



Unique Shanti Developers LLP <uniqueshantidevelopers@gmail.com>

Six Monthly Compliance Monitoring Report_October 2024 to March 2025_Unique Shanti Developers LLP. _ "Sai Baba Dham CHS"

1 message

Unique Shanti Developers LLP <uniqueshantidevelopers@gmail.com>
To: psec.env@maharashtra.gov.in

Thu, Apr 3, 2025 at 12:27 PM

Dear Sir,

This is with reference to Environmental Clearance vide letter No. **SEIAA- EC22B038MH118048 dt. 31/03/2022** from SEIAA Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2024 to March 2025** along with duly filled data sheet for Proposed Redevelopment of "**Sai Baba Dham CHS**" on plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai.

Thanks & Regards,
M/s. Unique Shanti Developers LLP.



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Unique Shanti Developers LLP <uniqueshantidevelopers@gmail.com>

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1 message

Unique Shanti Developers LLP <uniqueshantidevelopers@gmail.com>

Thu, Apr 3, 2025 at 12:25 PM

To: ecompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

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M/s. Unique Shanti Developers LLP.**Six Monthly Compliance Monitoring Report_October 2024 to March 2025_Unique Shanti Developers LLP. Sai baba Dham CHS.pdf**

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Unique Shanti Developers LLP <uniqueshantidevelopers@gmail.com>

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1 message

Unique Shanti Developers LLP <uniqueshantidevelopers@gmail.com>

Thu, Apr 3, 2025 at 12:27 PM

To: RO Mumbai <romumbai@mpcb.gov.in>

Cc: SRO Mumbai 4 <sromumbai4@mpcb.gov.in>

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M/s. Unique Shanti Developers LLP.**Six Monthly Compliance Monitoring Report_October 2024 to March 2025_Unique Shanti Developers LLP_Sai baba Dham CHS.pdf**

3763K



UNIQUE SHANTI DEVELOPERS LLP

Developing relationships for life!

Date: 01.04.2025

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th floor,
Opp. PVR Cinema, Sion Circle,
Mumbai-400 022.

Sub: Submission of Compliance Report for Proposed Redevelopment of "Sai Baba Dham CHS" on plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai by **M/s. Unique Shanti Developers LLP.**

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Thanking you,
Yours faithfully,
M/s. Unique Shanti Developers LLP.

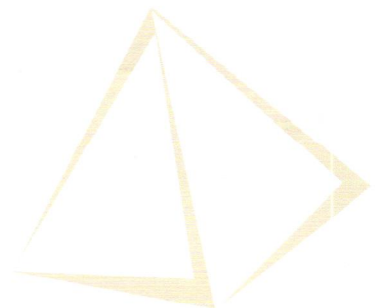


Project Proponent

Enclosed: Copy of Compliance Report for the period of October 2024 to March 2025

Cc:

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





UNIQUE SHANTI DEVELOPERS LLP

Developing relationships for life!

Date: 01.04.2025

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

Sub: Submission of Compliance Report for Proposed Redevelopment of "Sai Baba Dham CHS" on plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai by **M/s. Unique Shanti Developers LLP.**

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Yours faithfully,
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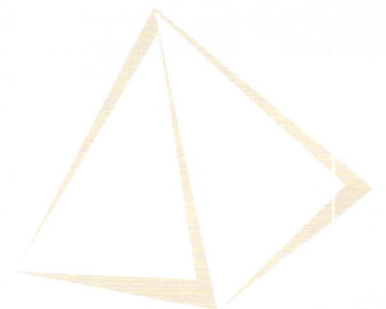
Project Proponent

Enclosed: Copy of Compliance Report for the period of October 2024 to March 2025.

Authorized Signatory

Cc:

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





UNIQUE SHANTI DEVELOPERS LLP

Developing relationships for life!

Date: 01.04.2025

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

Sub: Submission of Compliance Report for Proposed Redevelopment of "Sai Baba Dham CHS" on plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai by **M/s. Unique Shanti Developers LLP.**

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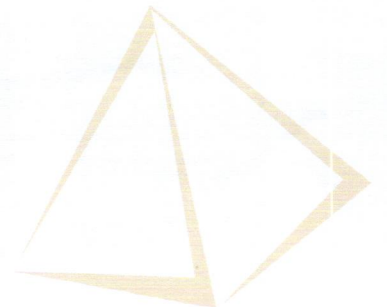


Project Proponent

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Cc:

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



COMPLIANCE REPORT

(OCTOBER 2024 TO MARCH 2025)

For

PROPOSED REDEVELOPMENT OF "SAI BABA DHAM CHS" PROJECT

(ENVIRONMENTAL CLEARANCE LETTER NO. SEIAA-EC EC22B038MH118048 - dt. 31/03/2022)

At

**Plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar,
Opp. S. V. Road, village Kandivali (W), Mumbai**

Proposed By

**M/S. UNIQUE
SHANTI DEVELOPERS LLP.**

PROJECT DETAILS

Sr. No.	Particulars	Details
1	Project type: River- valley/mining /Industry/Thermal/Nuclear/othe r(specify)	Building Construction Project
2	Name of the Project	Proposed Redevelopment of "Sai Baba Dham CHS" on plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai by M/s. Unique Shanti Developers LLP.
3	Clearance letter(s)/OM and Date	Environmental Clearance letters no SEIAA-EC22B038MH118048 dt. 31/03/2022
4	Location	At Plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai by M/s. Unique Shanti Developers LLP.
	a) District(s)	Mumbai
	b) State(s)	Maharashtra
	c) Latitude/Longitude	Latitude: 19°13'00.28"N Longitude: 72°50'54.43"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Shri. Kunal S. Doshi (Partner) Address: 1 st floor, Harsh Plaza, 100' road Opp. Sector 2, Mira Road (E), Tal. & Dist. Thane, Maharashtra. Email: kunal@uniqueshanti.com Phone: 022-28554441
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Proposed redevelopment project consists of two residential building towers having 168 Nos of Flats and 3013.65 m ² commercial area.
	b) of the Environmental Management Plan	Sewage treatment plant of capacity 150 KLD will be provided to treat sewage generated. Solid waste will be segregated at source. Biodegradable waste will be treated composted by mechanical composting Unit.
7	Break up of the project area	
	a) submergence area: forest & non-forest	NA

	b) Others	Total Plot area: 4,542.70 m ² Total FSI area: 13,859.28 m ² Total Construction area: 29,809.28 m ²	
8	Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of Survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.125 Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost	271.1 Lakhs
		Operation & Maintenance Cost	31.6 Lakhs/Y
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative	N.A.	

	information	
12	Status of construction	
	a) Date of commencement (Actual and/or planned)	
	b) Date of completion (Actual and/or planned)	
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	
15	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits). (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	Environmental Clearance letters no SEIAA-EC22B038MH118048 dt. 31/03/2022 received from SEIAA, government of Maharashtra.

PRESENT WORK STATUS

Work Completed upto 3rd part Podium

Compliance to Environmental Clearance letters no. SEIAA- EC22B038MH118048 dt. 31/03/2022.

CONDITIONS		
SEAC CONDITIONS		
I	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have submitted the approved plan Received from SRA vide letter no CHE/ESII/0812/R/C/337 (NEW) dated. 21.01.2020 during the meeting accordingly committee has granted Environmental Clearance.
II	PP to obtain SWM/C& D NOC & Tree NOC.	We have obtained all requisite NOC From concerned authority.
III	PP to submit revise Architect certificate mentioning that, RG is provided as per prevailing norms.	We will provide the RG as per the Norms and architect certificate stating the same was submitted during the appraisal of the project.
IV	PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned Authority/ agency/ third party regarding use of excess treated water.	Note will complied
V	PP to ensure that over all energy saving of the project is minimum 20%.	Noted will complied
VI	PP to relocate STP proposed under driveway & accordingly submit revised Fire Tender Movement Plan Showing clear Road width of six meters and turning radius of nine meters.	Complied at the time of appraisal of the project.
VII	PP to relocate parking proposed above STP.	We have provided parking's over the STP tanks and the same was also shown during earlier EC appraisal and the same was approved.
VIII	PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures; PP to include DMP in EMP & Accordingly, revise EMP of Operation phase.	We agree.
CONDITIONS		
SEIAA CONDITIONS		
I	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is	We agree

	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.	
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	We will achieve the around 7.4% of the total energy required from solar Renewable sources.
III	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.	Noted.
IV	SEIAA after deliberation decided to grant EC for - FSI- 13,859.28 m ² , Non-FSI- 15,950.00 m ² , Total BUA- 29,809.28 m ² . (Plan approval- CHE/ESII/0812/R/C/337 (NEW) dated. 21.01.2020)	Noted

GENERAL CONDITIONS		
a) CONSTRUCTION PHASE		
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste generated has been properly collected and segregated. During construction phase it is disposed of in Municipal bin. Dry/inert solid waste has been send to disposal site through vendor.
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.	Re-utilization and recycling strategy for construction debris are followed. Recycled aggregate are used for filling application. All safety precautions have been taken on the site. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are taken.
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.	As this is residential real estate project, no hazardous waste has been generated during the construction as well as operational phase. However if any hazardous waste will be generated should be disposed of as per the MPCB or CPCB norms.

IV.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid Wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitary Facilities are provided to workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines will be separately provided on site. This arrangement shall ensure that storm water and sewage doesn't get mix.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and Other best practices.	Complying the same by use of premixed concrete, curing agents and other best practices in NBC.
VII.	The ground water level and its quality should be monitored regularly in consultation with ground water Authority.	The water quality was monitored regularly through MoEF recognized Laboratory. Monitoring report is attached.
VIII.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction / operation of project.	We are not using ground water for Construction purpose.
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 controls.	Water efficient sanitary features includes showers, low flush, dual Cistern will be provided.
X.	The Energy conservation Building Code shall be strictly adhered to.	We agree
XI.	All the top soil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil is not reused for the development of green belt as this is redevelopment project.
XII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour.

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	The soil sample from the project site is tested regularly from MoEF recognized Laboratory. Monitoring report is attached.
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act 1975 as amended during the validity of Environment clearance.	We agree
XV.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should confirm to Environments (Protection) Rules prescribed for air and noise emission standards.	The D. G. set will be enclosed type and as per CPCB norms. Alternative source of the power is available on site.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act 1975 as amended during the validity of Environment clearance.	We agree
XVII.	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall adequately covered to avoid spillage/ leakages.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is made available for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during Construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The noise levels as well as air pollution was monitored regularly from MoEF recognized laboratory. Monitoring report is attached

XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the Height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	During operation phase the provision of DG Sets shall be as per EPA-1986 as well as, guidelines for DG Set installation shall be followed. All DG Sets shall be with acoustic enclosures and shall use low Sulphur diesel. The stack heights shall be as per MPCB prescribed norms.
XX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.

b) OPERATION PHASE:

I.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering Recyclable material.	During operational phase, solid waste generated shall be collected and Segregated. Wet waste shall be treated in mechanical composting unit (OWC) and generated manure shall be used for the gardening. Dry solid waste shall be send to Authorised recycler.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste generated shall be disposed through authorized vendor.
III.	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department	Will complied The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.

	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.	We ensure that, STP, MSW disposal Facility, green belt development will be provided prior to occupation of the buildings.
V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	We ensure to provide availability of Drinking water, connectivity of sewer line 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.	Entry & exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads. Also sufficient parking space shall be provided during operation phase.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture	The landscape will be developed Considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety.

	Dept.	
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	At present project head himself is Managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary environmental safeguards.
X.	Separate funds shall be allocated for implementation of environmental protection measures /EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	The funds for implementation of Environmental protection measures/EMP will be provided as per planned requirement. Expenditure on EMP will be being done as planned.
XI.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in .	The advertisement was given in two local newspapers. The copy of same is attached.
XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	We have submitted the half yearly compliance reports to RO MPCB, Environment Department, Mumbai RO MoEF & CC Nagpur.
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Noted and complied
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data on company website

	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.	Website link : https://www.uniqueshanti.com/2-3-bhk-flats-and-apartments-in-borivali-unique-regalia-2/
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GENERAL EC CONDITIONS		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We agree and complying the conditions stipulated by SEAC & SEIAA.
II.	If applicable for consent to 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.	We have applied for the 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.	Noted.
IV.	The project proponent shall also submit six monthly reports on the status of Compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office, of CPCB and the SPCB.	The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department, Mumbai RO MoEF & CC Nagpur.
V.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State	Complied

	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.	We agree. We have again applied for the amendment in EC for expansion as per the condition
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Not applicable
VIII.	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.	Noted

IX.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOC's shall be obtained before starting Proposed work at site.	We agree
X.	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.	We understand the issue and shall be abided accordingly.
XI.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	We agree.
XII.	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
XIII.	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.	Noted.

ANNEXURE – I

PROJECT DETAILS

Name of the project: Redevelopment of "Sai Baba Dham CHS" project

Name of the Proponent: UNIQUE SHANTI DEVELOPERS LLP

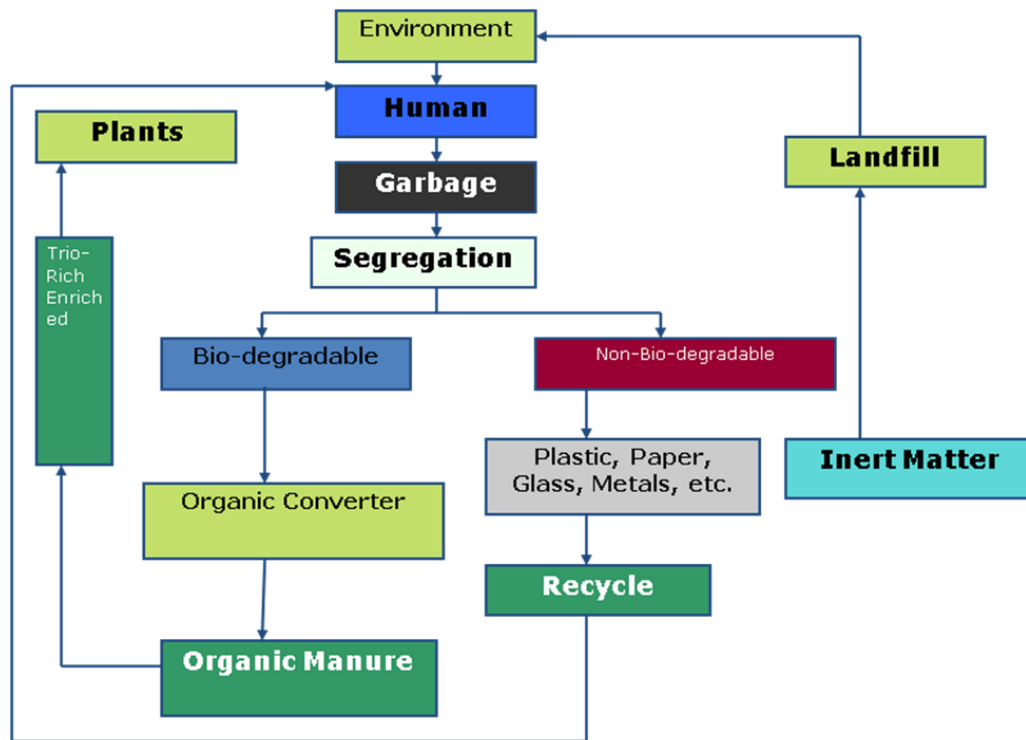
Location of Project: On plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai by M/s. Unique Shanti Developers LLP.

Project Details:

Sr. No.	Details	Area
1	Total Plot area	4,542.70 m ²
2	FSI Area	13,859.28 m ²
3	NON-FSI Area	15,950.00 m ²
4	Total Construction Area	29,809.28 m ²

ANNEXURE – II
SOLID WASTE MANAGEMENT PLAN

- Total Solid waste generation : 480 kg/day
 - Non-Biodegradable: 192 kg/day
 - Biodegradable: 288 kg/day
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non -biodegradable waste will be separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.
- STP Sludge (Dry Sludge): use as a manure



ANNEXURE III

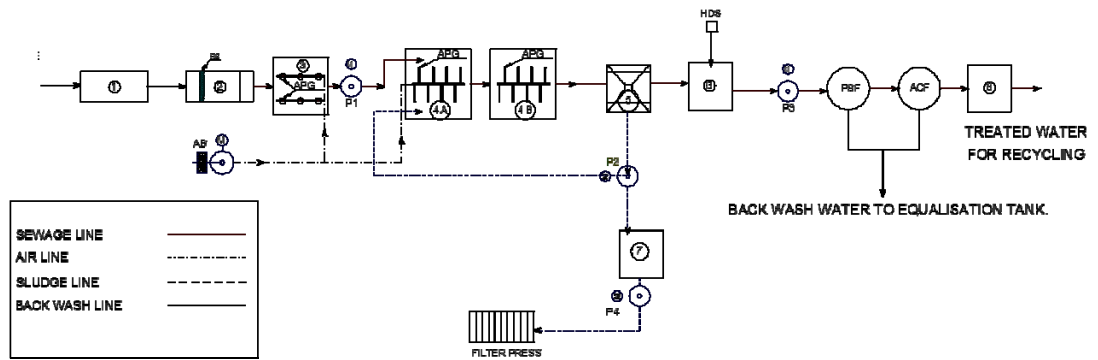
SEWAGE TREATMENT PLANT

- Water requirement for proposed project is **127 KLD**
- Sewage generation is **119 KLD**
- STP Capacity: 150 KLD

STP UNITS

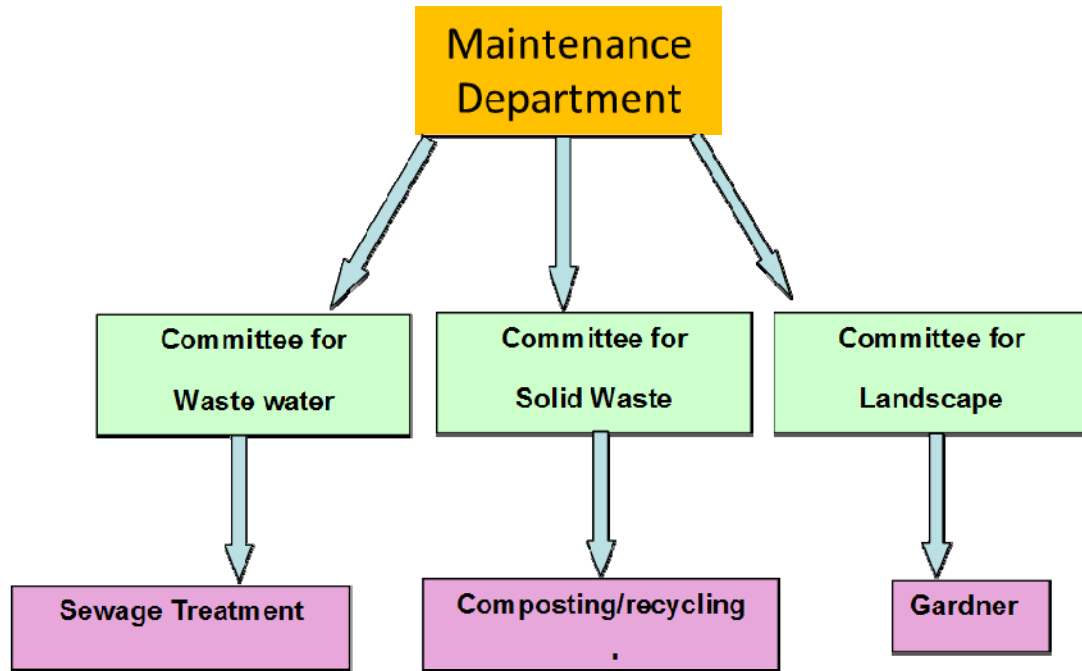
Name of the Unit	Purpose
Bar Screen Chamber	For removing unwanted floating materials
Equalization Tank	To even out the flow variations, and continuous uniform mixing operations with coarse bubble.
Aeration Tank	Activated Sludge Process For developing the bacterial culture, which stabilizes the waste aerators.
Secondary clarifier/Plate settler	To separate out the solids from the treated sewage, And to separate clear supernatant water, Clarifloculator has been proposed with flash mixer to add coagulant to allow more settlement of fine particles.
Pre- Filtration Tank	To collect the supernatant clear water from the settling tank for further treatment.
Filter Press	A Sludge holding tank with filter press for dewatering sludge. Sludge cakes shall be used as manure.
Pressure Sand Filter	To filter out minute suspended solids if any in the treated water.
Activated Carbon Filter	To remove color and Odor if any in the filtered water.
Final holding tank	To collect the final treated water from the outlet of Activated carbon filter for reuse

STP FLOW SHEET



ANNEXURE IV

ENVIRONMENTAL MANAGEMENT CELL



ANNEXURE V
EMP COST

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	40	10	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G
Solar System (Solar Hot water +PV Panel)	15	1.0	Quarterly
Rainwater harvesting	10	0.5	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)
Solid waste management	12	5	Continuous O & M
Landscape	10	1	Daily
Environmental Monitoring		2	As per the CPCB guidelines through MoEF Approved laboratories
DMP Cost	191.1	12.1	
Total	278.1	31.6	

ANNEXURE VI NEWS PAPER ADVERTISEMENT }

नव & शक्ति

CHANGE OF NAME

NOTE

Collected the full set of Manager for the advertisement in person only.

PUBLIC NOTICE

THE BOARD OF DIRECTORS OF THE COMPANY, in its meeting held on 12th day of March 2023, has resolved to change the name of the Company from "M/s. Unique Shanti Developers LLP" to "M/s. Unique Shanti Developers Private Limited".

आजारी सूचना

कंपनी के बोर्ड ऑफ़ डायरेक्टर्स ने 12 मार्च 2023 को हुई बैठक में निर्णय लिया कि कंपनी का नाम "M/s. Unique Shanti Developers LLP" से "M/s. Unique Shanti Developers Private Limited" में बदल दिया जाए।

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पुनिक शान्ति डेवलपर्स प्रा. लि.

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ANNEXURE VII
SITE PHOTOGRAPHS TILL MARCH 2025

Building construction Status:



Labour Camp Photo



Health card report of Labour

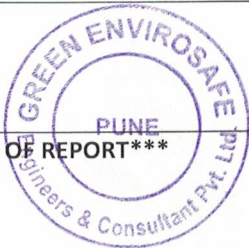
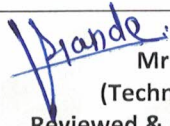


Toilet Facility provided at site





Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/03/1299		Report Date	17.02.2025
Sample ID: -	GESEC/PRO/AAQM/2024-25/03/1299			
Name & Address of the Customer	M/s. Unique Shanti Developers LLP. at plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai			
AMBIENT AIR SAMPLE DETAILS				
Type	Sampling Location		Sampling done by	Sampling Time (Total Hrs)
Ambient Air	Project Site		Consultants	8 Hrs.
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
10.02.2025	10.02.2025	11.02.2025	17.02.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	84.3
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	34.5
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	25.6
Oxide of Nitrogen (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	40.1
Remark-				
➤ All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit.				
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

END OF REPORT

Page 1 of 1

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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT

Test Report No: -

GESEC/PRO/ANLM/2024-25/03/1300

Report Date

17.02.2025

Sample ID: -

GESEC/PRO/ANLM/2024-25/03/1300

Name & Address of the Customer

M/s. Unique Shanti Developers LLP.

at plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai

AMBIENT NOISE SAMPLE DETAILS

Type

Ambient Noise

Sampling done by

Consultants

Standard method

As Per IS: 9989:2020

Date of Monitoring

10.02.2025

Timing of Monitoring

Unit

Results

CPCB Standards
dB(A)

Location

Project site

Day

dB(A) Leq

55.4

55*

Night

dB(A) Leq

45.1

45*

Remark-

- Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
- Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)
- *As per Code of practice for Controlling Noise prescribed by Noise Pollution Committee from Sources other than Industries and Automobiles, the maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq (5 min.) in other areas. <http://envfor.nic.in/citizen/specinfo/noise.html>



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

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TEST REPORT				
Test Report No – GESEC/PRO/W/2024-25/03/1301	Date of Reporting		17.02.2025	
Sample ID - GESEC/PRO/W/2024-25/03/1301	Sample Details		Drinking Water	
Name & Address of the Customer - M/s. Unique Shanti Developers LLP. at plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai	Type of Sample		Water	
	Volume Of Sample		2 Lit Plastic Can	
	Sample Status		Sealed	
	Sample Collected By		Consultants	
	Date of Sample Collection		10.02.2025	
	Analysis start Date		11.02.2025	
	Analysis End Date		17.02.2025	
	Sampling Location :		Project site	
WATER ANALYSIS REPORT				
Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
TDS	156	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH	8.12	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	155	Max 200	mg/l	IS:3025 Part-21:2019
Total Alkalinity	132	Max 200	mg/l	IS:3025 Part-23:2019
Sulphate	BDL	Max 200	mg/l	IS:3025 Part-24:2019
Chloride	21.4	Max 250	mg/l	IS:3025 Part-32:2019
Calcium (as Ca)	18.3	Max 75	mg/l	IS:3025 Part-40:2019
Magnesium (as Mg)	4.2	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	IS:3025(part 2):2019
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
E.coli.	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
Remark(s): ➤ The above water sample is Comply with required limit as per IS 10500:2012.				



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

Page 1 of 1

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TEST REPORT			
Report No: GESEC/PRO/SO/2024-25/03/1302		Date of Report	17.02.2025
Sample ID: GESEC/PRO/SO/2024-25/03/1302		Date of Sampling	10.02.2025
Name and Address of the Customer – M/s. Unique Shanti Developers LLP. at plot bearing CTS No. 13/1, 13/2, 13/10 of Sai Baba Nagar, Opp. S. V. Road, village Kandivali (W), Mumbai		Start Date of Analysis	11.02.2025
		End Date of Analysis	17.02.2025
		Sample Details	soil
		Nature of sample	solid
Sample Collected By			
Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	7.14	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	3.6	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	7.5	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	6.6	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	58.2	Meq/100g m	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	66.8	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO ₄	74.2	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	62.3	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115
Sodium	3.2	mg/kg	USEPA SW 846/6010 C
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05
 ***END OF REPORT***  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By			

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