

EXECUTIVE SUMMARY

FOR

**PROPOSED REDEVELOPMENT ON PLOT
BEARING C.S NO. 311 OF MALBAR
CUMBALA HILL DIVISION SITUATED AT
WALKESHWAR ROAD, MUMBAI**

BY

M/S SITALDAS ESTATE PVT. LTD.

1. INTRODUCTION TO PROJECT

After recognizing the need for the redevelopment of the CESS building on the plot bearing C.S No. 311 of Malbar Cumbala Hill Division situated at Walkeshwar Road, Mumbai, the same is now being redeveloped by the owners M/s Sitaldas Estate Pvt. Ltd.. The proposed development on plot bearing C.S No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai is a composite development i.e. tenements for rehabilitation and sale are proposed in the same building.

The proposal is for one building comprising of 2 wings viz. Wing A- Residential and Wing B- Parking (Mechanical) Wing. Wing A comprises of Ground + 1st to 29th floor (Res.) of height 110.25 Mt. up to top of terrace level, while Wing B has Parking Tower comprising of 1 Part Ground Floor/ Part Basement + 2 Part Podiums/ Part Basement + 1 Part Podium/ Part Upper Ground Floor + 5 Upper Podiums with total height of 29.15 m.

The proposal has received the MHADA NOC dated 14.08.2018, for redevelopment of the said property with 3.00 FSI or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is higher, in accordance with D.C. Regulations 33(7). The surrounding of the subject plot also consists of mixed use i.e. residential and commercial but predominantly residential. The site is surrounded by many more existing structures.

1.1 PROPOSAL DETAILS

There exists six CESS category structure on the plot. The existing building are Category “A”(R). The proposal has also received various concessions from Hon. MC. .

1.2 PURPOSE OF THE REPORT

Proposal is for redevelopment on plot bearing C.S No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai and thereby obtains CRZ Clearance as per clause 33(7) of DCR – 1991 in force as on date. The Plot is occupied by CESS category structures. The said CESS category structures are now proposed to be redeveloped on this plot. The present proposal envisages the redevelopment of CESS structure, by availing FSI 3.00 or the FSI required for rehabilitation of existing occupier plus 50% incentive FSI, whichever is higher as per DCR's in force as on date.

Current development thus will help the existing tenant/occupants to get a new, safe and permanent accommodation. As the site under reference is affected by CRZ-II zone, it attracts the CRZ

legislation as per 6th January 2011 notification for Coastal Regulation Zone (CRZ and the regulating activities in the CRZ).

2. DESCRIPTION OF THE PROJECT

2.1 NATURE OF THE PROJECT

This is a proposal for redevelopment on plot bearing C.S No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai, in CRZ-II belt, as the same is situated within 500 mtr. from Arabian sea. The proposal is for redevelopment of cessed residential building, which is situated on the landward side of the existing authorized road, as can be seen from the DP Sheet, in existence much prior to 1967 as well as from old 1967 DP of the area.

The plot under reference falls within 500 mtr. from H.T.L. of Arabian Sea. As such, it attracts MoEF guidelines & CRZ regulation. The plot falls in Residential zone as per old DP of 1967 as well as revised sanctioned DP (1991 & 1992), DCRP 2034 and is not affected by any reservation as per old DP. The user of “Residence” was permissible as per land use and zoning as on 19/02/1991 and as per DCPR 2034.

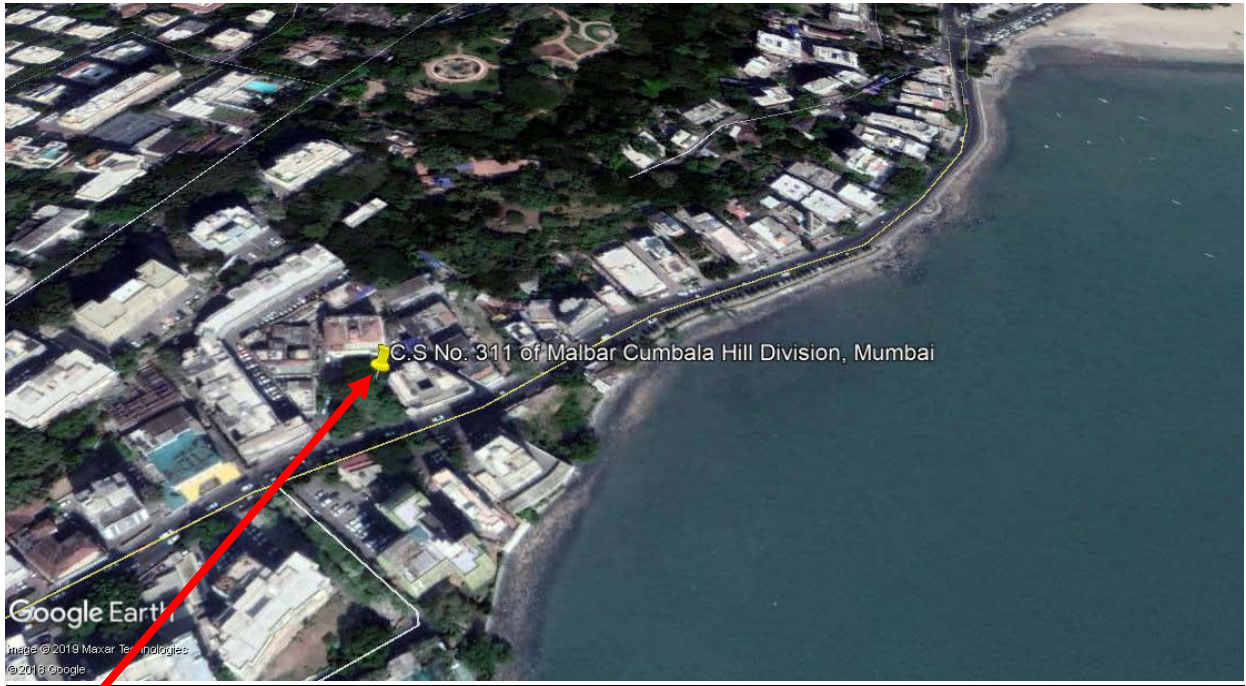
2.2 SIZE OF THE PROJECT

The gross area of the Plot is 4390.96 sq.m.

2.3 LOCATION

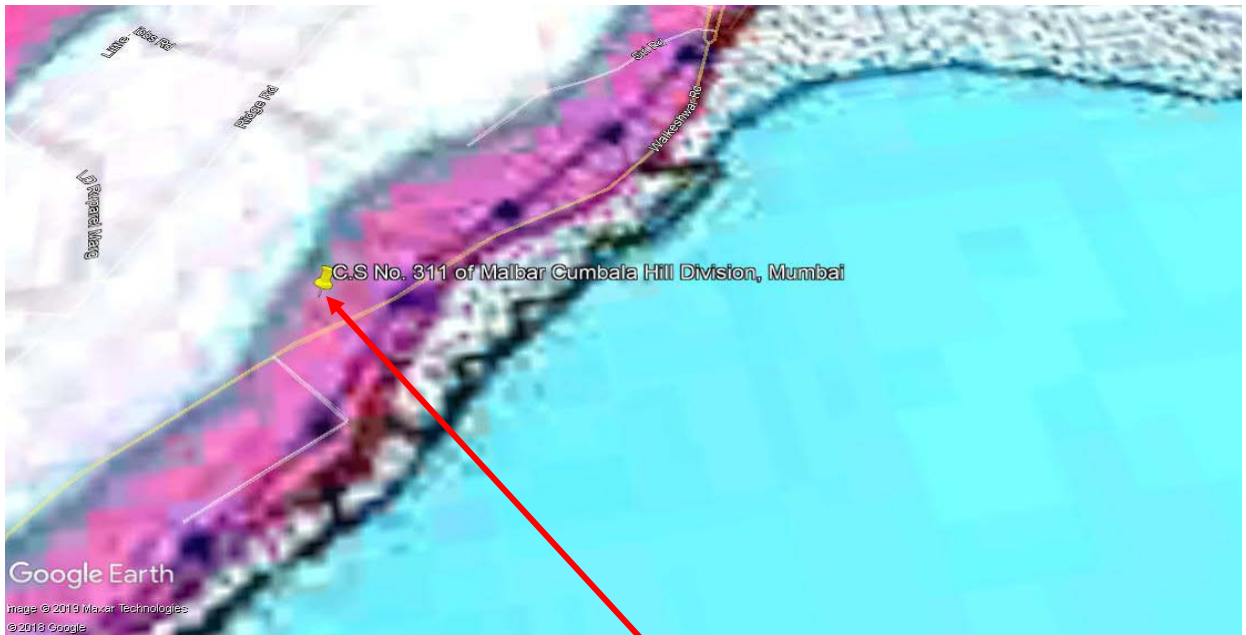
The C.S No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai, is in the heart of the city. The nearest railway station is Grant Road Railway Station, 2.50 kilometers on the Western line.

Google Earth Image of the site



SITE UNDERREFERENCE

CZMP Plan showing location of reference Plot



SITE UNDER REFERENCE

2.4 SITE DESCRIPTION

The site under reference is affected by CRZ-II zone and the property falls on landward side of the existing Walkeshwar Road, which is reflected in CZMP of Mumbai. Thus property attracts the CRZ legislation as per CRZ - 2011. The development site does not fall or contain the environmentally sensitive areas as specified in the Coastal Regulation Zone notification

Town / Tehsil	:	Mumbai
District	:	Greater Mumbai
State	:	Maharashtra
Latitude	:	18°57'8.74"N
Longitude	:	72°48'14.65"E

2.5 PROPOSED DEVELOPMENT

2.5.1 AREA STATEMENT

Sr. No.	Proforma A	Total
1.	Area of plot	4390.96 m ²
2.	Deductions for	0.00 m ²
3.	Balance area of plot (1 minus 2)	4390.96 m ²
4.	Deduction for Recreation ground 15%	0.00 m ²
5.	Net area of plot (3 minus 4)	4390.96 m ²
6.	Total Areas (5 plus 6)	4390.96 m ²
7.	Floor Space Index permissible	13,172.88
8.	Permissible Built Up Area	13,193.81 m ²
9.	Balance Area Permissible	13,193.81 m ²
10.	Permissible BUA with Fungible BUA	0.00 m ²
11.	Excess Balcony Area taken into FSI	0.00 m ²
12.	Residential CESS BUA	6,544.80 m ²
13.	Residential SALE + NON CESS BUA	6,649.01

14.	Total Built Up Area proposed	13,193.81 m ²
15.	Total Fungible Built Up Area	4444.72
16.	Total Built Up Area Proposed	17638.53
17.	Built Up Area Existing Retain	0.00
18.	Total gross Proposed Built Up Area	17638.53

2.5.2 UTILITIES

The Utilities required during the construction phase area water, power, fuel and Labour.

i) **WATER:** (Expected Consumption – total 17 cum/day)

For worker - 7 KLD

For construction - 10 KLD

Note: The actual quantity of water may depends upon the actual construction requirement

Water Balance (Operation Phase)

Dry Season	Source of water	MCGM
	Fresh water (CMD)	49
	Recycled water-Flushing (CMD)	24
	Recycled Water Gardening(CMD)	5
	Swimming pool make up (cum)	2
	Total water requirement (CMD)	75
	Firefighting (Underground Water Tank) (CMD)	300
	Firefighting (Overhead Water Tank (CMD)	80 (50 +30)
	Excess Treated Water	31
Wet season:	Source of water	MCGM
	Fresh water (CMD)	49
	Recycled water-Flushing (CMD)	24
	Recycled Water Gardening(CMD)	-

	Swimming pool make up (cum)	2
	Total water requirement (CMD)	75
	Fire fighting (Underground Water Tank) (CMD)	300
	Fire fighting (Overhead Water Tank (CMD)	80 (50 +30)
	Excess Treated Water	43
Details of Swimming pool (If any)	Swimming pool is provided (155 Sq.m.)	

Source: - Water will be available from Mumbai (MCGM) for domestic use and from Tanker for construction purpose.

ii) **POWER**

During Constructional Phase–

Connected Load: 0.60 MW (Estimated)

iii) **FUEL**

DURING CONSTRUCTION PHASE

Estimated energy shall be used.

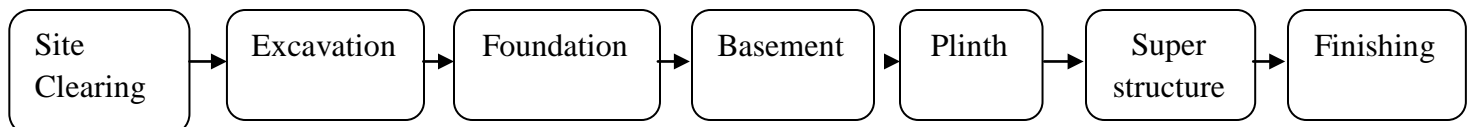
DURING OPERATION PHASE

Diesel will be required to run the D. G. Set in case of power failure, in emergency case only.

1. Storage: Diesel and oil will be stored as per guidelines from concerned authorities.
2. Fire and safety measures will be taken as per the guidelines from concerned authority.
3. All Safety and fire precautions will be followed.

2.6 CONSTRUCTION PROCEDURES

The outline of the construction procedure is described below schematically.



Note:

1. Parameters and Quality will be strictly adhered to as per the drawing approved by MCGM. Applicable regulations of government authorities will be followed.
2. Necessary safety precaution will be observed as per the guidelines during the construction phase. Personal Protective Equipment (PPE) will be provided to the personnel involved in the construction activities.
3. Site barricading will be done to protect the surrounding area of the project site from nuisance /dusting.
4. All electrical connections & cables will be checked by authorized persons to ensure the safety of workers on field.
5. Water sprinkling will be done, wherever required to reduce the emission of fugitive in atmosphere. Jute barricading along plot boundary shall be provided to minimize noise level from construction activities.
6. The safety and security officers shall supervise the site.

3. ENVIRONMENTAL CONCERNS**3.1 AIR POLLUTION**

Fugitive Emissions i.e. Emissions from construction activities will mainly consist of dust. Movement of Heavy & light vehicles, for loading and unloading of Construction Materials, transporting people, will also add on to source of emissions.

Parameter	Permissible Range	CPCB Limits	AVG Range Before Activity
SPM ($\mu\text{g}/\text{m}^3$)	100 ~ 200	200	80-100
RSPM ($\mu\text{g}/\text{m}^3$)	50 ~ 100	100	20-30
SO ₂ ($\mu\text{g}/\text{m}^3$)	50 ~ 80	80	10-15
NO _x ($\mu\text{g}/\text{m}^3$)	40 ~ 80	80	5-10

Ref: 24 Hourly values as per Central Pollution Control Board, National Ambient Air Quality Monitoring, Notification 11th April, 1994, Schedule 1.

3.2 AIR POLLUTION MITIGATION

Sr. No.	Source	Mitigation	
1.	Vehicle	i]	Vehicles coming to the site will be ensured to be in good condition having PUC.
		ii]	Public awareness to use Green Fuel will be done.
2.	Solid Waste	i]	Proper segregation and collection of waste will be ensured.
		ii]	Location of loading and unloading will be fixed.
		iii]	Good Housekeeping practices will be ensured at the premises.
3.	Construction Activities	i]	Noise / Dust nuisance preventions by barricading site up to 5.0 meter height.
		ii]	Water sprinkling on dry site, sand.
		iii]	Construction equipment with regular maintained

3.3 WATER POLLUTION

1] **Use:** - Water for domestic purpose will be procured from MCGM i.e. drinking water for staff and laborers working on the field whereas bore well water/Tanker water will be used for various constructions activities like, Concreting, Plastering , Flooring & Finishing etc.

2] **Effluent:** - There will be no generation of effluent from construction activities as the water used for concreting; Plastering, Flooring and Finishing etc. will get evaporated during drying or curing time. All the construction activities are physical in nature. The Domestic Effluent will be generated due to the persons working on the site who will require water for drinking, cleaning, etc.

Sewage generated during operation phase is estimated to 75.00 CMD which will be treated in the Sewage Treatment Plant. The treated water will be used for non domestic purposes such as gardening, flushing etc and excess treated water shall be discharged to Municipal drain.

3] **Treatment & Disposal:** - The Domestic Effluent generated in construction phase will be disposed off in existing MCGM Sewer.

4] **Rain Water Harvesting:** - The Plot is occupied by a CESSSED category buildings. A new sale cum rehab building is now proposed to be redeveloped. Roof rain water harvesting is proposed in the project. 1 Recharge pits to be provided for the percolation of rain water into the soil rather than flowing to the drain.

5] **Storm Water Discharge:**

Storm water drains will be constructed for proposed facility as per the norms. A recharge pit and Rain water recharge pit will help to reduce the runoff and reduce the load on external storm water drain.

3.5 NOISE LEVEL MITIGATION

Sr. No.	Source	Mitigation
1.	Near Residential Areas	i] Site Barricading will be done to protect the surrounding area. ii) Construction Activity will be carefully planned and carried out accordingly.
2.	Nearby Traffic	i] All the vehicles coming to the site will be ensured in good condition, having Pollution Under Check (PUC).
3.	Construction Equipments	i] Regular maintenance to all the equipment at proper interval for efficient working ii] Appropriate PPE to be provided to workers

1] It is evident from the nature of operation (i.e. Construction) that the Concentration of suspended particulate matter would be higher than the other two parameters.

2] Control of Emission: - Proper precaution will be taken to reduce the particulate matter by water sprinkling on the dry site area, barricading the periphery by corrugated tin Sheets of 5.0 mtrs height to protect the surrounding area from dusting. Also it will be ensured that the vehicles will carry PUC certificate. To minimize air pollution efforts shall be made by use of equipments, which area electric power driven.

3.6 SOLID WASTE MANANGMENT DURING OPERATIONAL PHASE

- 1] The solid waste generated during operation phase is proposed to be segregated as biodegradable & non-biodegradable waste within the premises.
- 2] Solid waste transfer station shall be proposed for collection, sorting, segregation, storage & transportation of biodegradable and non-biodegradable waste.

Calculation for quantum of solid waste to be generated in the building:

- Total no of residential population = 540 persons
- Generation of Total waste per person of residential population = 0.6 kg/ capita per day (as per provisions of NBC 2016, Part 9 section 3 under the heading As per assessment of per capita Waste Quantity – a) Residential Refuse : 0.3 to 0.6 kg/ capita per day)
- Thus total solid waste generation, for residential population will be 540×600 gms/person/day = 324.00 Kg
- Generation of Total waste per person of Commercial population = 0.2 kg/ capita per day (as per As per assessment of per capita Waste Quantity – b) Commercial Refuse : 0.1 to 0.2 kg/ capita per day, of NBC 2016)
- Thus total solid waste generation, for Commercial/ Non Residential population will be 136×200 gms/person/day = 27.20 Kg
- Thus solid waste generated in the project will be 351.20 kg/day.
- Generation of organic waste = 40% of total waste (as per guidelines in As per assessment of per capita Waste Quantity, of NBC 2016)
- So total organic/Wet/ Bio degradable waste generated by the occupants = $351.20 \times 40\% = 140.48$ Kg by all occupants of the building.
- Total inorganic/Dry/ Non biodegradable waste generated will be 210.72 kg/ day.

Measures for treatment of Solid Waste Generated on the site during operation phase

- Segregation of non biodegradable and biodegradable garbage on site.
- Bio degradable garbage: Treatment by means of composting/Organic Waste Converter (OWC).
- Non- biodegradable garbage: Segregated into recyclable and non-recyclable waste.
- Recyclable waste: Handed over to vendors for recycling.
- Non-recyclable waste: Handed over to M.C.G.M.

- STP Sludge : Used as manure.
- The debris generated due to demolition and excavated material shall be partly reused on site and partly shall be disposed off to authorized Landfill sites with permission from M.C.G.M.

DEMOLITION WASTE AND CONSTRUCTION WASTE MANAGEMENT

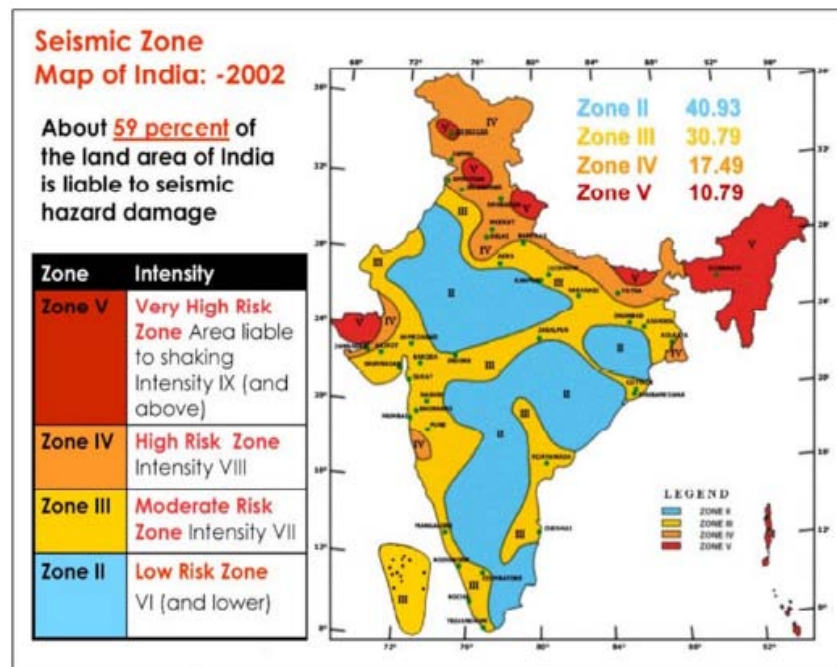
Local Municipal norms shall be followed to ensure responsible disposal of C & D waste.

3.8 SEISMICITY:

Seismic zone map was initially based on the amount of damage suffered by the different regions of India because of earthquakes. Following are the varied seismic zones of the nation,

- Zone - II: This is said to be the least active seismic zone.
- Zone - III: It is included in the moderate seismic zone.
- Zone - IV: This is considered to be the high seismic zone.
- Zone - V: It is the highest seismic zone.

Proposed project and Study Area comes under Seismic Zone III.



4. PROJECT SCHEDULE AND COST ESTIMATES

The Proposed Project is Redevelopment project and will be started as soon as required government NOC's and CRZ Clearance is received to start the work.

5. TRAFFIC MANAGEMENT

5.1 CONSTRUCTION PHASE

- Storage and Godown area will be properly identified, as per requirement.
- The area for loading and unloading will be located at proper demarcated location in the premises.
- Thus the traffic management on the project site will be easily and smoothly monitored without any hindrance to the regular flow of traffic on the main road.

5.2 OPERATIONAL PHASE

- About 193 cars are expected to be accommodated in the premises. The parking space will be provided in Wing A, consisting of Three basement, stilt & 1st to 5th parking levels. There is ample space in this building on all sides for smooth movements of cars.
- There will be 6.0 mtrs wide approach road to the building from municipal road for movements of vehicles and parking.
- Thus the traffic management will be easily and smoothly monitored without any hindrance to the regular flow of traffic on the main road.

6. ENVIRONMENTAL, HEALTH AND SAFETY

6.1 SAFETY MEASURES ON SITE

1. Parameters and Quality will be strictly adhered to as per the drawings approved by MCGM. Necessary regulations of government authorities will be followed.
2. Necessary safety precaution will be observed as per the guidelines during the construction phase. Appropriate Personal Protective Equipments (PPE) will be provided to all the personnel involved in the construction activities.
3. Site barricading up to height of 5.0mtr will be done to protect the surrounding area of the project site from nuisance/ dusting.
4. All electrical connections & cables will be checked by authorized persons to ensure the safety of workers on field.
5. Water sprinkling will be done, wherever required to reduce the dusting in atmosphere.

7. BENEFITS OF THE PROJECT

- It will provide employment opportunities to the local people in terms of labour during construction and services personnel during operational phase.
 - Modern sanitation and infrastructure facilities will have minimal impact on living condition of local people.
 - The project will improve living standard and welfare of the area and local people.
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