EXECUTIVE SUMMARY

Prepared for

Proposed Residential Building
(Under SRA Scheme)
At

CTS No. 7643 (pt) Village Kolekalyan, Valmiki Nagar,
Taluka -Andheri Bandra (E), Mumbai

Developers
M/s Housing Development and Infrastructure Ltd

1. PROJECT DESCRIPTION

Mumbai has a multi-cultural society, due to the influx of migrant population from various regions of the country. This is the largest city and highest revenue earning district in India. The real estate market is blooming in this city under SRA scheme and most of the developers have had their presence here for the last few years. Hence, HDIL has also identified business possibility in this field to take inceptive of FSI in behalf of providing safe and hygienic accommodation for slum dwellers as well as for sale.

1.1 NEED OF PROJECT

Government has floated various schemes wherein they have allowed incentive FSI for carrying out SRA schemes.

1.2 APPLICABILITY OF CRZ NOTIFICATION

According to para 4 (d) of CRZ notification 2011, the proposal for the construction in the areas falling in CRZ-II shall be approved by the concerned State or Union territory Planning authorities.

1.3 LOCATION

The proposed project admeasuring about 9870.00 sq. m. of plot area is situated on CTS No. 7643 (pt)., Village Kolekalyan, Valmiki Nagar, Taluka -Andheri Bandra (E), Mumbai. The environmental setting around the proposed site is given in Table-1.1.

Table-1.1: Environmental Setting of the Proposed Project

Sr. No.	Particulars	Details
1	Latitude	19^0 04' 00.54" N
2	Longitude	72^0 51' 13.39" E
3	Elevation above MSL	4.5 m above Mean Sea Level
4	Climatic Conditions	Maximum Temperature :34.4 °C Minimum Temperature :17.5 °C Annual Rainfall :2567.5 mm
5	Present land use at the proposed site	Residential
6	Transport Connectivity	
A	Nearest Highway	Western Express Highway
B	Nearest Railway Station	Bandra Station (1.5 km – W)
C	Nearest Road	As above
7	Social Aspect	
A	Nearest College	Kolekayan university 500 m
B	Nearest Hospital	Asian Heart Institute (1.0 Km - E)

Sr. No.	Particulars	Details
8	Water body	Vakola Nallah
9	Hills/Valleys	Nil
10	Ecologically sensitive zones within 15-km distance	CRZ – I & CRZ - II
	Seismic Zone	Zone – III

1.4 PROJECT DETAILS

Table 1.2: Project Details

#	Particular	Details
1	Project Type	Residential
2	Location	
	CTS No	7643 (pt)
	Village	Kolekalyan ,Valmiki Nagar
	Tehsil	Andheri
	District	Mumbai
	State	Maharashtra
3	Site fall under CRZ I/II/III	CRZ - II
4	Distance of proposed building from HTL	30.0 m
5	Proposed Plot Area	9870.00 sq. m
6	Permissible FSI	2.5 (CRZ) & 3.0 (Non CRZ)
7	Permissiblee BUA	25,153.10 sq. m
8	Details of TDR	-
9	Proposed BUA	20,694.21 sq. m
10	Total Construction area	26,245.39 sq. m
11	No of Building	1 (Four wings)
12	Configuration of proposed Buildings	G + 16 (Wing A & B for Rehab and C & D for Sale)
13	Population	3175
14	Water	
a	Source	MCGM & recycled water
b	Total water requirement	432 KLD
c	Total sewer generation	343 KLD
d	Mode Of Disposal	STP

15	Solid Waste Generation	1.12 TPD
	Mode of Disposal	In house management
16	Power	
a	Requirement	1.5 MVA
b	Source	Reliance Energy Ltd
17	Project cost	57.10 Cr

2. DESCRIPTION OF THE ENVIRONMENT

2.1 METEOROLOGICAL

Relative Humidity

Climate of district Mumbai can be generally classified as warm and moderately humid. Relative humidity ranges from 32 % in April to 82 % in July.

Temperature

Annual Mean Maximum Temperature: 36 °C

Annual Mean Minimum Temperature: 16.5 °C

Rainfall

Total Mean Annual Rainfall: 2567 mm

2.3 AMBIENT AIR QUALITY

The range of average values of the pollutants is as below.

Parameters	Range of Pollutant Present	Unit
SO_2	18.0 – 28.0	µg/m^3
NO_X	26.5– 42.0	µg/m^3
RSPM	68.0– 178.0	µg/m^3

2.4 NOISE LEVEL

Day Time Noise Levels [(L_{day})]

The noise levels ranged between 42.20 dB (A) to 71.20 dB (A).

Night Time Noise Levels (L_{night})

The noise levels ranged between 24.80 dB (A) to 42.15 dB (A).

2.5 WATER QUALITY

Ground Water Quality:

- pH is 7.8
- Suspended Solids is 45.0 mg/l
- TDS is 288 mg/l
- Conductivity 312.50 µs/cm
- Chloride is 302 mg/l
- Hardness is 210 mg/l

2.6 DEMOGRAPHY AND SOCIO –ECONOMIC PROFILE

Ward	Area	Households	Population	Male	Female
51	Bandra	4300	21832	11678	10154

Source: District Census Hand Book

3. ANTICIPATED ENVIRONMENTAL IMPACTS & MITIGATION MEASURES

3.1 WATER & WASTEWATER GENERATION

Water requirement @ 135 lpcd (90 liter for domestic purposes and 45 liter for flushing).

Sr. No.	Particular	Population	Domestic		Flushing	
			Standard (lpcd)	Quantity (cum)	Standard (lpcd)	Quantity (cum)
1	Rehab	1690	90	153	45	77
2	Sale	1485	90	133	45	67
	Landscaping					002
	Total		432 cum			

STP of adequate size will be provided for handling and disposal of sewer.

3.2 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.

3.3 SOLID WASTE GENERATION & MITIGATION MEASURES

Type	**Population**	**Standard (kg/day/person)**	**Quantity (kg/day)**	**Solid Waste Generation (Kg/day)**	
				Biodegradable waste (50 %)	**Non-biodegradable waste (50%)**
Residential	3175	0.375	1120	560	560
Total			1120		

The main solid waste generated from the proposed project is due to consumption of food materials, plastic, packing material and paper. The solid waste will be segregate at the site and recyclable material will be sold out through vendors and rest will be disposed off into the garbage collecting vehicles of the local authorities.

4. ENVIRONMENTAL MONITORING PROGRAMME

4.1 ENVIRONMENTAL MONITORING

The Post Project Monitoring to be carried out at the project is 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.

Noise Levels

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

4.2 COST PROVISION FOR ENVIRONMENTAL MEASURES

Budget Allocation for Environmental Protection

Environment Protection Measures	Capital Cost (lakh Rs.)	Recurring Cost per annum (lakh Rs.)
Environment Protection measures during construction stage	5.00	-
STP	50.0	5.0
Green belt	5.0	1.0
Solar	2.5	0.5
RWH	5.0	0.5
Solid Waste Management	5.0	2.0
TOTAL	**72.5**	**9.0**

5. ADDITIONAL STUDIES

DISASTER MANAGEMENT PLAN

The only hazards envisaged here are from fire either due to short circuit or gas cylinder in the kitchen of individual houses. 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 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.

6. PROJECT BENEFITS

- To 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 villages. 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; and

7. ENVIRONMENTAL MANAGEMENT PLAN

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

7.1 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

7.2 WATER ENVIRONMENT

- Keep record of input water every day for quantity and periodically of quality.
- Measures are taken to segregate the sub-streams of effluent as per their characterization.
- STP will be provided
- Water conservation shall be accorded highest priority in every section of the activity.

7.3 SOLID WASTE

- Monitor solid waste zones environnent.
- Segregation of waste at source

7.4 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.