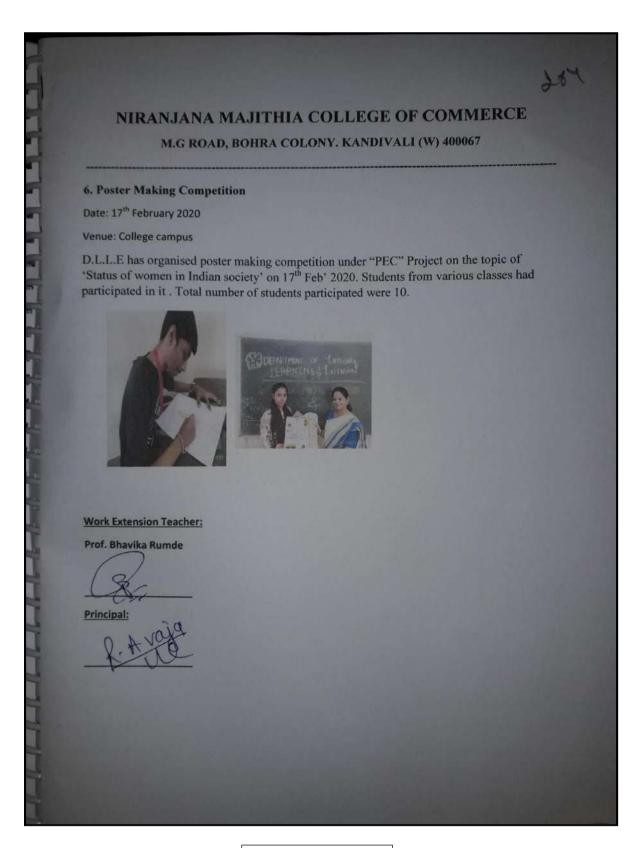
BEST OUT OF WASTE

4. Walk towards at healthy organic futures

A rally was organised by Amba Gopal foundation for cancer patients on 23rd December,2018 at Shivaji park in Dadar. In this rally around 50 students has participated in it.



WALK TOWARDS HEALTH



POSTER MAKING

7.0 Emergency Preparedness

The College has preparedness for response to emergency situations.

There are First Aid box available for use in case of emergency for providing first aid. Also, college organizes Medical camp from time to time.





8.0 Audit Areas & Detailed report:

During the Audit Environmental Parameters like Air, Water, Soil, Flora, Fauna, Noise level, Conservation of natural resources and aspects related to these Environmental parameters checked and observed. In addition, information on various efforts put by College, its staff & students, for implementation of Green Policy, was collected and following are findings

- A. Air Quality at Main gate and at various work places like Class rooms, Library, Computer lab, office etc. was found within limits and environment is conducive. Still College can conduct Testing of Ambient Air Quality, Work Place monitoring from MOEF lab and keep the record as evidence.
- B. College do not use any DG set and exhaust to air is minimum and is mainly through vehicles which comes inside campus. Security/Nature Club Maintains list of regular vehicles along with their PUC certificates.
- C. College has formed different association which consists of Chair Person (One each from Self Finance / Regular B. Com /Junior college) and Students In-charge (One each from 3 sections).
- D. Activities of Various Association are broadly
 - i) Nature Trail (Walk)
 - ii) Tree Plantations
 - iii) Bottle Gardening

- iv) Medicine Gardening
- v) Talks related to Sensitization of Nature
- vi) Dust bin installation
- vii) Bird nest making
- viii) Paper Bag making
- ix) Management & renovation of nursery

E. Water:

- i. College do not generate any trade effluent
- ii. Sewage Effluent generated at college is discharged to the Mumbai Municipal Corporation Drainage system. Still can be checked at discharge level as per Pollution Control Board Norms.
- iii. Each Floor of the College has water cooler & drinking water point for students, drinking water points are also provided in staff room, Office & Canteen along with proper purification arrangement. Sample from each water point can be tested for portability.
- iv. College can think of installing rain water harvesting system for conservation of natural resources.

F. Soil:

- Lot of trees plantation is done in the campus which prevents Soil erosion, plastic throwing on the ground is not allowed and Marshalls are kept within the students who monitor this.
- ii) E waste is not allowed to throw or disposed of in campus or outside and for collecting E waste notice is circulated in the campus and e waste in the E Bin is collected and Disposed of through Authorized contractor.
- iii) For Collecting Non Hazardous waste Dust bins are kept and dry & wet waste are collected. College need to install composter for decomposing wet waste and using it for gardening.
- iv) College encourages use of paper bags instead of plastic bags and students makes paper bags which are used for captive consumptions.

G. Various Cleanliness Drives & Programs:

- Esplanade has also initiated green Diwali awareness programme and this will continue every year – where awareness among society and college is done for less use of crackers & there by reducing Noise Pollution.
- ii. Esplanade Organizes Training Course on composting & waste Management for its students and after end of each waste management course cleanliness drives are initiated

9.0 Areas for Improvement:

9.1 For Improving Energy Consumption:

a) Every classroom and lab with central switch board should have a diagram linking place of tube light, fan etc. with corresponding switch. This will ensure that correct fitting is switched on/ off and can save time & unnecessary operation.

- b) Installation of automatic lights with sensors can be considered.
- c) Conduct energy audit and determine the lux levels within institute. Based on which reduction in number of light fittings in the institute could be considered.
- d) Standard Operation Procedures (SOPs) should be prepared and followed for green purchasing wherein equipment with star rating; those using eco-friendly materials; those with safe disposal policy or return to supplier after malfunctioning, can be considered.
- e) For purchasing new electronic appliances, star rating provided by Bureau of Energy Efficiency (BEE) should be considered. The equipment which has maximum star ratings could be purchased, which will consume less energy, ensure environmental sustainability and also operate at low cost.
- f) Usage of light reflectors is recommended as the reflectors can spread light to relatively large areas.
- g) If possible, computers should be switched off from main power connections.
- h) Notices/ signage can be put up/ displayed near switches and on notice boards, informing students and staff to switch off all electrical when not in use

9.2 Water Conservation:

- a) Encourage efficient water use and reporting by installing water meters at key locations. Provide information on water usage and savings to students/ staff through notices, screen savers in computer labs.
- b) Minimize/ reduce water usage by installing water saving faucets such as tap prismatic taps, tap aerators, jet sprays etc.
- c) Dual flushing system can be installed for toilet flushing which saves considerable amount of water.
- d) Installation of waterless urinals can be considered to reduce water consumption.

9.3 Paper and other Solid Waste Reduction:

- a) Inventories of all solid waste generated in the premises must be maintained.
- b) There should be waste segregation practices at source by providing separate bins.
- c) Enhance recycling. This can be done by creating a group where students can recycle books, personal clothes and other material to needy students. This can be an initiative under green program.
- d) Standard Operating Procedures (SOP) for Solid and E-waste management and for recycling of waste should be prepared & practiced. The SOP's may include collection, segregation and reuse of different types of wastes, if any (e.g. biodegradable waste for composting). This will help in safe disposal of waste to recycle agencies.
- e) Training as well as awareness programs should be organized on segregation of biodegradable waste and recycling of waste. Efforts should be taken to inform students about recycling options and signs should be posted on appropriate bins indicating what could be dumped in each bin. Biodegradable waste from canteen can be used for composting.
- f) Plastic bottles to be handed over to PET recyclers.
- g) The college can introduce online medium/ app, which can be useful for conducting internal exams, assignment/ reports submission. This system can also be used for displaying important notices, timetables.
- h) Paper usage shall be monitored to understand the impact of digitization in the facility.

9.4 Others:

- a) Environmental advisory committee could be formed. The discussions/ information sharing among different departments can generate lot of ideas and awareness on green issues.
- **b)** Maintain minutes of meetings of environmental committees; evaluate the effectiveness of various environmental programs conducted by the institutes. Set annual targets for Green Initiatives & monitor them closely. Create 'Green Champions'.
- c) Since each student uses computer lab, the screen savers can be set up for creating environmental awareness. (Ergonomics, water conservation etc.). Short 30 second pop up can be displayed on computer screens when they are on standby mode. Or wallpapers informing students about environment conservation can be created.
- **d)** Consider detailed energy audit (energy consumption, thermal emission, visual comfort) and water audit.
- **e)** Adopt environmentally responsible purchasing policy, and work towards creating and implementing a strategy to reduce environmental impact of its purchasing decision.
- f) Small composting facility can be provided for canteen to treat the biodegradable waste. Compost generated can be utilized for plants near compound wall.
- **g)** Vertical gardening can be done using indoor plants. Hydroponic garden can be an option where in small space also plants can be planted. Drip irrigation system can be provided for plants.
- h) Indoor air quality can be monitored to ensure safe and healthy environment.

10.0 Summary of Findings:

The Main findings and conclusion of the audit is that, in general, all departments and students are aware about the need for Environmental protection and taking care of Environment. It was also observed that numbers of best practices such as potted plants, Bottle Gardening, medicine gardening, paper bag making, taking up Clean up drives at various locations etc. are followed inside & outside of the campus.

However, on the inspection of various areas in the campus and detailed review, it was observed that many of the practices related to Green Environment & Environmental sustainability need further improvement & strengthening to make them in compliance with Green Policy and applicable Standards. In addition, certain processes could benefit from further review in order to improve their efficiency, fairness and consistency.

Certain new practices and /or requirements of International Standard on Environment can be considered for further improvement.

11. Recommendations:

Following the audit, several recommendations are made to the Management which are as below:

- i. Air Quality Monitoring can be done to check the Quality of air in campus at ambient and work place.
- ii. Initial environmental Review & Aspect Impact Study can be done for various activities at campus

- iii. College need to maintain records of maintenance of tree planted at various premises inside & outside.
- iv. Awareness training for Canteen & House keeping people need to be provided.
- v. Drinking water portability test need to be done for each drinking water point.
- vi. Sewage water discharged from college can be tested as per Norms.
- vii. Rain water harvesting can be taken as priority
- viii. Noise level monitoring can be done in the campus & records can be kept.
- ix. College need to establish Emergency preparedness plan in case of emergency situation like Fire / Accidents. For this Fire Alarm system need to be installed along with provision of firefighting equipment and necessary training need to be provided.
- x. Organization can have documented emergency response plan in place along with required trained personnel, equipment & Training. Emergency exit path can be identified. Fire drill can be practiced in case of emergency situation of fire.

REPORT PRPEARED BY:

SHAILESH RANE (LEADAUDITOR)

DATE: 06/06/2021

