

DHARAM ONE LLP

12, Building 2, Dharam Royale, Mumbai-Nasik Highway,
Sonale Village, Bhiwandi, Thane 421302.

one.dharam@gmail.com

www.dharamspaces.com

Date: 25/06/2026

To,
Ministry of Environment, Forest & Climate Change
Integrated Regional Office,
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur - 440 001, Maharashtra.

Sub : Submission of six monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Baggaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane,, State: Maharashtra

Ref. No. : Environmental clearance no. SIA/MH/INFRA2/540772/2025, dated: 24/09/2025

Respected Sir,

In reference to the above referred letter of your highly revered office we would like to submit the Current status of our construction work and point-wise compliance status to various stipulations laid Down in Environmental clearance letter no. Environmental clearance no. SIA/MH/INFRA2/540772/2025, dated: 24/09/2025 along with the necessary annexure.

This compliance report is submitting for the period from October 2025 to March 2026.

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

Thanking you,

Yours Sincerely,

For, M/s. Dharam One LLP

FOR DHARAM ONE LLP


Designated Partner

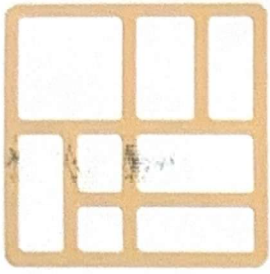
Authorized Signatory

Encl: Part A: Current status of construction work.
Part B: Point-wise compliance status.
Datasheet & Annexure.

Copy to Regional Office, MPCB, Kalyan

Regional Office, CPCB, Pune

Department of Environment, Mantralaya, Mumbai.



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Date: 25/06/2026

To,
Regional Office, Kalyan
Maharashtra Pollution Control Board,
Siddhivinayak Sankul, 3rd & 4th Floor, Oak Baugh,
Station Road, Kalyan (West), Kalyan. Dist. Thane.

Sub : Submission of six monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane,, State: Maharashtra

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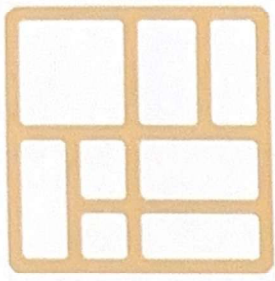
Part B: Point-wise compliance status.

Datasheet & Annexure.

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Department of Environment, Mantralaya, Mumbai.



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Date: 25/06/2026

To,

The Member Secretary,

State Environment Impact Assessment Authority (SEIAA),

Department of Environment, Government of Maharashtra,

217, 2nd Floor, Mantralaya Annex Building, Madam Cama Road,

Mantralaya, Mumbai – 400 032. Maharashtra

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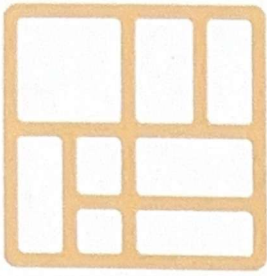
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Datasheet & Annexure.

Copy to Regional Office, MoEF & CC, Nagpur.

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Date: 25/06/2026

To,
Regional Directorate, Pune, Central Pollution Control Board,
(Ministry of Environment, Forest & Climate Change), Govt. of India,
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune - 411 045. Maharashtra.

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Encl: Part A: Current status of construction work.

Part B: Point-wise compliance status.

Datasheet & Annexure.

Copy to Regional Office, MPCB, Kalyan

Regional Office, MoEF & CC, Nagpur.

Department of Environment, Mantralaya, Mumbai.

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA/MH/INFRA2/540772/2025
Compliance ID	1233328014
Compliance Number(For Tracking)	EC/COMPLIANCE/1233328014/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	25-06-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur
Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.	

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Annexure – 1.2	Undertaking for NON-FSI.
Annexure – 1.3	Undertaking for RG.
Annexure – 1.4	Commencement certificate.
Annexure – 2	Undertaking Regarding No Violation
Annexure – 3	Tree NOC
Annexure – 4	Letter for Water and SWD and Waste Management.
Annexure – 5	Letter for Water Supply and Construction of SWD.
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: Part A:

Current Status of Work

Status of construction work	:	Total construction work done till March 2026 is as follows; ❖ Building 2: 6425 Sqm ❖ Building 3: 6218 Sqm
Date of commencement (Actual and/or planned)	:	20 December 2025 (Actual)
Date of completion (Actual and/or planned)	:	June 2028 (Planned)

PART B:

Compliance status of conditions stipulated in Environmental clearance letter for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at Village: Elkunde, Taluka: Bhiwandi, District: Thane. Maharashtra granted by SEIAA, Govt. of India vide file no. SIA/MH/INFRA2/540772/2025, dated: 24/09/2025. are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status										
SPECIFIC CONDITIONS :-												
PART A : SEAC CONDITION :-												
1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	❖ Mumbai Metropolitan Region Development Authority (MMRDA) issued In-Principle Layout Approval vide letter no. SROT/BSNA/2501/BP/ELKUNDE-10/1126/2024, dated: 04/11/2024. ❖ Please refer Annexure – 1.1 for In-Principle Layout Approval. <table><tr><th>Description</th><th>Areas (sq.mt.)</th></tr><tr><td rowspan="3">Approved area as per In-Principle Layout Approval dated 04.11.2024</td><td>FSI Area: 42,645.85 Sq. mt.</td></tr><tr><td>Commensurate Non FSI Area: 105.42 Sq. mt.</td></tr><tr><td>Total Construction Built-Up Area: 42,751.27 Sq. mt.</td></tr><tr><td rowspan="3">Proposal submitted for Environmental Clearance (EC)</td><td>FSI Area : 42,645.85 Sq. mt.</td></tr><tr><td>Commensurate Non FSI Area: 105.42 Sq. mt.</td></tr><tr><td>Total Construction Built-Up Area: 42,751.27 Sq. mt.</td></tr></table> ❖ Architect certificate stating approved FSI and NON-FSI area as per In-Principle Approval Letter dated 04.11.2024 is also attached. ❖ Please refer Annexure – 1.2 Undertaking for NON-FSI. ❖ <u>Regarding RG area:</u> ❖ Proposed mandatory Recreation Ground (RG) area i.e. 3167.68 Sq. mt. on ground (mother earth) in line with the requirement (3164.76 Sq.mt.) as per prevailing rules and Hon’ble Supreme Court Order and no part thereof is paved/ located on podium. The same is also approved as per In-Principle Layout Approval	Description	Areas (sq.mt.)	Approved area as per In-Principle Layout Approval dated 04.11.2024	FSI Area: 42,645.85 Sq. mt.	Commensurate Non FSI Area: 105.42 Sq. mt.	Total Construction Built-Up Area: 42,751.27 Sq. mt.	Proposal submitted for Environmental Clearance (EC)	FSI Area : 42,645.85 Sq. mt.	Commensurate Non FSI Area: 105.42 Sq. mt.	Total Construction Built-Up Area: 42,751.27 Sq. mt.
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Sl. No.	Stipulated Clearance Conditions	Compliance Status
		dated 04.11.2024. ❖ Please refer Annexure – 1.3 Undertaking for RG. ❖ MMRDA issued Commencement certificate & sanction of building permission vide letter no. MMRDA/B/2025/APL/00140, dated: 18/12/2025. ❖ Please refer Annexure – 1.4 Commencement certificate.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	❖ Please refer Annexure – 2 for Undertaking Regarding No Violation
3.	PP to obtain i) Tree NOC, (ii) Water Supply NOC, (iii) Storm Water Drain NOC, (iv) Solid Waste Management/Disposal NOC/permission/agreement (v) Sewer Connection NOC. The planning authority shall not grant occupation certificate unless PP obtain all NOCs.	❖ <u>Tree NOC:</u> ❖ Forest Ranger Padgha Office issued Tree NOC Dated 10.03.2023. ❖ Please refer Annexure – 3 Tree NOC. ❖ <u>Water Supply NOC, (iii) Storm Water Drain NOC & (iv) Solid Waste Management/ Disposal NOC/ permission/ agreement.</u> ❖ Remarks from Group Grampanchyat Sonale dt. 07.11.2023 for Water supply, Solid Waste Management and Storm Water Drainage is attached. ❖ Please refer Annexure – 4 Letter for Water and SWD and Waste Management. ❖ Remarks from Group Grampanchyat Sonale dt. 24.06.2025 stating Water supply is being done by BMC and construction of Storm water drain shall be done by Grampanchayat is attached. ❖ Please refer Annexure – 5 Letter for Water Supply and Construction of SWD. ❖ <u>Sewer Connection NOC</u> ❖ Total Excess treated sewage i.e. 49 KLD shall be used for irrigation purpose in agriculture field situated at village Elkunde Survey No. 9/1/B(pt), 10(pt). ❖ This site is situated at a distance of approximately 0.03 Km from project site. The said land is owned by Gajanan Dattu Joshi, Baban Dattu Joshi, Shyam Dattu Joshi, Shivaji Dattu Joshi. ❖ Excess treated sewage will be transported via pipeline till this land from project site.

Sl. No.	Stipulated Clearance Conditions	Compliance Status												
		Kararnama between land owner and project proponent is attached. ❖ Please refer Annexure – 6 Agreement between Farmer and PP.												
4.	PP to obtain necessary permission from the competent authority for reuse of treated sewage water on agricultural land outside the premises.	❖ Total Excess treated sewage i.e. 49 KLD shall be used for irrigation purpose in agriculture field situated at village Elkunde Survey No. 9/1/B(pt), 10(pt). ❖ This site is situated at a distance of approximately 0.03 Km from project site. The said land is owned by Gajanan Dattu Joshi, Baban Dattu Joshi, Shyam Dattu Joshi, Shivaji Dattu Joshi. ❖ Excess treated sewage will be transported via pipeline till this land from project site. Kararnama between land owner and project proponent is attached. ❖ Please refer Annexure – 6 Agreement between Farmer and PP.												
5.	PP to make proposed development as plastic free zone.	❖ Please refer Annexure – 7 for Undertaking regarding Plastic Free Zone.												
6.	PP to provide adequate numbers of two-wheeler parking.	❖ We have already provided adequate numbers of two-wheeler parking. Parking statement is given as below: <table><tr><th colspan="2">Parking requirement as per UDCPR Norms (Nos.)</th><th colspan="2">Parking Spaces Provision (Nos.)</th></tr><tr><th>4 Wheeler</th><th>2 Wheeler</th><th>4 Wheeler</th><th>2 Wheeler*</th></tr><tr><td>223</td><td>669</td><td>266</td><td>413</td></tr></table> ❖ Regarding 2-Wheeler parking provision ❖ In this project 43 extra four wheeler parking spaces are proposed. ❖ Provision of Composite parking (1 Car for every 6 Scooters) as per UDCPR Norms (Page No. 139 Subsection 8.1.1 of section 8.1 of Chapter 8). ❖ Hence extra four wheeler parking spaces provision shall cater 258 nos. (43 x 6) of two wheeler parking spaces. ❖ Hence 671 nos. (413 + 258) of two wheeler parking spaces are proposed in the planning which will cater requirement of two wheelers	Parking requirement as per UDCPR Norms (Nos.)		Parking Spaces Provision (Nos.)		4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler*	223	669	266	413
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Sl. No.	Stipulated Clearance Conditions	Compliance Status
		as per UDCPR norms.
7.	PP to complete the tree plantation within the site during the construction phase.	❖ Noted and shall be complied with.
8.	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.	❖ E-waste generated (if any) shall be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
PART B: SEIAA CONDITION		
1.	PP has provided mandatory RG area of 3164.76 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	❖ Noted.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Agreed to comply with.
4.	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	❖ Agreed to comply with.
5.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	❖ Agreed to comply with.
6.	SEIAA after deliberation decided to grant EC for- FSI area of 42,645.85 m ² , Non FSI area of 105.42 m ² and total BUA of 42,751.27 m ² . (Plan approval No- MMRDA-SROT/BSNA/2501/BP/Elkunde-10/126/2024 dated 04.11.2024)	❖ Noted.
GENERAL CONDITION		
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.	❖ Excavation earth (19180 cum) shall be completely reuse on site for backfilling and levelling. ❖ Construction waste: Reuse/ recycle on site

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		and disposal of remaining waste to the authorized landfill site with permission of local authority
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	❖ Excavation earth (19180 cum) shall be completely reuse on site for backfilling and levelling. ❖ Construction waste: Reuse/ recycle on site and disposal of remaining waste to the authorized landfill site with permission of local 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.	❖ No generation of hazardous waste during construction.
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.	❖ All necessary facilities have been provided to construction workers. ❖ 10 Temporary hutments have been provided to 70 Residential workers & also 20 non-residential Workers are working on site. ❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose 10 nos of toilets & 5 nos of bathrooms, First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control is being carried out. ❖ Please refer Annexure – 8 Workers Health Report.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	❖ Minimizing the incremental runoff from the site with the help Rain Water Harvesting Tank of capacity 552 KL ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site ❖ 3 STP capacities of 185 KL will be provided for treatment of waste water. ❖ Treated sewage will be re-used for nearby agriculture land.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	❖ OPC cement type is being used in building construction.
vii.	The ground water level and its quality should	❖ Chemical analysis of ground water done at

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	be monitored regularly in consultation with Ground Water Authority.	the time of geotechnical investigation. ❖ No extraction of ground water for any purpose.
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.	❖ No extraction of ground water for construction and operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
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.	❖ Low flow fixtures will be provided for the showers and toilet flushing.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ Excavation earth (19180 cum) shall be completely reuse on site for backfilling and levelling.
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.	❖ Excavation earth (19180 cum) shall be completely reuse on site for backfilling and levelling.
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.	❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ No extraction of ground water for purpose. ❖ Soil quality is being monitored. ❖ Please refer Annexure - 9 for Monitoring reports.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xv.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	❖ Vehicles with valid PUC are allowed during construction to enter the site. ❖ Vehicles are operated only during non-peak hours. ❖ Please refer Annexure - 10 for PUC certificate.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	❖ Ambient air and Noise level monitoring is being carried out. ❖ Please refer Annexure - 9 for Monitoring reports. ❖ Green belt will be developed over area of 3494.68 Sq. meters on ground with plantation of 441 nos of different trees & miyawaki plantation to mitigate excess air & noise levels.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	❖ No use of DG set during construction phase.
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	❖ Regular supervision of the above measures is being monitored by Project Manager
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.	❖ Proper segregation of biodegradable and Non-biodegradable waste on site. ❖ Biodegradable waste will be treated in organic waste converter (OWC) ❖ Non-biodegradable waste will be handed over authorized recycler. ❖ Treated waste (manure) will be utilized in the existing premises for gardening. ❖ Provision of adequate space for solid waste management.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ E waste will be stored separately at a designated location & handed over to authorized recycler.
iii.	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be	❖ 3 STP capacities of 185 KL will be provided for treatment of waste water. ❖ Treated sewage will be re-used for nearby

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to 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 SIP. 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.	agriculture land.
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.	❖ 3 STP capacities of 185 KL will be provided for treatment of waste water. ❖ Treated sewage will be re-used for nearby agriculture land. ❖ Biodegradable waste will be treated in organic waste converter (OWC) ❖ Non-biodegradable waste will be handed over authorized recycler. ❖ Green belt will be developed over area of 3494.68 Sq. meters on ground with plantation of 441 nos of different trees & miyawaki plantation to mitigate excess air & noise levels.
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.	❖ Occupancy certificate will be provided once received. ❖ Remarks from Group Grampanchayat Sonale dt. 07.11.2023 for Water supply, Solid Waste Management and Storm Water Drainage is attached. ❖ Please refer Annexure – 4 Letter for Water and SWD and Waste Management. ❖ Remarks from Group Grampanchayat Sonale dt. 24.06.2025 stating Water supply is being done by BMC and construction of Storm water drain shall be done by Grampanchayat is attached. ❖ Please refer Annexure – 5 Letter for Water Supply ❖ Total Excess treated sewage i.e. 49 KLD shall be used for irrigation purpose in agriculture field situated at village Elkunde Survey No. 9/1/B(pt), 10(pt). ❖ This site is situated at a distance of

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		approximately 0.03 Km from project site. The said land is owned by Gajanan Dattu Joshi, Baban Dattu Joshi, Shyam Dattu Joshi, Shivaji Dattu Joshi. ❖ Excess treated sewage will be transported via pipeline till this land from project site. Kararnama between land owner and project proponent is attached. ❖ Please refer Annexure – 6 Agreement between Farmer and PP.
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.	❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provision is made for adequate parking facilities within the project site for construction vehicles. ❖ Provision of Internal road with adequate width. ❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Provision of 170 nos of E charging points for proposed building.
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 will be developed over area of 3494.68 Sq. meters on ground with plantation of 441 nos of different trees & miyawaki plantation to mitigate excess air & noise levels..
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ A separate environment management cell has been established under project head. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds have been allocated for Implementation of Environmental Protection Measures; During Construction Phase; ❖ Rs. 93.11 Lakhs have been allocated for the entire construction period. During Operation Phase; ❖ Capital cost: Rs. 438.77 Lakhs ❖ O & M: Rs. 26.47 Lakhs per Annum.
xi.	The project management shall advertise at least in two local newspapers widely circulated in	❖ After getting Environmental clearance from SEIAA, Govt. of India vide letter no.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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 parivesh.nic.in	SIA/MH/INFRA2/540772/2025, dated: 24/09/2025 we published public notice in two local newspaper Navshakti & Free press journal. ❖ Please refer Annexure – 11 for Advertisement copy.
xii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	❖ Environmental clearance copy submitted to Local Authority.
xiii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	❖ Noted.
C	General EC Condition :	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Noted.
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.	❖ MPCB issued consent to establish for proposed building vide letter no. Format1.0/JD (WPC)/UAN No.0000254819/CE/2508000351, dated: 05/08/2025. ❖ Please refer Annexure – 12 for Consent to establish.
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.	❖ Obtained Environmental clearance from SEIAA, Govt. of India vide letter no. SIA/MH/INFRA2/540772/2025, dated: 24/09/2025. ❖ Please refer Annexure – 13 for Environment clearance copy.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	We submit six monthly compliance reports to: ❖ RO, MPCB, Kalyan ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
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.	❖ Environment Statement (Form-V) submitted for financial year 2025-2026 on MPCB web portal.
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.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
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	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	❖ Noted.
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.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	❖ Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

Compliance as per

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change

Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at Village: Elkunde, Taluka: Bhiwandi, District: Thane
3.	Clearance letter (s) / OM No. and date	:	Obtained Environmental clearance from SEIAA, Govt. of India vide file no. SIA/MH/INFRA2/540772/2025, dated: 24/09/2025.
4.	Location		
	a. District (s)	:	Mumbai
	b. State (s)	:	Maharashtra.
	c. Latitude/ Longitude	:	Latitude: 19° 17'9.38"N Longitude: 73°7'13.74"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	:	Mr. Majid Dhokle
	b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Mr. Jignesh Gudhka
6.	Salient features		

	a.	of the project	:	<table><tr><th colspan="2">Proposed Configuration</th></tr><tr><th>Building Name</th><th>Configuration</th></tr><tr><td>Building 1 & 2</td><td>Ground + 4 Floors each</td></tr><tr><td>Building 3</td><td>Ground floor</td></tr></table>	Proposed Configuration		Building Name	Configuration	Building 1 & 2	Ground + 4 Floors each	Building 3	Ground floor
Proposed Configuration												
Building Name	Configuration											
Building 1 & 2	Ground + 4 Floors each											
Building 3	Ground floor											
	b.	of the environmental management plans	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 93.11 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 438.77 Lakhs & ❖ O & M: Rs. 26.47 Lakhs per Annum.								
7.	Breakup of the project area											
	a.	Submergence area forest & non-forest.	:	Not Applicable.								
	b.	Others	:	FSI Area: 42,645.85 Sq. mt Non FSI Area: 105.42 Sq. mt Total BUA Area: 42,751.27 Sq. mt								
8.	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, Dwelling units & agricultural Land & landless laborer's/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, it 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.	:	Total cost of the project: Rs. 45.30 Cr.								
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 93.11 Lakhs have been allocated for the entire construction period. During operation phase;								

			❖ Capital cost: Rs. 438.77 Lakhs & ❖ O & M: Rs. 26.47 Lakhs per Annum.
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	: --
	d.	Whether (c) includes the cost of environmental management as shown in the above	: --
	e.	Actual expenditure incurred on the project so far	: Rs. 4.5 Cr.
	f.	Actual expenditure incurred on the Environmental Management plans so far.	: Rs. 50,000/-
10.	Forest land requirement		
	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, if 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), if any with quantitative information.		: Nil
12.	Status of construction		: Total construction work done till March 2026 is as follows; ❖ Building 2: 6425 Sqm ❖ Building 3: 6218 Sqm
	a.	Date of commencement (Actual and/or planned)	: 20 December 2025 (Actual)
	b.	Date of completion (Actual and/of planned)	: June 2028 (Planned)
13.	Reasons for the delay if the Project is yet to start.		: --
14.	Dates of site visits		
	a.	The dates on which the project was monitored by the Regional office on previous occasions, if any.	: --

	b.	Date of site visit for this monitoring report.	:	--
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	--

In-Principle Layout Approval Letter

No. SROT/BSNA/2501/BP/ Elkunde- 10/ 1126/2024

Date: 04 NOV 2024

To,

M/s Dharam One LLP,

Partner Shri. Ashish Champaklal Shah,

Address 12, Building No 2, Dharam Royale,

Sonale Village, Sonale – Baggaon Road, Bhiwandi

Thane – 421302

Sub: Proposal for Issuance of In-Principle Layout Approval for the Proposed Development of Storage (Warehouse) and Service Industry Building on land bearing S.No 8 H.No 2/A Pt, S.No 8, H.No 2/B, S.No 9, H.No 1/A, S.No 9, H.No 1/B Pt, S.No 10 Pt at Village Elkunde, Taluka - Bhiwandi, District – Thane for Environment Clearance

Ref 1 Application for development permission by M/s. Dharam One LLP Patner Shri. Ashish Champaklal Shah dt. 16.04.2024

Sir,

W.r.t above cited letter you have requested MMRDA for the In-Principle Layout Approval with full potential proposed for the development **Storage (Warehouse) and Service Industry Building** on the land under reference. The Metropolitan Commissioner has granted approval to the In-Principle Layout Approval and the plans as indicated on duly authenticated drawings nos. 1/1 to 1/1 (total 1 nos. drawings) which are enclosed herewith. The gross plot area, net plot area, BUA & FSI are as mentioned in table below:

Sr.No	Description	Area (in Sq.M)	
1a	Total area of plot as 7/12 extract	53,820.00	
1b	Total area of plot as under applicant ownership	32,429.00	
2	Plot area as per triangulation method	31,647.56	
3	Least plot area considered	31,647.56	
4	Area Under D.P.Road & Reservation	0.00	
5	Area under amenity space	1,610.51	
6	Total area to be deducted (4+5)	1,610.51	
7	Net Plot Area (3-6)	30,037.56	
Sr.No	Description	Permissible	Proposed
8	Base FSI	1.10	1.10
9	FSI on payment of premium	0.30	Not proposed
10	FSI on TDR	0.70	0.00
11	Base BUA (8 x 7)	33,041.31	33,041.31
12	BUA based on Premium (9 x 3)	9,494.26	Not Proposed
13	BUA based on TDR (11 x 3)	22,153.29	0.00
14	BUA (Base + Premium + TDR i.e. 11+12 + 13)	64,688.86	33,041.31

Ref No-ML/2025-2026/ 75

Date : 25/08/2025

Date: 25/08/2025

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

I hereby certify that Proposed service industrial and warehouse storage building at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Tal : Bhiwandi, Dist Thane, Maharashtra, 421302 by M/s. Dharam One LLP has received In-Principal Layout Approval Letter dated 04/11/2024 from MMRDA

Details of approved Built-up area are given as follows:

Approved FSI	42645.85 Sq.mt.
Non FSI Area	105.42 Sq.mt.
Total Construction Built-Up Area (FSI + Non FSI)	42751.27 Sq.mt.

Thanking you,
Yours Faithfully,

FOR


MANDAR JAYANT LELE
Consulting Civil Engineer
Lic.No.STATE/R/2025/APL/16054

Ref No-ML/2025-2026/ 74

Date : 25/08/2025

Date: 25/08/2025

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

Subject : Submission of Undertaking regarding RG area for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra.

Respected Sir,

We hereby declare that **M/s. Dharam One LLP** for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra have **proposed entire mandatory Recreation Ground (RG) area on Ground (mother earth) and no part thereof is paved/ located on podium.**

This mandatory RG area is kept open to sky and also enables plantation of trees.

Details of RG Area is given as follows:

No.	Description	Area (sq. mt.)
1	Plot Area considered for RG Area Calculations	31647.56
2	RG Area requirement: 10% of plot area	3164.76
3	RG Area proposed on Ground	3494.68
i	RG Area proposed on Ground (Mother earth)	3167.68
ii	Paved RG (services)	327.00

Thanking you,

Yours Faithfully,



MANDAR JAYANT LELE
Consulting Civil Engineer
Lic.No.STATE/R/2025/APL/16054

Building Permit No - 1551639

Permit No. : MMRDA/B/2025/APL/00140

Proposal Code : MMRDA-25-103199

Date : 18/12/2025

Building Name :	BUILDING 1(Mixed)	Floors :	GROUND FLOOR,FIRST AND SECOND FLOOR,THIRD AND FOURTH FLOOR
Building Name :	BUILDING 2(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD AND FOURTH FLOOR
Building Name :	PEB BUILDING 3(Mixed)	Floors :	PEB GROUND FLOOR

To,

i)M/s Dharam One Llp, Keyur Dhiraj Haria (partner),

S. NO- 8/2/A/(PT), 8/2/B, 9/1/A, 9/1/B/(PT), 10 (PT) AT- VILLAGE - ELKUNDE, TAL - BHIWANDI,

ii) Sushil Somani (Architect)

Sir/Madam,

With reference to your application No **MMRDA202500141**, dated **29-09-2025** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Metropolitan Region Development Authority Act, 2016** , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. NO- 8/2/A/(PT), 8/2/B, 9/1/A, 9/1/B/(PT), 10 (PT) AT- VILLAGE - ELKUNDE, TAL - BHIWANDI**, , Final Plot No. -, Sector No. , Mouje **ELKUNDE** situated at Road / Street **12.00 M. W ROAD** , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable

Building Permit No - 1551639

Proposal Code : MMRDA-25-103199

Permit No. : MMRDA/B/2025/APL/00140

Date : 18/12/2025

13. Authority will not supply water for construction.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

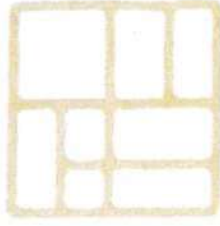
Digitally signed by MANISHA MANGUJULE
Date: 2025.12.18 11:40:56 IST
Reason: Approved Certificate
Designation : Senior Planner
Location: Mumbai Metropolitan Region Development Authority
Project Code : MMRDA-25-103199
Application Number : MMRDA/B/2025/00141
Proposal Number : 1551639
Certificate Number : MMRDA/B/2025/APL/00140



Scan QR code for verification of authenticity.

Senior Planner,
Mumbai Metropolitan Region Development Authority,

एम एम आर डी ए
MMRDA



DHARAM ONE LLP

12, Building 2, Dharam Royale, Mumbai-Nasik Highway,
Sonale Village, Bhiwandi, Thane 421302
one.dharam@gmail.com
www.dharamspaces.com

Date: 25/08/2025

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building,
Mantralaya, Mumbai, Maharashtra.

Subject : Submission of Undertaking for no violation of requirement of EIA notification for
Proposed Development of Service Industry and Storage Buildings (Warehouse) at
Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at
village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra.

Respected Madam,

Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A
(Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi,
District: Thane, Maharashtra.; we would like to submit here that construction activity of proposed
buildings is not yet started on site.

We hereby undertake that there is no violation of requirement of EIA notification 2006, amended
from time to time.

Thanking you,

Yours Faithfully,

Project Proponents	Architect Consulting Eng.	Environmental Consultants
For DHARAM ONE LLP  Designated Partner DHARAM ONE LLP	 CONSULTING ENGINEER MANDAR JAYANT LELE (STATE/R/2025/APL/16054)	 ULTRA TECH



MANDAR JAYANT LELE
Consulting Civil Engineer
Lic.No.STATE/R/2025/APL/16054



वनक्षेत्रपाल पडघा यांचे कार्यालय

निजाई हॉस्पिटलचे समोर, पडघा-भिवंडी रोड दूरध्वनी क्रमांक - ०२५२२-२०२०४५

जा.क्र. कक्ष / जमीन / वृक्ष / ५६९ / सन २०२२- २३
वाचा

दिनांक १०.०३.२०२३

- अर्जदार श्री. बबन दत्तु जोशी, रा. एलकुंदे (धुलखाली), ता. भिवंडी, जि. ठाणे यांचा दिनांक १०.१२.२०२२ रोजीचा अर्ज
- वनपाल वडपा यांचे कार्यालयाकडील जा.क्र./ , दिनांक .०२.२०२३

आदेश

अर्जदार श्री. बबन दत्तु जोशी, रा. एलकुंदे (धुलखाली), ता. भिवंडी, जि. ठाणे यांनी वडपा पारंगंडळातील मौजे एलकुंदे येथील मा.स.नं. १/१/ब, ८/२/ब, ६७/१ व १० मधील इंजायली प्रजातीची एकूण २३ झाडे अमून सदरील इंजायली प्रजातीच्या झाडोरा एकूण वृक्ष संख्या २३ तोडीसाठी महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम २५ (२) दाखला मिळावा म्हणून या कार्यालयास विनंती अर्ज सादर केलेला आहे.

गावाचे नांव	मालकी स.नं.	क्षेत्र (हे.आर.चौ.मी.)
मौजे एलकुंदे (धुलखाली), ता. भिवंडी, जि. ठाणे	१/१/ब	१-२२-००
	८/२/ब	०-५६-००
	६७/१	०-२९-५०
	१०	१-५२-८०

प्रस्तुत प्रकरणी वनपाल वडपा यांचेमार्फत चौकशी करून त्यांचेकडील अभिप्राय पत्र क्रमांक , दिनांक .०२.२०२३ रोजीचे पत्र या कार्यालयास प्राप्त झाले आहे. सदर अहवालाची छाननी करून अर्जदार श्री. बबन दत्तु जोशी, रा. एलकुंदे (धुलखाली), ता. भिवंडी, जि. ठाणे यांना महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम २५ (२) अन्वये शिफारस खालीलप्रमाणे शर्तीस अधिन राहून देण्यात येत आहे.

-: अटी व शर्ती :-

- खातेदाराने दर एकरी २० झाडे राखून ठेवायची आहेत. तसेच तोड करायची वृक्षांच्या बदल्यात १/५ झाडे लावणेबाबत हमीपत्र द्यावे.
- वृक्ष तोडीमुळे कोणाच्याही जिवितास हानी तसेच कोणत्याही प्रकारची वित्त हानी होणार नाही तसेच त्यामुळे पिण्याचे पाणी दुषित होणार नाही याची खबरदारी अर्जदाराने घ्यायची आहे.
- महाराष्ट्र खाजगी वने संपादन कायदा १९७५ नुसार शासन विहित केलेल्या क्षेत्रास सदर दाखला लागू होणार नाही.
- खातेदार हे आदिवासी अनुसूचित जमातीपैकी नाहीत.

उपरोक्त अटी व शर्तीपैकी कोणत्याही अटी किंवा शर्तीचे उल्लंघन झाल्यास सदरची वृक्षतोडीची परवानगी तात्काळ रद्द करणेत येईल.


वृक्ष अधिकारी

तथा
वनपरिक्षेत्र अधिकारी
पडघा (सं.)

प्राप्त

✓ अर्जदार श्री. बबन दत्तु जोशी, रा. एलकुंदे (धुलखाली), ता. भिवंडी, जि. ठाणे

प्रति वनपाल वडपा यांना माहितीसाठी व पुढील कार्यवाहीसाठी रवाना.

प्रार्थनालिपी : मा. उप वनसंरक्षक, ठाणे वनविभाग, ठाणे यांना माहितीसाठी सविनय सादर.

प्रार्थनालिपी : मा. उप विभागीय वन अधिकारी मांडवी स्थित ठाणे यांना माहितीसाठी सविनय सादर.

प्रार्थनालिपी : वनपरिक्षेत्र अधिकारी, फिरते पथक मांडवी यांना माहितीस्तव अग्रेषित.



वनक्षेत्रपाल पडघा यांचे कार्यालय

निजाई हॉस्पिटलचे समोर, पडघा-भिवंडी रोड दूरध्वनी क्रमांक - ०२५२२-२०२०४५

जा.क्र. कक्ष / जमीन / वृक्ष / पुढे / सन २०२२- २३
वाचा

दिनांक १०.०३.२०२३

- अर्जदार श्री. प्रकाश सावळाराम जोशी, रा. एलकुंदे, ता. भिवंडी, जि. ठाणे यांचा
दिनांक १०.१२.२०२२ रोजीचा अर्ज
- वनपाल वडपा यांचे कार्यालयाकडील जा.क्र./ , दिनांक .०२.२०२३

आदेश

अर्जदार श्री. प्रकाश सावळाराम जोशी, रा. एलकुंदे, ता. भिवंडी, जि. ठाणे यांनी वडपा परिमंडळातील मांज एलकुंदे येथील मा.स.नं. १/१/अ, ८/२/अ मधील इंजायली प्रजातीची एकूण २८ झाडे असून सदरील इंजायली प्रजातीच्या झाडोरा एकूण वृक्ष संख्या २८ तोडीसाठी महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम २५ (२) दाखला मिळावा म्हणून या कार्यालयास विनंती अर्ज सादर केलेला आहे.

गावाचे नांव	मालकी स.नं.	क्षेत्र (हे.आर.चौ.मी.)
मांज एलकुंदे, ता. भिवंडी, जि. ठाणे	८/२/अ	०-८५-४०
	१/१/अ	१-२२-००

प्रस्तुत प्रकरणी वनपाल वडपा यांचेमार्फत चौकशी करून त्यांचेकडील अभिप्राय पत्र क्रमांक , दिनांक .०२.२०२३ रोजीचे पत्र या कार्यालयास प्राप्त झाले आहे. सदर अहवालाची छाननी करून अर्जदार श्री. प्रकाश सावळाराम जोशी, रा. एलकुंदे, ता. भिवंडी, जि. ठाणे यांना महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम २५ (२) अन्वये शिफारस खालीलप्रमाणे शर्तीस अधिन राहून देण्यात येत आहे.

-: अटी व शर्ती :-

- खातेदाराने दर एकरी २० झाडे राखून ठेवायची आहेत. तसेच तोड करावयाची वृक्षांच्या बदल्यात १/५ झाडे लावणेबाबत हमीपत्र द्यावे.
- वृक्ष तोडीमुळे कोणाच्याही जिवितास हानी तसेच कोणत्याही प्रकारची वित्त हानी होणार नाही तसेच त्यामुळे पिण्याचे पाणी दुषित होणार नाही याची खबरदारी अर्जदाराने घ्यावयाची आहे.
- महाराष्ट्र खाजगी वने संपादन कायदा १९७५ नुसार शासन विहित केलेल्या क्षेत्रास सदर दाखला लागू होणार नाही.
- खातेदार हे आदिवासी अनुसूचित जमातीपैकी नाहीत.

उपरोक्त अटी व शर्तीपैकी कोणत्याही अटी किंवा शर्तीचे उल्लंघन झाल्यास सदरची वृक्षतोडीची परवानगी तात्काळ रद्द करणेत येईल.


वनक्षेत्र अधिकारी

तथा

वनपरिक्षेत्र अधिकारी
पडघा (सं.)

प्रति.

अर्जदार श्री. प्रकाश सावळाराम जोशी, रा. एलकुंदे, ता. भिवंडी, जि. ठाणे

वनपाल वडपा यांना माहितीसाठी व पुढील कार्यवाहीसाठी रवाना.

प्रतिनिधी : मा. उप वनसंरक्षक, ठाणे वनविभाग, ठाणे यांना माहितीसाठी सविनय सादर.

प्रतिनिधी : मा. उप विभागीय वन अधिकारी मांडवी स्थित ठाणे यांना माहितीसाठी सविनय सादर.

प्रतिनिधी : वनपरिक्षेत्र अधिकारी, फिरते पथक मांडवी यांना माहितीस्तव अग्रेषित.



ग्रुप ग्रामपंचायत सोनाळे

(सोनाळे, घोळगांव, वालशिंद, एलकुंदे)

ता. भिवंडी, जि. ठाणे. Email: sagysonale@gmail.com



स्वातंत्र्याचा अमृत महोत्सव



सरपंच
सौ. वैजयंती मनेश कुवर

प्रति,

दि. ०७.११.२०२३

मे. धरम वन एल.एल.पी.,
रा. एलकुंदे,
ता. भिवंडी जि. ठाणे.

विषय : ना हरकत दाखल्या बाबत .

संदर्भ : आपला दि. २६.१०.२०२३ रोजीचा अर्ज .

महोदय,

ग्रुप ग्रामपंचायत सोनाळे यांजकडून आपणास कळविण्यात येते की, ग्रुप ग्रामपंचायत सोनाळे हद्दीतील मौजे एलकुंदे येथील जमीन सल्ले नं. १०, ९/१अ, ९/१ब, ८/२/अ, ८/२अ, ८/२ब व ८/५ या जागेत आपणास बांधकाम करावयाचे आहे. तरी सदरील बांधकाम करावयाच्या ठिकाणी ग्रामपंचायत मार्फत पाण्याच्या नळाचे कनेक्शनची जोडणी, घनकचरा व्यावस्थापन तसेच सांडपाणी व्यावस्थापन आपणामार्फत रस्त्यालगतच्या होणा-या गटारात सोडणे करीता मुंबई महानगर प्रदेश विकास प्राधिकरण यांचेकडून आपण सादर केलेला नकाशा मंजूर होणे करीता सदर नाहरकत दाखला मासिकसभा दिनांक २६.१०.२०२३ ठराव क्र. ७(१४)अन्वये अर्जदार यांच्या विनंती अर्जानुसार देण्यात येत आहे.

ग्रामसेवक
श्री आशिष म. चव्हाण

ग्रामसेवक
ग्रुप ग्रामपंचायत सोनाळे
ता. भिवंडी, जि. ठाणे

सरपंच
ग्रुप ग्रामपंचायत सोनाळे
ता. भिवंडी, जि. ठाणे

घरपट्टी, पाणीपट्टी, दिवाबत्ती, आरोग्य कर वेळेवर भरून ग्रामपंचायतीला सहकार्य करावे.

जन्म मृत्यूची नोंद वेळेवर करा.

आपली ग्रामपंचायत - स्वच्छ ग्रामपंचायत



ग्रुप ग्रामपंचायत सोनाळे

(सोनाळे, धोलगांव, वालशिंद, एलकुंदे)

ता. भिवंडी, जि. ठाणे. Email: sagysonale@gmail.com



स्वातंत्र्याचा अमृत महोत्सव



सरपंच

सौ. माया श्रीकांत तरे

॥ दाखला ॥

२४.०६.२०२५

सरपंच ग्रुप ग्रामपंचायत सोनाळे यांजकडून दाखला देण्यात येतो की, ग्रामपंचायत सोनाळे हद्दीतील एलकुंदे(धुलखाडी) येथे ग्रामपंचायत कडून जो पाणी पुरवठा केला जात आहे. तो बी.एम.सी. (बृहन्मुंबई महानगर पालीका) कडून प्राप्त होत आहे. तसेच सदर एलकुंदे (धुलखाडी) येथे भविष्यात गटाराचे बांधकाम करण्यात येणार आहे. असा दाखला देण्यात आला असे.

उपसरपंच

श्री. रविंद्र कृष्णा गुलवी

ग्रामपंचायत अधिकारी

श्रीम. समृद्धी एस. निपुर्ते

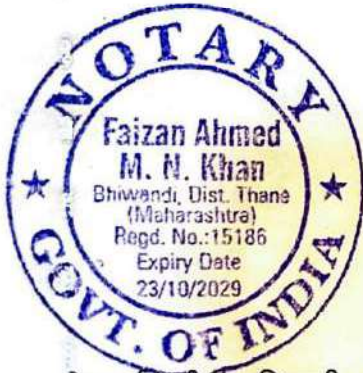


संस्थेचे
ग्रुप ग्रामपंचायत सोनाळे
ता. भिवंडी, जि. ठाणे

घरपट्टी, पाणीपट्टी, दिवाबत्ती, आरोग्य कर वेळेवर भरून ग्रामपंचायतीला सहकार्य करावे.

जन्म मृत्यूची नोंद वेळेवर करा.

आपली ग्रामपंचायत - स्वच्छ ग्रामपंचायत



(श्री. जनरल स्टॅम्प रुपये-100)

—संमतीपत्र—

आज दि. 12/06/2025

मे कार्यकारी दंडाधिकारी / नोटरी सो भिवंडी, जि ठाणे यांच्या समोर.

लिहून घेणार — श्री. धरम वन ऐल. ऐल.पी

तर्फे भागीदार श्री. दर्शित भरत हरीया

वय 31 वर्षे, धंदा व्यापार,

रा. एल. बी. एस रोड, मुलुंड, मुंबई-400080.

आधार नं. 5130 8997 1180.

दस्तावेज प्रकार / अनुसूची क्रमांक.....
दस्ता नोंदणी करताना अर्जात व्हा

दस्ता नौदणी करकार अर्हता का.....

नौदणी विभाग का नाम.....

मौलाना जेम्स अमरदास दुस्मिय निबंधक काशीसंगीत नाथ,
बिस्मिल्लाह रोड, बंगलूर.

मिनिट्स रजिस्टर

मुद्रिका विक्रय केन्द्र - कावेरी नगर, बंगलूरु

हरम का मुनाजमा (अदर)

डर - के प्रकाशनाथे नांव

हस्तो अस्तत्कालं तदाचैव कर्तव्यं वक्तव्यं.....

मुद्रांक मुल्य १००/- सदस्य

मुताबक दिवसी नोंदणी अमुकनांक 4046 दिनांक 12

मराठी लिखे जाणे.....

मुद्रांक विक्रेत्याचे नांव - कसोब पंडित जोशी

सूचक विवरणों के प्रकाश / पत्ता - पत्तनम विरडोंक, तहसिल

महाराष्ट्र विधानसभा

मुद्रक विक्रयार्थ पद्याना क्रमांक - ११०३०१४

.....

.....

मुद्रांक नं० की प्रमाण पत्र परीक्षा के लिए आवश्यक है।

संविधानाधीन नसतानाही

১৫ নভেম্বর

[Signature]



स्टॅम्प वेंडर

શ્રી. યશોદા પી. જોશી



- लिहून देणार -
- 1) श्री. गजानन दत्त जोशी,
वय - 74 वर्ष, धंदा - शेती,
आधार नं. 7652 6890 3689.
 - 2) श्री. बबन दत्त जोशी,
वय - 66 वर्ष, धंदा - शेती,
आधार नं. 9554 2603 3310.
 - 3) श्री. श्याम दत्त जोशी,
वय - 66 वर्ष, धंदा - शेती,
आधार नं. 7627 7102 0852.
 - 4) श्री. शिवाजी दत्त जोशी,
वय - 53 वर्ष, धंदा - शेती,
आधार नं. 7800 8839 8231.

सर्व राहणार - एलकुंदे, ता. भिवंडी, जि. ठाणे.

कारणे संमतीपत्र लिहून देतो की-

अशी जमीन तुकडी व जिल्हा परिषद ठाणे, चे, पोटतुकडी भिवंडी, चे, तालुके व तालुके पंचायत समिती भिवंडी, चे, तलाठी सजा भिनार, दुय्यम निबंधक भिवंडी, चे, ग्रुपग्रामपंचायत सोनाळे, चे, मौजे एलकुंदे या गांवी आहे/ती, खालील परिशिष्ट मध्ये वर्णन केलेप्रमाणे-

गावं	सर्व्हे नंबर/हिस्सा नंबर	क्षेत्र (हे.आर.प्रती)
एलकुंदे	9/1/ब	1800 चौ.मी
एलकुंदे	10	13448 चौ.मी

वरील वर्णनाची जमीन मिळकती ह्या संमतीपत्र लिहून देणार यांच्या नावे गावांचे ७ / १२ दफ्तरी दाखल आहे.

सदर मिळकत ह्या सामाईक हिश्यातील असून सदर मिळकतीचे एकूण क्षेत्रात ११०९४ चौ. मी जमिनीत बागायती पिके, ऊस, भाजीपाला, धान्य इ. पिके हि लुहून देणार घेत आहेत. वरील पिकांसाठी तसेच इतर झाडांसाठी आम्हाला पाण्याची गरज आहे. लिहून घेणार श्री. धरम वन ऐल. ऐल.पी ह्यांचा सेवा उद्योग व गोडाऊन प्रकल्प आहे. तरी सदर प्रकल्पाचे वाहणारे सांडपाणी हे झाडे व इतर पिकांसाठी आवश्यक असल्या कारणाने ज्या ज्या वेळी सांडपाणी उपलब्ध होईल त्यावेळी ते पाणी सदरील मिळकतीत सोडण्यास आमची कुठलीही हरकत वा तक्रार नसुन सदरील सांडपाणी आमचे मिळकतीत सोडावे यासाठी आमची संमती आहे. त्यास कोणत्याही प्रकारची हरकत वा अडथळा नाही. यांस आमची म्हणजेच लिहून देणार यांची संमती आहे. तसेच भविष्यात कोणताही वाद उपस्थित होवू नये म्हणून आजरोजी हे संमतीपत्र/करारनामा लिहून व करून देत आहे.

येणेप्रमाणे आम्ही आमचे राजीखुशीने व अक्कलहुशारीने सदरचे संमतीपत्र/करारनामा लिहून दिलेले असून, ते आमचे वालीवारसांवर बंधनकारक आहे भिवंडी व राहील. त्यावर आम्ही साक्षीदारांच्या समक्ष भिवंडी येथे सहाय्य केल्या असे. संमतीपत्र असे.

ठिकाण - भिवंडी

दि- 12/06/2025

...3...

सही संमतीपत्र लिहून देणार,



1) श्री. गजानन दत्त जोशी ,

गजानन दत्त जोशी

2) श्री. बबन दत्त जोशी ,

बबन दत्त जोशी

3) श्री. श्याम दत्त जोशी ,

शिवराज दत्त जोशी

4) श्री. शिवाजी दत्त जोशी ,

सही संमतीपत्र लिहून घेणार,

FOR DHARAM ONE LLP

[Signature]
Designated Partner

श्री . धरम वन ऐल. ऐल.पी

तर्फे भागीदार श्री .दर्शित भरत हरीया

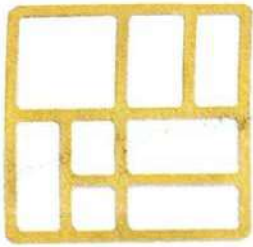
साक्षीदार

1) [Signature]

2) [Signature]



NOTARIZED 24325/20
Noted & Regd. at Sr. No. 171640
Date: [Signature]
Faizan Ahmed M. J. Khan
Advocate & Notary
Regd. No. 15186 (GOVT. OF INDIA)
503, Madho Nagar, Dharmakar Naka, Bhiwandi, Dist. Thane



DHARAM ONE LLP

12, Building 2, Dharam Royale, Mumbai-Nasik Highway,
Sonale Village, Bhiwandi, Thane 421302.

one.dharam@gmail.com

www.dharamspaces.com

Date: 24/06/2025

**To,
Hon. Member Secretary,
State Level Expert Appraisal Committee – II (SEAC-II)
15th Floor, New Administration Building
Environment Department, Mantralaya,
Mumbai, Maharashtra**

Subject : Submission of Undertaking for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra.

We, M/s. DHARAM ONE LLP, hereby undertake that the site under reference will be maintained as plastic free zone (No Pet bottles, cutlery).

Yours Truly,

FOR DHARAM ONE LLP

FOR DHARAM ONE LLP

Designated Partner

AUTHORIZED SIGNATORY

MEDICAL FITNESS CERTIFICATE

Name: Mr. Krishan Mahor
 Gender: male
 Age: 42

1. Weight: 63 (Kgs) Height: 5'11" (cm) BP: 130/90 mmHg
2. Heart: 75 min
3. Vision: Left Eye (N) Right Eye (N) Details of Glasses (if Worn) —
4. Hearing: NAD
5. Any impediment in speech: —
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): yes
9. Taking any medicine on a regular basis (if yes, please give details): No
10. Allergies if any: Nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Krishan Mahor Son/Daughter of
 and could not notice that he/she has any physical or mental disease.

Place: Sonale
 Date: 31/03/26

Medical Officer's signature
 & Seal

Dr. DINKAR S. NAIK

M.D. (EMS), PGDEMS

BHMS (MUHS)

Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: Mr. Suryabhan Kumar. Pawar
Gender: male
Age: 30

1. Weight: 70 (Kgs) Height: 5' 2" (cm) BP: 130/80 mmHg
2. Heart: 74/min
3. Vision: Left Eye ND Right Eye ND Details of Glasses (if Worn):
4. Hearing: NAD
5. Any impediment in speech: -
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): ND
10. Allergies if any: Nil
11. Mark of identification: -

I certify that I have examined Mr / Ms Suryabhan. Pawar Son/Daughter of
..... and could not notice that he/she has any physical or mental disease.

Place: Sorolp
Date: 31/03/26

Medical officer's signature
& Seal

Dr. DINKAR S. NAIK
M.D. (EMS), PGDEMS
BHMS (MUHS)
Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: ms. Naggendra Rastheda
 Gender: male
 Age: 28

1. Weight: 70 (Kgs) Height 5'2" (cm) BP: 140/90mmh
2. Heart: 75/min
3. Vision: Left Eye 20 Right Eye 20 Details of Glasses (if Worn).....
4. Hearing: N/A
5. Any impediment in speech: -
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): N/A
10. Allergies if any: Nil
11. Mark of identification: -

I certify that I have examined Mr / Ms Naggendra Rastheda Son/Daughter of
 and could not notice that he/she has any physical or mental disease.

Place: Sahab
 Date: 31/03/20

Medical officer's signature
& Seal

Dr. DINKAR S. NAIK

M.D. (EMS), PGDEMS

BHMS (MUHS)

Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: Mr. Dablu Raghav
 Gender: male
 Age: 35

1. Weight: 53 (Kgs) Height 5'3" (cm) BP: 140/90 mmHg
2. Heart: 72/min
3. Vision: Left Eye OD Right Eye OS Details of Glasses (if Worn) —
4. Hearing: NAD
5. Any impediment in speech: —
6. Any Disability: nil
7. Any significant disease diagnosed in the past: nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): N/A
10. Allergies if any: nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Dablu Raghav Son/Daughter of
 and could not notice that he/she has any physical or mental disease.

Place:
 Date:

Medical officer's signature
 & Seal
Dr. DINKAR S. NAIK
 M.D. (EMS), PGDEMS
 BHMS (MUHS)
 Regd. No. 53889

75

MEDICAL FITNESS CERTIFICATE

Name: Mr. Phelan
Gender: male
Age: 32

1. Weight: 62 (Kgs) Height 5' 3" (cm) BP: 120/80
2. Heart: 78/min
3. Vision: Left Eye N Right Eye N Details of Glasses (if Worn) ---
4. Hearing: NAD
5. Any impediment in speech: N
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): yes
9. Taking any medicine on a regular basis (if yes, please give details): N/A
10. Allergies if any: Nil
11. Mark of identification: ---

I certify that I have examined Mr/ Ms Phelan Son/Daughter of
..... and could not notice that he/she has any physical or mental disease.

Place: Sonale
Date: 31/03/26

Medical officer's signature
& Seal

Dr. DINKAR S. NAIK
M.D. (EMG), PGDEMS
BHMS (MUHS)
Regd. No. 53889

42

MEDICAL FITNESS CERTIFICATE

Name: Mr. Harindan Rao Bhas
Gender: male
Age: 26

1. Weight: 57 (Kgs) Height 5'3" (cm) BP: 130/90 mmHg
2. Heart: 76/min
3. Vision: Left Eye (N) Right Eye (N) Details of Glasses (if Worn): —
4. Hearing: NAD
5. Any impediment in speech: —
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): NO
10. Allergies if any: Nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Harindan Rao Bhas Son/Daughter of
..... and could not notice that he/she has any physical or mental disease.

Place: Sonale
Date: 31/03/26

Medical officer's signature
& Seal

DR. DINKAR S. NAIK
M.D. (EMS), PGDEMS
BHMS (MUHS)
Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: Mr. Dharmendra Bhatnagar
 Gender: male
 Age: 30

1. Weight: 55 (Kgs) Height: 170 (cm) BP: 130/60 mmHg
2. Heart: 80/min
3. Vision: Left Eye no Right Eye no Details of Glasses (if Worn): —
4. Hearing: N/A
5. Any impediment in speech: —
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): No
10. Allergies if any: Nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Dharmendra Bhatnagar Son/Daughter of — and could not notice that he/she has any physical or mental disease.

Place: Sonarp
 Date: 21/03/20

Medical officer's signature
 & Seal

Dr. DINKAR S. NAIK
 M.D. (EMS), PGDEMS
 BHMS (MUHS)
 Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: Mr. Raj Kumar
 Gender: male
 Age: 45

1. Weight: 56 (Kgs) Height 5'2" (cm) BP: 130/80 mmHg
2. Heart: 76/min
3. Vision: Left Eye N Right Eye N Details of Glasses (if Worn) —
4. Hearing: NAD
5. Any impediment in speech: —
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): No
10. Allergies if any: Nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Raj Kumar Son/Daughter of
 and could not notice that he/she has any physical or mental disease.

Place: Sonate
 Date: 31/03/26


 Medical officer's signature
 & Seal
Dr. DINKAR S. NAIK
 M.D. (EMS), PGDEMS
 BHMS (MUHS)
 Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: Mr. Satyendran
Gender: male
Age: 37

1. Weight: 50 (Kgs) Height: 5'3" (cm) BP: 120/90 mmHg
2. Heart: 80/min
3. Vision: Left Eye (N) Right Eye (N) Details of Glasses (if Worn): —
4. Hearing: NAD
5. Any impediment in speech: —
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): No
10. Allergies if any: Nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Satyendran Son/Daughter of
..... and could not notice that he/she has any physical or mental disease.

Place: Sonale
Date: 21/03/26

Medical officer's signature
& Seal
Dr. DINKAR S. NAIK
M.D. (EMS), PGDEMS
BHMS (MUHS)
Regd. No. 53689

MEDICAL FITNESS CERTIFICATE

Name: Mr. Mithai Rao
Gender: male
Age: 44

1. Weight: 45 (Kgs) Height 5'3" (cm) BP: 140/90 mmHg
2. Heart: 76/min
3. Vision: Left Eye ND Right Eye ND Details of Glasses (if Worn) ---
4. Hearing: NAD
5. Any impediment in speech: ---
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): ND
10. Allergies if any: Nil
11. Mark of identification: ---

I certify that I have examined Mr / Ms Mithai Rao Son/Daughter of
..... and could not notice that he/she has any physical or mental disease.

Place: Sopale
Date: 31/03/26

Medical officer's signature
& Seal

Dr. DINKAR S. NAIK
M.D. (EMS), PGDEMS
BHMS (MUHS)
Regd. No. 53889

MEDICAL FITNESS CERTIFICATE

Name: Mr. Deepak Rasbhar
Gender: male
Age: 28

1. Weight: 52 (Kgs) Height 5'3" (cm) BP: 140/90 mmHg
2. Heart: 76/min
3. Vision: Left Eye OK Right Eye OK Details of Glasses (if Worn): —
4. Hearing: NAD
5. Any impediment in speech: At
6. Any Disability: Nil
7. Any significant disease diagnosed in the past: Nil
8. Vaccinated (Yes/No/Partially): Yes
9. Taking any medicine on a regular basis (if yes, please give details): NAD
10. Allergies if any: Nil
11. Mark of identification: —

I certify that I have examined Mr / Ms Mr. Deepak Rasbhar Son/Daughter of
..... and could not notice that he/she has any physical or mental disease.

Place: Rasbhar
Date: 31/03/2018


Medical officer's signature
& Seal
Dr. DINKAR S. NAIK
M.D. (EMS), PGDEMS
BHMS (MUHS)
Regd. No. 53889

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

(A venture of ULTRA TECH Environmental Consultancy)

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 (Valid up to 17/11/2028)

Lab. recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT**ISSUED TO: M/s. DHARAM ONE LLP**

12, Building 2, Dharam Royale, Mumbai- Nashik Highway

Sonale Village, Bhiwandi, Thane -421302

Project Site: " At Project Bhiwandi "**REPORT NO. :** UT/ELS/REPORT/DOLP/002/05-2025**ISSUE DATE. :** 20/05/2025**YOUR REF. :** WORK ORDER LETTER**REF. DATE. :** 03/04/2025**SAMPLE PARTICULARS :****Sampling Plan Ref. No. :** DOLP-05/2025**Sampling Procedure :** UT/LQMS/SOP/N01**Survey Done By :** ULTRATECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.**AMBIENT NOISE LEVEL MONITORING****Sample Lab Code :** UT/ELS/DOLP/005/05-2025**Date of Monitoring :** 02/05/2025 to 03/05/2025

Sr. No.	Location	Noise Level Reading in dB(A) Leq							
		Time (Hrs)	Day dB(A)			Time (Hrs)	Night dB(A)		
			Leq	L _{min}	L _{max}		Leq	L _{min}	L _{max}
01.	NQ- 02 At Project Site, Co-ordinates: N-19°17'7.30"; E-73°7'12.52"	06:00 to 07:00	41.2	35.6	49.6	22:00 to 23:00	44.5	35.6	48.9
		07:00 to 08:00	42.6	36.1	49.5	23:00 to 00:00	43.2	35.0	47.6
		08:00 to 09:00	48.9	36.2	51.2	00:00 to 01:00	41.5	35.1	46.5
		09:00 to 10:00	53.6	35.8	53.2	01:00 to 02:00	40.6	35.0	48.6
		10:00 to 11:00	53.8	35.4	52.1	02:00 to 03:00	40.4	36.1	47.8
		11:00 to 12:00	54.6	38.9	53.5	03:00 to 04:00	39.9	35.0	48.6
		12:00 to 13:00	55.1	43.2	58.9	04:00 to 05:00	40.1	35.2	46.5
		13:00 to 14:00	54.8	42.1	59.5	05:00 to 06:00	42.3	35.3	45.4
		14:00 to 15:00	55.6	43.2	58.7	--	--	--	--
		15:00 to 16:00	55.4	42.1	57.6	--	--	--	--
		16:00 to 17:00	54.6	41.5	56.5	--	--	--	--
		17:00 to 18:00	53.8	40.6	55.4	--	--	--	--
		18:00 to 19:00	52.7	38.9	54.3	--	--	--	--
		19:00 to 20:00	51.8	37.6	53.2	--	--	--	--
		20:00 to 21:00	49.8	36.5	52.1	--	--	--	--
		21:00 to 22:00	47.6	35.4	51.5	--	--	--	--
		L ₁₀	55.0			<i>Limits in dB(A) Leq as per THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 (See rule 3(1) and 4(1)) Ambient Air Quality Standards in respect of Noise</i>			
		L ₅₀	49.4						
		L ₉₀	40.5						
		Day Leq	53.0			55			
		Night Leq	41.9			45			

Opinions / Interpretations: The observed values for LeqdB(A) for Day Time & Night Time are Within the standard limits as per Ambient Air Quality Standards in respect of Noise prescribed in The Noise Pollution (Regulation and Control) Rules, 2000 for Residential Zone.**Note:** 1. Monitoring area coming under Residential Zone.
2. Day Time - 06:00 Hrs to 22:00 Hrs and Night Time - 22:00 Hrs to 06:00 Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make -Lutron; Model - SL4033SD, Sr. No. Q679023	Valid up to - 14/02/2026

Note: 1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.**- END OF REPORT -****Authorized By:****Shailesh Salvi****Authorized Signatory)**

Page 1 of 1

Regd.: Unit No. 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

Thane HO: Tel: +91-22-49743482 Email: sales@ultratech.in

Pune: +91-20-29525517 - pune@ultratech.in, Kochi: +91-0484-4301947/ +91-9895200526 - kochi@ultratech.in,

Kolkata: +033-40089145 / +91- 3335 746 566 kolkata@ultratech.in, Gujarat: +91-9558117469 - gujarat@ultratech.in

GST: 27AADCU4659H1Z0

CIN NO: U74900MH2023PTC415102

UT -006292

TEST REPORT

ISSUED TO: M/s. DHARAM ONE LLP

12, Building 2, Dharam Royale, Mumbai- Nashik Highway

Sonale Village, Bhiwandi, Thane -421302

Project Site: " At Project Bhiwandi "

REPORT NO. : UT/ELS/REPORT/DOLP/001/05-2025

ISSUE DATE. : 20/05/2025

YOUR REF. : WORK ORDER LETTER

REF. DATE. : 03/04/2025

SAMPLE PARTICULARS
AMBIENT AIR QUALITY MONITORING
Sampling Plan Ref. No.: : DOLP-05/2025

Sampling Procedure : UT/LQMS/SOP/AA01A

Sample Registration Date : 03/05/2025

Date of Sampling : 02/05/2025 to 03/05/2025

Time of Sampling : 10:40 Hrs. to 10:40 Hrs.

Analysis Starting Date : 03/05/2025

Analysis Completion Date : 08/05/2025

Location Code : AQ-1

Sample Location : At Project Site

 Co-ordinates:
 N-19°17'10.94"; E-73°7'10.02"

Height of Sampler : 1.0 Meter

Sampling Duration : 24 Hours

Ambient Air Temperature : 24.6°C to 32.9 °C

Relative Humidity : 43.5 % to 81.8 %

Sample Lab Code : UT/ELS/DOLP/001/05-2025

Survey Done By : ULTRATECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS (Industrial, Residential, Rural and Other Area)
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2): 2023	8	µg/m ³	80
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	11	µg/m ³	80
3.	Particulate Matter (PM ₁₀)	IS:5182 (Part 23):2006	78	µg/m ³	100
4.	Particulate Matter (PM _{2.5})	IS 5182 (Part 24):2019	36	µg/m ³	60
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.5	mg/m ³	04

†: Sampling Period 1 Hr.

Opinions / Interpretations: The parameters tested above are found to be within 24 hourly Time Weighted Average of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV [The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931].

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - POLLTECH; Model - PEM-RDS 8 NL BM; Sr. No. 1114	Valid up to - 14/02/2026
	Fine Dust Sampler	Make - POLLTECH; Model - PEM-ADS 2.5/10µ, Sr. No. 3220	Valid up to - 14/02/2026

Note:

1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA00) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
2. This test report refers only to the sample tested.
3. Monitoring area coming under Industrial areas and observed values are relevant to sample collected only.
4. This test report may not be reproduced in part, without the permission of this laboratory.
5. Any correction invalidates this test report.
6. Weather was Sunny & Cloudy

- END OF REPORT -


Authorized By:
Shailesh Salvi
(Authorized Signatory)

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **16/02/2026**
Time : **13:54:33 PM**
Validity upto : **15/02/2027**



Certificate SL. No. : MH00404210002761
Registration No. : MH04LQ3560
Date of Registration : 31/Aug/2023
Month & Year of Manufacturing : April-2023
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040421
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.33

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

SUNANDA PUC CENTRE

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **16/02/2026**
Time : **14:51:47 PM**
Validity upto : **15/02/2027**



Certificate SL. No. : MH00404210002763
Registration No. : MH04LY3756
Date of Registration : 15/May/2024
Month & Year of Manufacturing : January-2024
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040421
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.55

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

SUNANDA PUC CENTRE

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **16/02/2026**
Time : **15:31:34 PM**
Validity upto : **15/02/2027**



Certificate SL. No. : MH00404210002767
Registration No. : MH04LY3757
Date of Registration : 15/May/2024
Month & Year of Manufacturing : January-2024
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040421
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.49
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

SUNANDA PUC CENTRE

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **16/02/2026**
Time : **14:57:17 PM**
Validity upto :



Certificate SL. No. : MH00404210002764
Registration No. : MH04MH0240
Date of Registration : 18/Oct/2024
Month & Year of Manufacturing : August-2024
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040421
GSTIN :
Fees : Rs.150.00
MIL observation : Yes

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.73

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

SUNANDA PUC CENTRE

Form 59-A
[See rules 115 (2)]

Pollution Under Control –
Rejection Slip

Authorised By :
Government of Government of Maharashtra

Date : 16/02/2026
Time : 14:57:17 PM
Validity upto :

Certificate SL. No. : MH00404210002764
Registration No. : MH04MH0240
Date of Registration : 18/Oct/2024
Month and Year of Manufacturing : August-2024
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040421
GSTIN :
Fees : Rs.150.00

PUC is rejected for (any one of below reasons)

MIL "ON"

The on board diagnostics , Mal function indication lamp (MIL) was observed "ON" condition after starting the engine

Emission Values

The emission value exceeds the limits prescribed under the Central Motor Vehicles Rules, 1989

The vehicle owners are advised to resubmit the vehicle after service and repair to complement the PUC requirements.

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Authorised Signature with
stamp of PUC operator
60mm x 20 mm

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://parivahan.gov.in>

Vehicle Photo with Registration plate
60 mm x 30 mm.



Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **16/02/2026**
Time : **15:02:43 PM**
Validity upto : **15/02/2027**



Certificate SL. No. : MH00404210002765
Registration No. : MH04MH4109
Date of Registration : 23/Jan/2025
Month & Year of Manufacturing : May-2024
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040421
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.52

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

SUNANDA PUC CENTRE

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/ORANGE/M.S.I

No:- Format1.0/JD (WPC)/UAN No.0000254819/CE/2508000351

Date: 05/08/2025

To,
M/s. Dharam One LLP
at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A,
9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road,
at village Elkund e, Taluka: Bhiwandi,
District: Thane, Maharashtra, 421302



Your Service is Our Duty

Sub: Consent to Establish for Storage Buildings (Warehouse) for Service industry under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981

Your application NO. MPCB-CONSENT-0000254819

For: Grant of Consent to Establish for Storage Buildings (Warehouse) for Service Industry under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.45.3 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Storage Buildings (Warehouse) for Service Industry construction project named as M/s. Dharam One LLP at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkund e, Taluka: Bhiwandi, District: Thane, Maharashtra, 421302 for construction BUA of 42645.85 SqMtrs including utilities and services (PP shall not take effective steps towards construction without obtaining Environmental Clearance)**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	0
2.	Domestic effluent	164	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1	DG Set (125 KVA)	1	As per Schedule -II
S2	DG Set (125 KVA)	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	258 Kg/Day	SEGREGATION	SALE / VENDOR
2	WET GARBAGE	173 Kg/Day	OWC	Used as Manure
3	STP SLUDGE	16 Kg/Day	Drying	Used as Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	REPROCESSOR	Auth. Recycler

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E waste	400.00	Kg/Annum	Authorized Recycler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 25% of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

- The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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21f6f603
e28ddb69
af8dad1d
dd6987d9
ed428a9b

Signed by: **Jagannath Salunkhe**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2025-08-05 15:17:07 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2507004929	22/07/2025	Online Payment

Copy to:

- Regional Officer, MPCB, Kalyan and Sub-Regional Officer, MPCB, Bhivandi
- They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **185 CMD for treatment of domestic effluent of 164 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	184.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG SET	Stack	3.50	HSD 56 Ltr/Hr	1	SO2	26.88 Kg/Day
S2	DG SET	Stack	3.50	HSD 56 Ltr/Hr	1	SO2	26.88 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to establish	10 Lakh	Within 15 days period	Compliance of consent conditions	Continuous	COU

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 9 Conditions for D.G. Set
- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



File No: SIA/MH/INFRA2/540772/2025

Government of India

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



Dated 24/09/2025



To,

Mr Darshit Bharat Haria
dharam one llp
12, Building 2 , Dharam Royale, Mumbai - Nashik Highway, Sonale Village, Bhiwandi, Thane -
421302, Bhiwandi, THANE, MAHARASHTRA, --, 421302
one.dharam@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra, 421302 by M/s. Dharam One LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/540772/2025 dated 09/06/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3802MH5994595N
(ii) File No.	SIA/MH/INFRA2/540772/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra, 421302 by M/s. Dharam One LLP
(vii) Name of Project	
(viii) Name of Company/Organization	dharam one llp
(ix) Location of Project (District, State)	THANE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 04/09/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 04/09/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Darshit Bharat Haria under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
	1	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3	PP to obtain (i) Tree NOC, (ii) Water Supply NOC, (iii) Storm Water Drain NOC, (iv) Solid Waste Management/Disposal NOC/permission/agreement (v) Sewer Connection NOC. The planning authority shall not grant occupation certificate unless PP obtain all NOCs.

S. No	EC Conditions	
	4	PP to obtain necessary permission from the competent authority for reuse of treated sewage water on agricultural land outside the premises.
	5	PP to make proposed development as plastic free zone.
	6	PP to provide adequate numbers of two-wheeler parking.
	7	PP to complete tree plantation within the site during construction phase
	8	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Proposed Development of Service Industry and Storage Buildings (Warehouse) at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra	Proposed Development of Service Industry and Storage Buildings (Warehouse) at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra	42751.27	Sq. mt.	—	Total construction BUA area i.e. FSI + Non-FSI

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/540772/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Dharam One LLP.

Gala No. 12, H. No. 2897, Bldg No. 2,
Dharam Royale Complex, Nashik Highway,
Sonale Village, Bhiwandi,
District – Thane- 421302

Subject : Environmental Clearance for Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, by M/s. Dharam One LLP.

Reference : Application no. SIA/MH/INFRA2/540772/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 243rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 304th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 4th September, 2025.

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

No	Description	Details
1.	Whether the project falls within 5 km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9 th August 2024	No
2.	Proposal Number	SIA/MH/INFRA2/540772/2025
3.	Name of Project	Proposed Development of Service Industry and Storage Buildings (Warehouse) at Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.), Sonale Bapgaon Road, at village Elkunde, Taluka: Bhiwandi, District: Thane, Maharashtra, 421302
4.	Project category	8 (a)
5.	Type of Institution	LLP (Private)

6.	Project Proponent			Name	M/s. Dharam One LLP Mr. Darshit Bharat Haria (Designated Partner)		
				Regd. Office addresses	Gala No. 12, H. No. 2897, Bldg No. 2, Dharam Royale Complex, Nashik Highway, Sonale Village, Bhiwandi, District - Thane, Maharashtra 421302		
				Contact number	9930107409		
				e-mail	haria.darshit@gmail.com		
7.	Consultant			ULTRA TECH Certificate No: NABET/EIA/24-27/RA 0378 Validity: 18 th October 2027			
8.	Applied for			New			
9.	Location of the project			Survey No. 8/2/A (Pt.), 8/2/B, 9/1/A, 9/1/B (Pt.), 10 (Pt.)			
10.	Latitude and Longitude			Latitude: 19°17'9.38"N Longitude: 73° 7'13.74"E			
11.	Plot Area (sq.m.)			31,647.56 sq.mt.			
12.	Deductions (sq.m.)			1,610.51 sq.mt.			
13.	Net Plot area (sq.m.)			30,037.05 sq.mt.			
14.	Ground coverage (m ²) & %			13,633.97 sq.mt. (45%)			
15.	FSI Area (sq.m.)			42,645.85 sq.mt.			
16.	Non-FSI (sq.m.)			105.42 sq.mt.			
17.	Proposed built-up area (FSI + Non FSI) (sq.m.)			42,751.27 sq.mt.			
18.	FSI area (m2) approved by Planning Authority till date			Received In-Principal Approval Letter dated 04.11.2024 from Mumbai Metropolitan Region Development Authority (MMRDA) for built up area of 42,645.85 sq. mt.			
19.	Earlier EC details with Total Construction area, if any.			Not Applicable			
20.	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.mt.)			Not Applicable			
21.	Previous EC/ Existing Building			Proposed Configuration			Reason for Modification /Change
	Building Name	Configuration	Height	Building Name	Configuration	Height (up to terrace level)	
	--	--	--	Building 1 & 2	Ground + 4 Floors each	23.70 m	
	--	--	--	Building 3	Ground floor	16.20 m	
22.	No. of Tenements & Shops			--			
23.	Total Population			4317 numbers of person			
24.	Total Water Requirements CMD			201 CMD			
25.	Under Ground Tank (UGT) location			Underground			
26.	Source of water			Group Gram Panchayat Sonale			

27.	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 164 CMD % of treated sewage discharge in nearby agriculture Land: (49 KLD) 33%		
28.	STP Capacity & Technology	3 STPs of total capacity 185 KL Technology: Moving Bed Bio Reactor (MBBR)		
29.	STP Location	Underground		
30.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Non-biodegradable waste	4 Kg/day	Hand over to authorized recyclers
		Biodegradable waste	3 Kg/day	Hand over to authorized recyclers
		Demolition Debris	--	--
		Excavation material	19,180 cum	Reuse on site for backfilling and levelling.
		Construction waste	--	Reuse/ recycle on site and disposal of remaining waste to the authorized landfill site with permission of local authority.
31.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Non-biodegradable waste	258 Kg/day	Hand over to authorized recyclers
		Biodegradable waste	173 Kg/day	Treatment in organic waste converter of capacity 130 kg/ Hr (2 batch/day)
		E-waste	393 kg/ annum	Shall be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-Waste (Management) Rules 2016 & 2022 as amended
		STP Sludge (dry)	--	Use as manure
32.	R.G. Area in sq. m.	RG required: 3164.76 sq.mt. (10% of Net plot area) RG provided on Mother earth: 3167.68 sq.mt. Paved RG: 327.00 sq.mt. Total RG Area: 3494.68 sq.mt. Existing trees on plot: 51 Nos. Number of trees to be cut: 51 Nos. (Already Cut: 48 nos., To be cut: 3 nos.) Number of trees to be transplanted: Nil Number of trees to be retained: Nil		

		Number of trees to be planted: 441 Nos. a) In RG area: 61 nos. b) In Miyawaki Plantation (with area): 380 Nos. (Area = 190 sq.mt.) Total Nos. of trees after development: 441 Nos.
33.	Power requirement	During Operation Phase: Connected load (kW): 6527 kW Maximum demand (kW): 2645 kW
34.	Energy Efficiency	a) Total Energy saving (%): 20.37% b) Solar energy (%): 5.13%
35.	D.G. set capacity	Provision of Two DG sets of capacity 125 kVA each
36.	No. of 4-W & 2-W Parking with 25% EV	4 Wheeler: 266 Nos. 2 Wheeler: 413 Nos. Loading / Unloading: 6 Nos. Provision of 170 nos. (25% of 4 wheeler and 2 wheeler parking of proposed buildings) of E-charging points.
37.	No. & capacity of Rain water harvesting tanks / Pits	One Rain Water Harvesting Tank of Capacity 552 KL.
38.	Project Cost in (Cr.)	Rs. 45.30 Crores
39.	EMP Cost	EMP Costing including costing towards disaster management: a) Construction Phase: Rs. 93.11 Lacs b) Operation Phase: Capital cost: Rs. 438.77 Lacs Operational & Maintenance cost: Rs. 26.47 Lacs/ annum
40.	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--
41.	Details of Court Cases/ litigations w.r.t the project and project location, if any	No litigation against the project or land.

3. Proposal has been considered by SEIAA in its 304th (Day-2) meeting held on 4th September, 2025 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:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
3. PP to obtain (i) Tree NOC, (ii) Water Supply NOC, (iii) Storm Water Drain NOC, (iv) Solid Waste Management/Disposal NOC/permission/agreement (v) Sewer Connection NOC. The planning authority shall not grant occupation certificate unless PP obtain all NOCs.

4. PP to obtain necessary permission from the competent authority for reuse of treated sewage water on agricultural land outside the premises.
5. PP to make proposed development as plastic free zone.
6. PP to provide adequate numbers of two-wheeler parking.
7. PP to complete tree plantation within the site during construction phase.
8. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 3164.76 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-42,645.85 m², Non FSI- 105.42 m², total BUA-42,751.27 m². (Plan approval No-MMRDA-SROT/BSNA/2501/BP/Elkunde-10/126/2024 dated 04.11.2024).

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. 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.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

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 parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

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. Managing Director, Mumbai Metropolitan Region Development Authority (MMRDA)
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

