

**MINUTES OF PUBLIC HEARING OF
PROPOSED REDEVELOPMENT OF THE BUILDING BY**

M/s. Vijay ShubhNiwas CHSL

On Proposed redevelopment on plot bearing C.T.S. No. 1013 of Village Juhu, at TPS II of
Santacruz, Pandya Lane No. 2, Santacruz (W), Mumbai

Date of Public Hearing: 20/04/2016

Time: 12:00 hrs.

Venue: Chetana's institute of Management and Research, New Building, S.No. 341, Govt. Colony, Bandra (East), Mumbai – 400 051

Public hearing for proposed redevelopment of building by M/s Vijay ShubhNiwas CHSL, on plot bearing C.T.S. No. 1013 of Village Juhu, at TPS II of Santacruz, Pandya Lane No. 2, Santacruz (W), Mumbai.

The following panel members of the public hearing committee were present.

1. Shri. Shekhar Manohar Channe, - Chairman
District Collector & Dist. Magistrate,
Mumbai Suburban City.
2. Shri. R. B. Andhale - Member/Convener
Sub-Regional Officer, Maharashtra Pollution Control Board, Mumbai- II.
3. Shri. B. P. Solunke – Representative of Member Secretary, M.P.C. Board
Regional Officer, Maharashtra Pollution Control Board, Mumbai

In the beginning Shri. R. B. Andhale, Sub Regional Officer, MPC Board, Mumbai-II, convener of the public hearing meeting welcomed the Chairman of the Committee, the panel members, the tenants / residents and commenced the meeting with the permission of Chairman. He explained the purpose of public hearing, mentioning that as per the MOEF, Govt. of India, New Delhi, Notification S.O/1533 dated 14th Sept. 2006 and amended thereto, and Coastal Regulation Zone (CRZ) Notification dated 6th January, 2011, the Public hearing of tenants / residents shall be carried out for redevelopment and construction activity in the CRZ area. Accordingly, M/s Vijay ShubhNiwas CHSL, had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on Proposed

redevelopment on C.T.S. No. 1013 of Village Juhu, at TPS II of Santacruz, Pandya Lane No. 2, Santacruz (W), Mumbai to Maharashtra Pollution Control Board dated 29.10.2015 Accordingly, Addl. Dist. Magistrate, Mumbai Suburban had fixed the date of public hearing on 20.04.2016. The Convener briefed that, a public notice regarding the said public hearing was published in the daily newspaper "Nayshakti" in Marathi and "The Free Press Journal" in English on 19/03/2016, i.e. one month prior to the meeting, inviting suggestions, objection and comments about the proposed redevelopment project. Documents of Environmental Synopsis's regarding public hearing were made available for review/study for the tenants or residents of Mumbai at -

1. Office of the Collector, Mumbai Suburbs, Administrative Building, 10th Floor, Govt. Colony, Bandra (E), Mumbai.
2. Environment Dept., Government of Maharashtra, New administrative building, 15th floor, Mantralaya, Mumbai.
3. Joint Director (WPC), M.P.C. Board, Sion, Mumbai
4. Regional Officer- Mumbai/ Sub-regional office, Mumbai-II, MPC Board, Raikar Chambers, "A" Wing, 216, 2nd Floor, DeonarGaon Road, Near Jain Mandir, Govandi (E), Mumbai -88.
5. Astt. Commissioner, 'K/West', Municipal Office Bldg., Paliram Road, S.V.Road, Opp. Andheri Station, Andheri (W), Mumbai - 400058

The convener also informed to the tenants / residents that the purpose of the public hearing Committee is to conduct the public hearing and to record the opinion, suggestions /objections of the tenants /residents, with regards to environment point of view. The Committee will not take any decision about the project. He also informed that the said public hearing is for the tenants / residents affected by the project. The project proponent will present the details about the project and its impact on environment and the mitigation measures proposed by the project proponent. Thereafter the tenants /residents can give their, suggestions/ objections, comments, and opinions verbally as well as in writing about the project, which will be recorded and the same will be forwarded to the Maharashtra Coastal Zone Management Authority, Mantralaya, Mumbai.

After this, with the permission of Addl. Dist. Magistrate and Chairman the Public Hearing Procedure was started.

Shri.GopalD.Chiplunkar, the technical consultant of the said project, briefed about the proposed project by power point presentation. He showed the details about the location of the project and showed the location map and Google image of the site. He briefed about the access to the site via road networks and explained about the plot, which is situated on the landward side of the existing Juhu Tara Road existing prior to 19/02/1991 as was shown in the approved CZMP of the area as well as 1967 DP of Mumbai. The structure was declared as dangerous by the office of Assistant Engineer (B & F) K/ West Ward vide their notice under section 354 of MMC Act on 10/02/2010. As per MoEF Notification dated 6/1/2011, redevelopment of dilapidated, CEASED and unsafe buildings in CRZ areas are permitted with special advantages, in which the project is planned as per DCR's enforce as on date of granting approval and staircase/ lobby/ lift area is claimed free of FSI, as per clause 35(2)c of DCR 1991. The proposal is submitted for prior CRZ clearance, as per the requirement of amended CRZ notification-2011 and the check list finalised by MCZMA vide Office Memorandum dated 02/07/2011.He briefed about the building configuration and height and said that Out of these 16flats/ tenements, 10 flats/ tenements will be given for rehabilitation of existing tenants and 06 no. of flats/ tenements will be sale components in this building.

He mentioned that the total plot area of the existing plot is 534.38sq.mtr. Which comes under CRZ-II area. He then gave brief about the FSI statement, and also showed the details about the plan layout of the building and the details about the parking and the details about the residential flats, the detailed layout plan, and the residential floor plans.

The total Construction area is approximately 2250.00 Sq. mtrs. The total cost of the proposed project is about Rs. 15,99,00,000/- (Rupees Fifteen Crore Ninety Nine Lakh Only). The height of the building one is 53.05 meters. He explained about the traffic congestion mitigation measure along with the parking area statement. The water requirements 16.445 KLD in operational phase. The total sullage (grey water) generation will be 8.31 KLD. The sullage will be treated in grey Water treatment plant of 11 KLD capacity. He also explained about the water environment impacts and its mitigation measure. The grey water treatment plant location was

shown in the layout plan of the plot. Taking into consideration the water shortage, the roof top water harvesting plan was shown with the help of percolation pits, along with their location in the layout plan.

The solid waste management plan of the construction phase and operational phase was explained. Out of the total solid waste generated, i.e. 67.15 kg/day will be segregated into dry and wet waste and wet solid waste 11 kg/day will be disposed to MCGM for further treatment and dry waste 20.79 kg/day will be sold to authorized recycler. Also at the time of construction activity, necessary precautions will be taken to control the Air and noise pollution control. The Energy consumption, energy saving measures, along with fire fighting measures was also explained in detailed. The Environment Management plan, in construction and post construction phase were explained with regard to air, water, noise, land etc parameters.

The Chairman of the Committee, Dist. Magistrate, Suburban Mumbai City then appealed to the tenants / residents to express their views, doubts, and objections, opinions, suggestions about the project, only from the environmental point of view, if any, so that the project proponent will clarify the same.

The following persons raised the questions.

Shri. Sunandda Reddy, a Hyderabad resident, raised his question in the form of written application and submitted the same to the Chairman, of the public hearing.

Question:- I have some suggestions for this proposal as regards rain water harvesting and hence submitting the same in the form of written application.

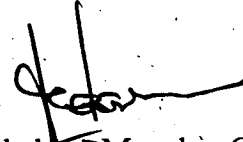
Answer: The Chairman of the Committee Resident Suburban District Collector & Dist. Magistrate, Suburban Mumbai City, informed that the said public hearing is only for the project tenants and project affected person, hence the same cannot be taken on record, as Mr. Reddy, is neither the tenant north project affected person in this case.

Finally, the Convener informed the public that all the views expressed in the meeting, letters if any submitted and the project proponent's reply will be put in minutes of the meeting and forwarded to the MCZM Committee, Environment Department, Mantralaya, Mumbai.

The Chairman of the Committee District Collector & Dist. Magistrate, Suburban Mumbai City thanked all the panel members, tenants / residents and the project proponent for co-operation to conduct the public hearing successfully and concluded the hearing.



(R. B. Andhale)
Member/Convener
Sub-Regional Officer,
M.P.C.Board, Mumbai - II.



(Shekhar Manohar Channe)
District Collector & Dist. Magistrate
&
Chairman of the Committee