

EXECUTIVE SUMMARY

for

Proposed redevelopment of building no 6 & 7 known as Shivajinagar Shivkiran CHS on plot bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State.

Developer

M/s. Sugee Developers Pvt Ltd

1.1 Introduction

M/S Sugee Developers Pvt Ltd is one of the Mumbai's leading builders & developers engaged in redevelopment of building no 6 & 7 known as Shivajinagar Shivkiran CHS on plot bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State. They are confident of completing the said project in scheduled time and follow all the environmental guidelines and regulation for the project.

1.2 Need of the Project

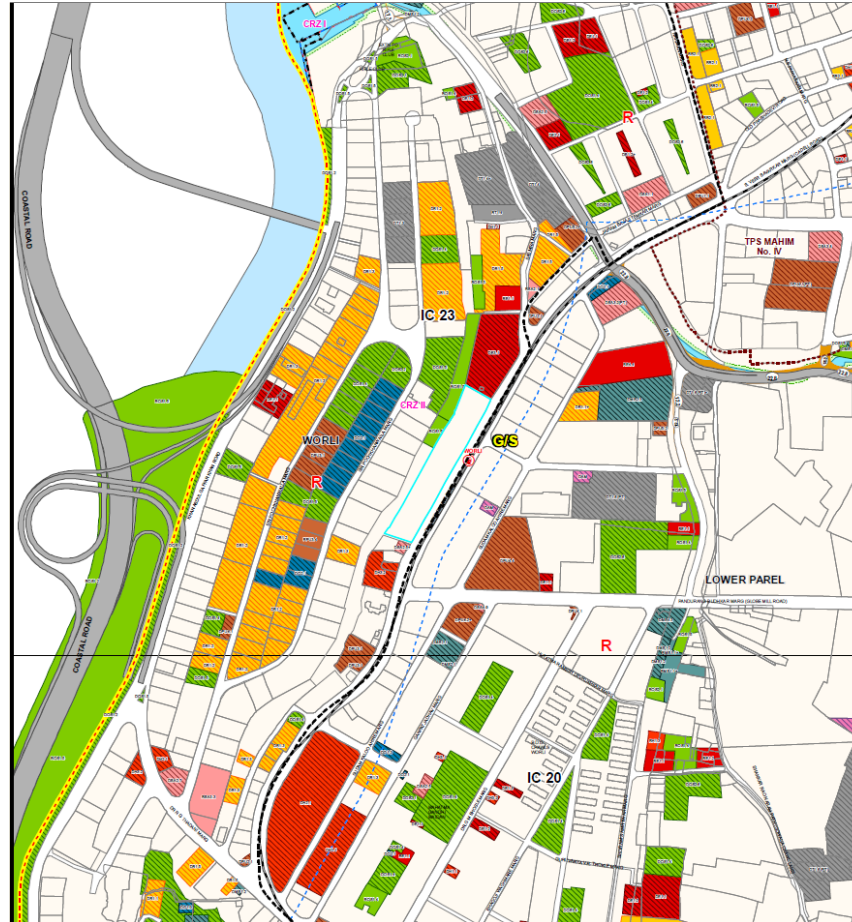
The Proposed redevelopment of building no 6 & 7 known as Shivajinagar Shivkiran CHS on plot bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State, as shown in Google image in Figure 1.

As per MCGM DP Remarks & Plan letter number G/S/2018/19635 the plot U/R is 'Residential Zone (R)'.

The proposed project is very essential due to following points, which are positive & favorable from various point of view.

1. The project will redevelop a residential building to provide well developed flats.
2. The project does not displace any population.
3. The project envisages temporary employment potential.
4. The land will be converted to evergreen piece of environment friendly settlement.

Figure 2: DP Plan



1.3 Applicability of CRZ Notification

The demarcation of HTL w. r. t the plot U/R has already been obtained from IRS Chennai, authorized agency and the proposed site is partially affected by CRZ II (Please refer to Figure 3). As per approved CZMP of Mumbai the site U/R falls in CRZ II zone (Please refer to Figure 4).

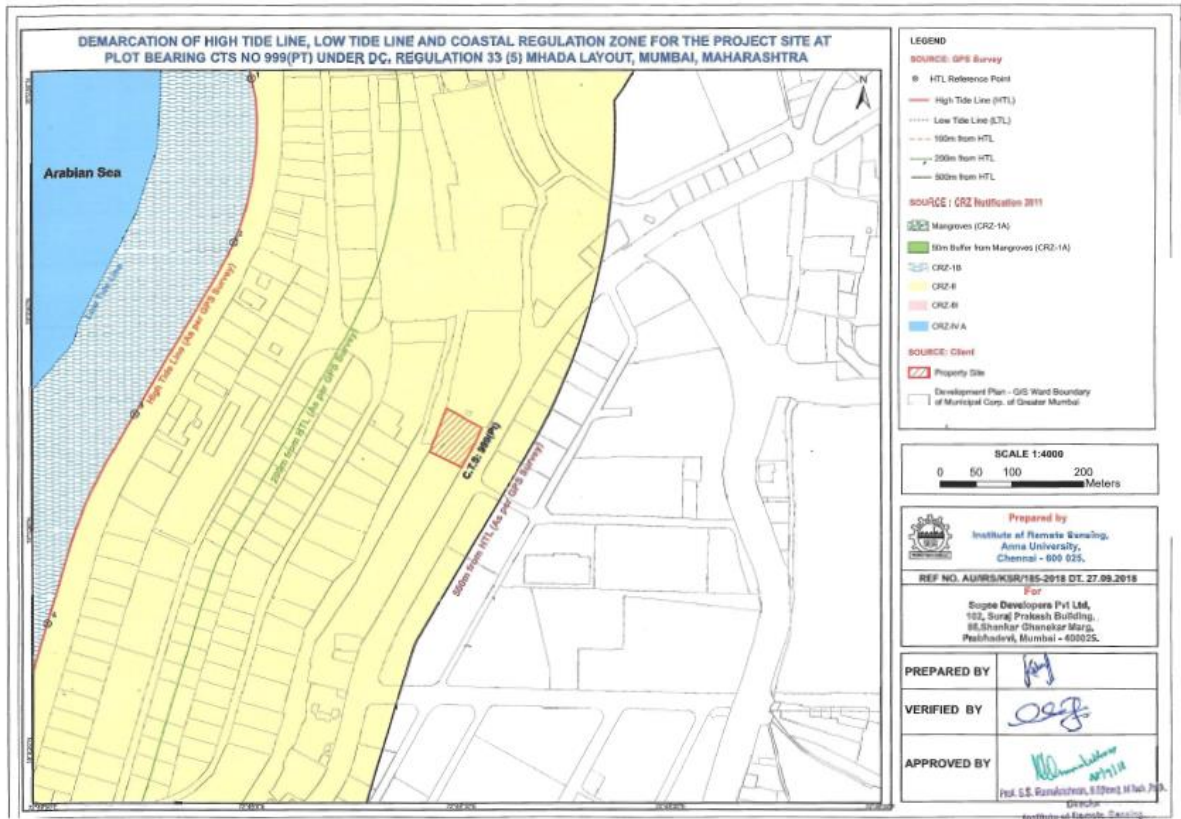


Figure 3: HTL Demarcation Plan from IRS Chennai

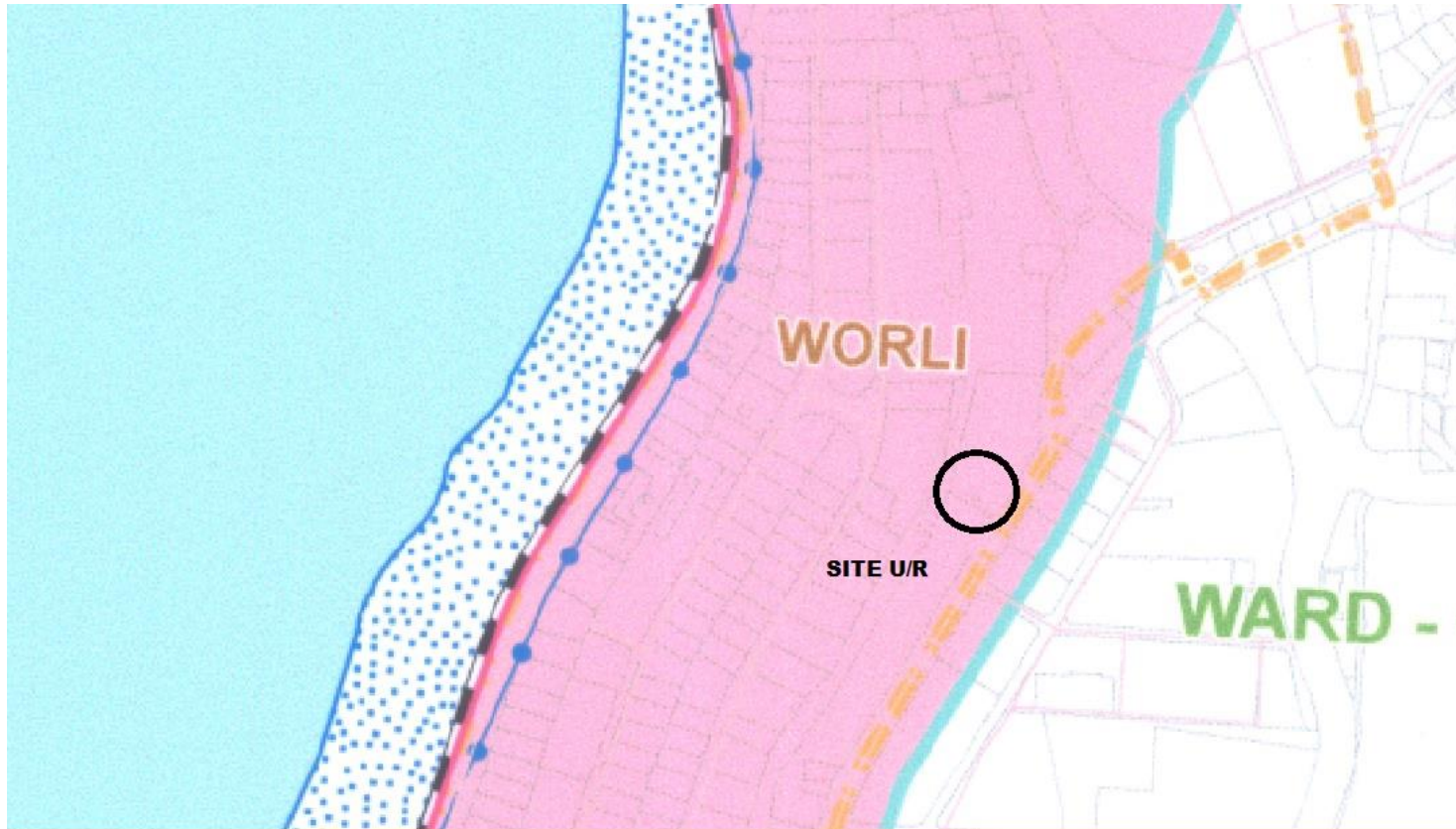


Figure 4: CZMP of Mumbai

1.4 Identification of Project Proponent

M/s. Sugee Developers Pvt Ltd has proposed redevelopment of building no 6 & 7 known as Shivajinagar Shivkiran CHS on plot bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State. The details of the project proponent are given in Table1.

Table 1: Details of Project Proponent

Sr. No.	Particular	Details
1.	Name of Developer	Sugee Developers Pvt Ltd
2.	Name of Contact person	Mahesh Berde
3.	Designation of Contact person	Senior Officer -Tech
4.	Contact No	9819781175
5.	Email	maresh@sugee.co.in
6.	Address	3rd Floor, Nirlon House, Opposite Sasmira college, Dr. Annie Besant Road, Worli - 400 030.

1.5 Location of the Project

M/s. Sugee Developers Pvt Ltd has proposed redevelopment of building no 6 & 7 known as Shivajinagar Shivkiran CHS on plot bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State. The details of the project proponent are given in Table1.



Figure 5: Location Plan of Proposed Site

The approach and the accessibility for the project are as follows:

Air: Nearest airport is Mumbai airport – Mumbai airport, Santacruz.

Rail: Nearest station is Prabhadevi & Lower Parel

Road: Nearest Road is Dr. Annie Besant Road.

1.6. Baseline Environment

Baseline environment of the proposed project is developed by carrying out assessment and monitoring of various parameters at 5 locations around the proposed project site.

5.1 Met Quality

The average wind velocity is in the range of 2.3 km/hr to 5.6 km/hr and average humidity ranges from 61.0% to 87%. The average temperature found to be 16.9°C to 33.49°C.

5.2 Water Quality

The only surface water body in the study area is Arabian Sea, which is about 330 m from the proposed project site. The water requirement for the proposed project will be supplied from Municipal Corporation of greater Mumbai. The sewage generated in the project area will be treated in sewage treatment plant.

5.3 Noise Quality

The noise levels are well within standard norms. Negligible impact on noise envisaged during construction phase which will be minimized by proper mitigative measures such as enclosures for high noise creating equipment's, construction barriers and proper tuning of instruments as well as equipment's.

1.7 Description of Project Site

The proposed project admeasuring about 3201.00 sq. m. of plot area is situated on Proposed redevelopment of building no 6 & 7 known as Shivajinagar Shivkiran CHS on plot bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State. The environmental features are illustrated in given Table 2 given below.

Table 2: Environmental Setting of Proposed Project

Sr. No.	Particulars	Details
1	Latitude	19° 0'34.29"N
2	Longitude	72°49'9.91"E
3	Elevation above MSL	13.0 m above Mean Sea Level
4	Climatic Conditions	Maximum Temperature :33.49 °C Minimum Temperature :16.9 °C Annual Rainfall :2567.5 mm
5	Present land use at the proposed site	Residential
6	Transport Connectivity	

Sr. No.	Particulars	Details
A	Nearest Highway	Western Express Highway (5.3 Km - N)
B	Nearest Railway Station	Lower Parel Railway Station (3.0 km - E) Prabhadevi Railway Station (2.2 km - E)
C	Nearest Road	Dr Annie Besant Road (E)
7	Social Aspect	
A	Nearest School/College	BMC High School (0.41 km - W) R O Poddar Vaidak Maha Vidhyalaya (1.1 km - S)
B	Nearest Hospital	Poddar Hospital (1.0 Km - S) ESIS Hospital (1.1 km - S)
C	Nearest Fire Station	Worli Fire Station
D	Nearest Police Station	Worli Police station
8	Hills/Valleys	Nil
9	Ecologically sensitive zones within 15-km distance	Not applicable
10	Seismic Zone	Zone - III

1.7 Brief Description of Proposed Project

The proposed project admeasuring about 3201.00 sq. m. of plot area is situated on property bearing C. T. S. no 999(Pt) under DC. Regulation 33 (5) Mhada layout, G/S ward, Worli, Mumbai: 400 030, Maharashtra State. The proposed residential building comprises of 1 Buildings having 2 wings, Combined Basement + Stilt Floor + 1st to 5th Common Podium Floor+ 30th Upper Residential floor for rehab & 31st upper residential floor for sale building. The brief description of the proposed project is given Table 3.

Table 3: Brief description of the project

#	Particular	Details
1	Project Type	Residential Building Project
2	Location	Sivaji Nagar Worli
	CTS No	C. T. S. no 999(Pt)
	Village	Worli
	Tehsil	Worli
	District	Mumbai
	State	Maharashtra
3	Site fall under CRZ I/II/III	CRZ - II (As per Approved CZMP)
4	Distance of proposed building from HTL	383.00 m (approx.)
5	No of Building	1 Buildings: 2 wings (Rehab & Sale)
6	Configuration of proposed Buildings	Combined Basement + Ground Floor + 1 st to 5 th Common Podium Floor+ Rehab Building: 6 th to 30 th Upper Residential floor & Sale Building: 6 th to 31 st Upper Residential floor.

7	No. of Units/Flats	Rehab Building: 96 Flats Sale Building: 98 Flats Total: 194 Nos.
8	Expected Population	Rehab Building: 576 Nos. Sale Building: 588 Nos.
9	Water	
	Source	MCGM
	Total water requirement	144.80 m ³ /day
	Total sewer generation	116.57 m ³ /day
	Mode Of Disposal	STP for treatment of wastewater. Treated water will be used for Flushing & Gardening Purpose.
10	Solid Waste Generation	456 kg/day
	Mode of Disposal	Biodegradable waste will be treated in OWC & compost will be used as manure for Gardening Purpose. Nonbiodegradable waste will be Handed over to MCGM
11	Power	
	Source	B.E.S.T
	Requirement	Source: B.E.S.T Connected Load: 4494.00 KW Demand Load: 1820.00 KW
12	DG Set	500 kVA for Rehab Building
13	Project cost	300.22 Cr.

1.8 Project Layout

The proposed project redevelopment project MHADA Scheme. Area details of the proposed project are as given below:

A	PROFORMA -- A	1/12
		TOTAL
1)	AREA OF PLOT AS PER LEASE	3201.00
2)	DEDUCTIONS FOR	
	(a) ROAD SETBACK AREA	159.03
	(b) PROPOSED ROAD	
	(c) ANY RESERVATION (SUB-PLOT)	
	(d) % AMENITY SPACE A Pre DCR 56/57 (SUB-PLOT)	
3)	BALANCE AREA OF PLOT (1 MINUS 2)	3041.97
4)	DEDUCTION FOR 15% RECREATIONAL GROUND /10% AMENITY SPACE (IF DEDUCTIBLE FOR IND)	N.A.
5)	NET AREA OF PLOT (3 MINUS 4)	3041.97
6)	ADDITIONS FOR FLOOR SPACE INDEX.	
	2 (b) 100% FOR D.P. ROAD	NIL
	2 (a) 100% FOR SET- BACK	159.03
7)	TOTAL AREA (5 + 6)	3201.00
8)	FLOOR SPACE INDEX PERMISSIBLE	3.00
9)	9 (a) FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS (RESTRICTED TO---% OF THE BALANCE AREA VIDE 3 ABOVE ADD. (TENANTS PRORATA)	NIL
	ADDITIONS FOR FLOOR SPACE INDEX	
	9 (b) 0.33 F.S.I. AS Pre DCR 32	
	9 (c) % AS PER DCR 33 (5)	
	9 (d) OTHER	
10)	PERMISSIBLE FLOOR AREA (7 X 8) PLUS 9a ABOVE	9603.00
11)	EXISTING FLOOR AREA	
12)	PROPOSED BUILT UP AREA	9601.74
13)	EXCESS BALCONY TAKEN IN FLOOR SPACE INDEX	
14A)	PURELY RESIDENTIAL BUILT UP AREA	9601.74
14B)	REMAINING NON- RESIDENTIAL BUILT UP AREA	
14)	TOTAL BUILT UP PROPOSED. (11+12+13)	9601.74
	(AS PER OLD APPROVED PLAN DT.-- PRIOR TO 06-01-2012)	0.00
15)	F.S.I. CONSUMED. ON NET HOLDING = 14/3	3.00
B	DETAILS OF FSI AVILED AS PER DCR 35 (4)	0.00
	(1) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR RESIDENTIAL	3360.52
	(2) FUNGIBLE BUILT UP AREA COMPONENT PROPOSED VIDE DCR 35 (4) FOR NON-RESIDENTIAL = OR < (14B X 0.20)	-
	(3) TOTAL FUNGIBLE BUILT UP AREA VIDE DCR 35 (4) = (B.1+B.2)	3360.52
	(4) TOTAL GROSS BUILT UP AREA PROPOSED (14+B.3)	12962.26
C	TENEMENT STATEMENT	
	(i) PROPOSED AREA (ITEM A,12 ABOVE)	9601.74
	(ii) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	-
	(iii) AREA AVAILEBLE FOR TENEMENTS [(i) MINUS (ii)]	9601.74
	(iv) TENEMENTS PERMISSIBLE(DENSITY OF TENEMENTS/HECT450)	432
	(v) TENEMENTS PROPOSED	194
	(vi) TENEMENTS EXISTING	
	TOTAL TENEMENTS ON PLOT	194

2. WATER AND WASTE WATER MANAGEMENT

3.1 Construction Phase:

During construction phase, water will be supplied by MCGM for drinking and other domestic purposes for the construction labors and tanker water to be used for construction. Total water requirement during the construction phase is about 50 cmd. Water will be utilized for domestic use of construction laborers and for construction activity. Waste water generation: Waste water during the construction phase will be sewage generation, estimated as 8 cmd (80% of water supplied).

Water Requirement and Waste generation during Construction Phase

Sr. No.	Purpose	Source	Quantity (m ³ /day)	Waste water generated (m ³ /day)
1.	Domestic use of construction labors	MCGM	10	8 (@80% of water supply)
2.	Construction activity	Tanker	40	
Total			50	

3.2 Mitigation measures:

- Temporary toilets would be made available for construction workers. It would be directly connected to the existing municipal sewer line for disposal of wastewater.
- Care will be taken to ensure that the water used for construction purposes does not accumulate on the site to prevent breeding of mosquitoes.

3.3 Operation Phase:

The average water consumption for residential buildings has been calculated as 135 liter per capita per day (90 liter for domestic purposes and 45 liter for flushing) (as prescribed by the Central Public Health and Environmental Engineering Organization or CPHEEO). During operation phase, water supplied by MCGM would be used for domestic purpose and for other purposes like flushing & gardening etc., treated water from proposed Sewage Treatment Plants (STP) would be used. The details of Water Requirement and Waste generation during Operation Phase are given in Table 4A & Table 4B.

Table 4A: Water Requirement during Operation Phase

Type	Population	Domestic		Flushing	
		Standard (lpcd)	Quantity (m ³ /day)	Standard (lpcd)	Quantity (m ³ /day)
Rehab Building (96 units)	480	90	43.20	45	21.60
Visitors	48	5	0.24	10	0.48
Servant	48	15	0.72	30	1.44
Car Wash	200	20	4.00		
Sale Building (98 units)	490	90	44.10	45	22.05
Visitors	49	5	0.245	10	0.49
Servant	49	15	0.735	30	1.47
Car Wash	200	20	4.00		
Total		--	97.30	--	47.50
		144.80			

Table 4B: Waste & Waste water Details

Sr. No.	Details	m ³ /day
1	Total Water requirement	144.80
2	Wastewater generation	116.57
3	STP Capacity	1Nos of STP 125 KLD
4	Treated water from STP	104.91
5	Excess treated water to Municipal Sewer line	57.41

3.4 Mitigation measures:

Total wastewater generation from the proposed activity would be approximately 116.57 CMD. It would be treated in 1 STPs of capacity 125 CMD, treated water (104.91 CMD) would be used for gardening & flushing and excess would be discharged directly into Municipal sewer line. STP will be provided of MBBR Technology.

4. SOLID WASTE MANAGEMENT**4.1 Construction phase**

During the construction phase, construction waste would be generated which would include debris, concrete, steel and other metals, bricks, pallets, packaging and paper products, railings, door and window casings, fixtures, tiles, furnishings etc.

4.2 Operation phase

During operation phase, solid waste would be generated @0.45 kg/day/person for proposed residential purposes. The details of solid waste generated during operation phase are given in Table 5.

Table 5: Solid Waste Generated during Operation Phase

Type	Popula- tion	Standard (kg/day/ person)	Quantity (Kg/day)	Solid Waste Generation (Kg/day)	
				Biodegradable Waste (40 %)	Non Biodegradable Waste (60%)
Rehab Building (96 units)	480	0.45	456	182.40	273.60
Visitors	48	0.1			
Servant	48	0.1			
Sale Building (98 units)	490	0.45			
Visitors	49	0.1			
Servant	49	0.1			
			456	182.40	273.60

Solid waste generated from the proposed project would be due to consumption of food materials, plastic, packing material and paper. Management of solid waste generated during the operation phase would include collection, transportation and disposal in a manner so as to cause minimal environment impact. For this, it would be made mandatory for waste to be segregated into bio-degradable waste and non-biodegradable waste right at the source of waste generation. Biodegradable waste would be transferred to mechanical composting units within the premises for treatment and non-degradable waste would be disposed through authorized municipal waste disposal system.

Proposed method for Solid Waste Management

Sr. No.	Waste Type	Collection and Storage	Method of Disposal
1.	Biodegradable (Organic) waste	Manual collection & storage at ground level.	Treatment in Mechanical composting units provided at the ground level within the premises. The manure generated will be used for gardening.
2.	Non Biodegradable (Inorganic) waste	Manual collection & storage in closed rooms at ambient temperature.	Disposed to the Municipal waste collection system and recyclable waste to be taken away by private contractor for resale.

5. ENERGY MANAGEMENT

Source: The electricity supply will be from B.E.S.T

Power Requirement:

Operation Phase:

Maximum Demand: 1788 KW

Connected Load: 4414 KW

D.G back up for essential services: 1 No. of D. G. Set of Capacity 500 KVA for Building

- Diesel would be required to run the D.G. set in case of power failure. The same will be operated for essential power requirements such as fire lifts, water pumps and passage lighting etc. As in Mumbai there is hardly any power failure is observed, but for essential back up DG set is proposed. Hence the quantity would vary depending on usage.
- It will be stored in drums / tins with proper identification marks/labels in identified areas only.
- Fire safety measures will be taken as per the guidelines from concern authority.
- All safety and fire precaution will be followed.

Energy conservation measures to be implemented are:

- Use of Solar energy for compound lightings.
- Selection of Energy efficient equipments (BEE STAR RATED).
- Use of energy efficient lamps, luminaries and control devices

- Ensuring proper utilization of daylight and control glare from windows through architectural design.
- Maintaining lighter finishes on ceiling, walls and furnishings
- Implementing periodic schedule for cleaning of luminaries and group replacement of lamps at suitable intervals
- Use of solar lights for garden & street lighting

6. AIR & NOISE POLLUTION & CONTROL MEASURES

The sources of air & noise pollution are D. G. sets and vehicular movement and honking. By implementing appropriate mitigation measures these effects are expected to become insignificant. Details of mitigation measures during construction and operational phase are given below:

	ACTIVITY	IMPACTS	MITIGATION
CONSTRUCTION PHASE			
1.	Demolition work	Dust emissions Debris generation	<ul style="list-style-type: none"> • Barricading all around the proposed site • Debris generated will be handed over to authorized MCGM contractor for disposal at low lying site recognized by SWM department of MCGM.
2.	Transportation	Dust emission	<ul style="list-style-type: none"> • Covered truck used • Only PUC certified vehicles allowed • Raw materials and debris will be transported during non peak hours.
3.	Surface water run off	Generation of silt during monsoon	<ul style="list-style-type: none"> • Silt traps & ditches will provided to arrest soil particle
OPERATION PHASE			
1.	Water	Wastewater generation	<ul style="list-style-type: none"> • Waste water would be treated in proposed STP and reused. Balance water would be diverted to existing municipal sewer line.
2.	D. G set	Noise, emission	<ul style="list-style-type: none"> • Acoustic enclosure will provide. • Stack as per CPCB guideline
3.	Storm water	Incremental Run off	<ul style="list-style-type: none"> • RWH will provide to bring down the increment run off.
4.	Solid waste	Plastic waste, glass, paper etc	<ul style="list-style-type: none"> • Segregated and recyclable waste would be sold to vendor and rest will handed over to MCGM for final disposal.
		Biodegradable waste	<ul style="list-style-type: none"> • Biodegradable waste would be treated in OWC and compost would be used in gardens.

7. FIRE FIGHTING MEASURES

For protection of the facility against fire, all the units will be equipped with any one or a combination of the following fire fighting systems:

- Hydrant system;
- Smoke detector, and smoke alarm system
- Fire Detection and alarm system; and
- Different types of fire extinguishers.
- Provision of refuge area
- Precautions will be taken as per NBC & C.F.O NOC

For storage of water for fire fighting in case of emergency, a firewater underground and overhead tank will be provided. This will serve the fire fighting needs of the project.

8. ENVIRONMENTAL MONITORING PROGRAMME

8.1 Environmental Monitoring

The Post Project Monitoring to be carried out at the project site will be as mentioned below:

➤ Air Pollution and Meteorological Aspects

Both ambient air quality and stack emissions shall be monitored. The ambient air quality shall be monitored once in three months by engaging the services of the laboratory approved by SPCB/MoEF.

➤ Wastewater Quality

The wastewater generated from sanitation shall be monitored once in a month for physico-chemical characteristics and results reported to SPCB. The treated water from STP shall be monitored once in a month for physico-chemical characteristics and results.

➤ Noise Levels

Noise levels near the DG set shall be monitored once in three months.

ENVIRONMENTAL MONITORING PLAN

During Construction Phase				
	Item	Parameters	Frequency	Location
1.	Ambient Air Quality	SPM, RSPM,SO ₂ NOX, HC & CO	Quarterly	At major construction area. (total 1 station)
2.	Noise Level	Equivalent noise Level dB (A)	Daily	At major construction area. (total 1 station)
3.	Drinking Water	Analysis of water for physical, chemical, biological parameters.	Quarterly	Municipal supply
During Operation Phase				
	Item	Parameters	Frequency	Location
1.	Ambient Air Quality	SPM,RSPM,SO ₂ NOX , HC & CO	Quarterly	Total 1 station
2.	Noise Level	Equivalent noise Level dB (A)	Quarterly	Total 1 station
3.	Drinking Water	Analysis of water for physical, chemical, biological parameters	Quarterly	Municipal supply

9. ENVIRONMENTAL MANAGEMENT PLAN

Preparation of Environmental Management Plan (EMP) is a must to fulfill bifocal aspect of the statutory compliance as well as that of social concern.

9.1 AIR & NOISE ENVIRONMENT

- Monitor the consented parameters for ambient air, regularly.
- Monitor the D.G stack
- Monitor the work zone to satisfy the requirements for health and environment.
- PUC vehicles
- Water sprinklers
- Trucks Covered & Smooth Roads.
- Green Belt development

9.2 WATER ENVIRONMENT

- Keep record of input water every day for quantity and periodically of quality.
- Rain water harvesting System.

- Water conservation shall be accorded highest priority in every section of the activity.

9.3 SOLID WASTE

- Proper disposal of solid waste generated on site.
- Segregation of waste at source
- Using compost as manure in garden areas

9.4 BIOLOGICAL ENVIRONMENT

- Special attention is planned to maintain green belt in and around the premises.
- Adequate provisions are made to facilitate daily watering of all plants and lawns.
- Ensure the availability of water for green belt.
- Development & maintenance of green belt to be considered as a priority issue.
- Plantation of native trees on periphery of plot area. Native species will be planted on the site.

10. ENVIRONMENT HEALTH AND SAFETY

All the safety and security measures shall be observed at constructions site. Safety precautions will be observed as per the guidelines during the construction phase. Personal Protective Equipments (PPE) will be provided to all the personnel involved in the construction activities. The project authorities will ensure use of safety equipments for workers during execution process. The safety and security officers shall supervise the site. Proper training will be given to workers and authorities to handle the hazard situation.

Safety Measures Onsite

- 1) Parameters and Quality will be strictly adhered to as per the approved architectural design data/map. All the regulations of government authorities will be followed.
- 2) All the safely precaution will be observed as per the guidelines during the construction phase. Personal Protective Equipments (PPE) will be provided to all the personnel involved in the construction activities.

- 3) Site barricading by corrugated tin sheets up to height of 5.0 mtr 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. Jute barricading along building / plot boundary shall be provided to minimize noise level from construction activities.
- 6) The safety and security officers shall supervise the site.
- 7) Safety helmets will be mandatory to all the persons present on the site during the construction Activities
- 8) Hand gloves and dust masks will be provided to persons handling construction materials during the operation.
- 9) Safety belts will be provided to the persons working at height during the operation.
- 10) Safety nets will be arranged at a height at about 5.0 mtrs when the structures get raised above the required height from the ground.

11. ADDITIONAL STUDIES

Disaster Management Plan

This provision is applicable in the present case only to safety and fire hazard because it is a hospital & maternity Home building. The only hazards envisaged here are from fire either due to short circuit or gas cylinder in the canteen. There are no other manmade disasters expected. We have not considered here the natural disasters like flooding, earth quake etc.

Normal safety plans and precautions are expected to be in place as per CFO and MCGM guidelines. To maintain the ecological balance and check any probable harmful effect, proper EMP, good housekeeping around project site, have been suggested.

The fire safety measures followed will be:

- Underground and overhead water storage tank
- Exit sign & Emergency escape route sign shall be provided
- Public address system shall be provided
- Fire pumps, Sprinkler pumps with jockey pumps to be provided

- Pressurized wet risers at mid-landing in the duct adjoining each staircase with hydrant outlet and hose reel on each floor
- Portable extinguisher and bucket filled with sand shall be kept in Electric meter room, Lift machine room and entire parking.
- Automatic smoke detection & Fire alarm system
- Fire escape staircases, fire lift & fire safety doors as per DC Regulations and in the line with NBC 2016

The Disaster Management Plan studies include:

- Identification of the major hazards to people and the environment;
- Assessment of the risks
- Develop warning system wherever possible
- Develop manpower and measures to prevent / control the risks
- Make advance preparations to face the disaster, minimize the losses, provide help to affected people
- Planning to recover from the effects of the hazard.

12. PROJECT BENEFITS

- The proposed building would have positive impact on the surrounding area and the people.
- It will provide infrastructure facility to the surrounding area.
- It will create an environment that could support the culture of good standards;
- The development of land for any purpose creates both an immediate demand for services and a flow of revenues to the community and govt. from a variety of sources, for example transportation, property tax, licenses and permits fee etc.
- This project will increase the economic activities around the area, creating avenues for direct/ indirect employment in the post project period. There would be a wider economic impact in terms of generating opportunities for other business like workshops, marketing, repair and maintenance tasks etc.
- The continuous inflow of people will require local transport systems like autos, taxis etc which would help their business;

- During construction phase, the project will provide temporary employment to many unskilled and semi-skilled laborers in nearby areas. The project will also help in generation of indirect employment to those people who render their services for the personnel directly working in the project.