

Executive Summary

For

**Proposed Redevelopment Residential Building
“Pramilanagar Co.op. Housing Society Ltd.”
(Wing A and B)**

**on Plot Bearing C.T.S. No. 48/A (Pt) of Village
Dahisar, at Dahisar (W), Mumbai. Pin 400103**

by Developer

**Shri Siddik M Hafizi CA to Owner
(M/s. Hi-Tech City Hafizi Developers)**

1. INTRODUCTION

1.1 Introduction of the Project

Proposed buildings are situated at on Plot Bearing C.T.S. No. 48/A (Pt) of Village Dahisar, at Dahisar (W), Mumbai. Pin 400103. The society Pramilanagar Co.op. Housing Society Ltd. Consists of total 4 buildings as follows:

S. No.	Building	Configuration	No. of Tenements
1	Building A	Gr. + 4	20
2	Building A1	Gr. + 4	40
3	Building B	Gr. + 4	40
4	Building C	Gr. + 4	40

Out of which building No. C and building No. A1 was in the dilapidated condition. There were total 80 Nos. of tenants in those buildings. The structure being dilapidated, very old and unsafe for people residing in it, The Municipal Corporation of Greater Mumbai has issued the notice vide No. RN/DO1RN/001/354-MMC ACT/RN221N01/25-07-2019 dated 25.07.2019. Ref. No. 96089 and also from Brihanmumbai Mahanagarpalika received letter for demolition of dilapidated buildings vide letter No. AC/RN/SR/49/BFI dated 17.09.2020 followed by the guidelines issued by The Municipal Corporation of Greater Mumbai for the demolition of the building. Copies enclosed as **Annexure 1 and Annexure 2** respectively. The said building are now being proposed to be redeveloped by Shri Siddik M Hafizi CA to Owner (M/s. Hi-Tech City Hafizi Developers)

The proposed redevelopment structure comprises of two wings i.e. wing A and wing B respectively with the Stilt + 1st to 3rd Podium + 4th to 21st Floors and Stilt + 1st to 3rd Podium + 4th to 27th + 28th (part) Floors having total 203 Nos. of tenements. The proposed redevelopment is for residential users. The land use of the existing plot is residential zone as per Development Plan Remarks. Copy enclosed as **Annexure 3**. The plot is surrounded by the residential developments.

The total cost of the project is Rs. 75.00 Cr. as per valuation report carried by certified registered valuer. Copy enclosed as **Annexure 4**.

Developers

The developer of the project is Shri Siddik M Hafizi CA to Owner (M/s. Hi-Tech City Hafizi Developers)

1.2 Purpose of the project:

Proposed redevelopment of Pramila Nagar Co-Op Housing Society Ltd. on plot bearing C.T.S. No. 48/A (Pt) of Village Dahisar, at Dahisar (W), Mumbai. Pin 400103 and thereby it is required to obtain CRZ NOC since the plot u/r is partially affected by CRZ- II category. As the existing building u/r is declared dilapidated in C1 category by MCGM vide No. RN/DO1RN/001/354-MMC ACT/RN221N01/25-07-2019 and the building u/r is already demolished on site as per the notice issued by MCGM vide letter AC/RN/SR/49/BFI dated 17.09.2020, the proposal of redevelopment of Pramila Nagar Co-Op Housing Society Ltd

falls under Reg. 8(v)(1)(iii)(c) Sub Clause 2(i) of CRZ notification dated 6/1/2011 which is reproduced as under.

“(c) REDEVELOPMENT OF DILAPIDATED, CESSED AND UNSAFE BUILDINGS:

1. *In the Greater Mumbai, there are, also a large number of old and dilapidated, cessed and unsafe buildings in the CRZ areas and due to their age these structures are extremely vulnerable and disaster prone and therefore there is an urgent need for the redevelopment or reconstruction of these identified buildings.*
2. *These projects shall be taken up subject to the following conditions and safeguards:*
 - (i) *Such redevelopment or reconstruction projects as identified on the date of issue of this notification shall be allowed to be taken up involving the owners of these buildings either above or with private developers in accordance with the prevailing Regulation, directly or through joint ventures or through other similar models.*
 - (ii) *the Floor Space Index or Floor Area Ratio for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority*
 - (iii) *suitable accommodation to the original tenants of the specified buildings shall be ensured during the course of redevelopment or reconstruction of the buildings by the project proponents, undertaking the redevelopment through condition 2(i) above.”*

Therefore, the proposal under reference is processed as per DCPR 2034.

The proposal is to be submitted for prior CRZ clearance, as per the requirement of amended CRZ notification-2011 and the check list finalized by MCZMA vide Office Memorandum dated 02/07/2011.

Current development thus will help the existing tenant to get permanent, safe structure. At present they were residing in unsafe building. Demolished buildings Photos of the same are given below.



Figure 1: Demolished buildings Photographs

The project site is in CRZ area, CRZ II area 1168.85 m². Hence the work is permitted subject to the approval of CRZ clearance. Thus the property attracts the CRZ legislation, which is reflected in CZMP plan. The site is superimposed on CZMP and independent report prepared by Institute of Remote Sensing, Anna University, Chennai, (IRS, Chennai) the authorized agency of MoEF & CC. Copy of the same is enclosed as **Annexure 5**.



2 PROJECT DESCRIPTION

Proposed building is situated at on C.T.S. No. 48/A (Pt) of Village Dahisar, at Dahisar (W), Mumbai. Pin 400103. There were total 80 nos. of tenants residing in the building. The structure being dilapidated, very old and unsafe for people residing in it, The Municipal Corporation of Greater Mumbai has issued the notice vide No. RN/DO1RN/001/354-MMC ACT/RN221N01/25-07-2019 dated 25.07.2019. Ref. No. 96089 and also from Brihanmumbai Mahanagarpalika received letter for demolition of dilapidated buildings vide letter No. AC/RN/SR/49/BFI dated 17.09.2020 followed by the guidelines issued by The Municipal Corporation of Greater Mumbai for the demolition of the building. The said society is now being proposed to be redeveloped by Shri Siddik M Hafizi CA to Owner) M/s. Hi-Tech City Hafizi Developers)

As mentioned in the CRZ remarks issued by MCGM;

1. As per the final CZMP 2011, having HTL/setback lines with map scale 1:4000(GIS), the plot under reference i.e. C.T.S. No. 48A Village Dahisar, shown bounded blue on the plan, partly falls under CRZ II.
2. Existing D P Roads having width 18.30 m and 13.40 m.
3. The plot is situated on the Landward side of existing Road. The area of the plot as per P. R. card is 7755.70 m²

Copy of the CRZ remarks issued by MCGM is enclosed as **Annexure 6**.

Project Proposal

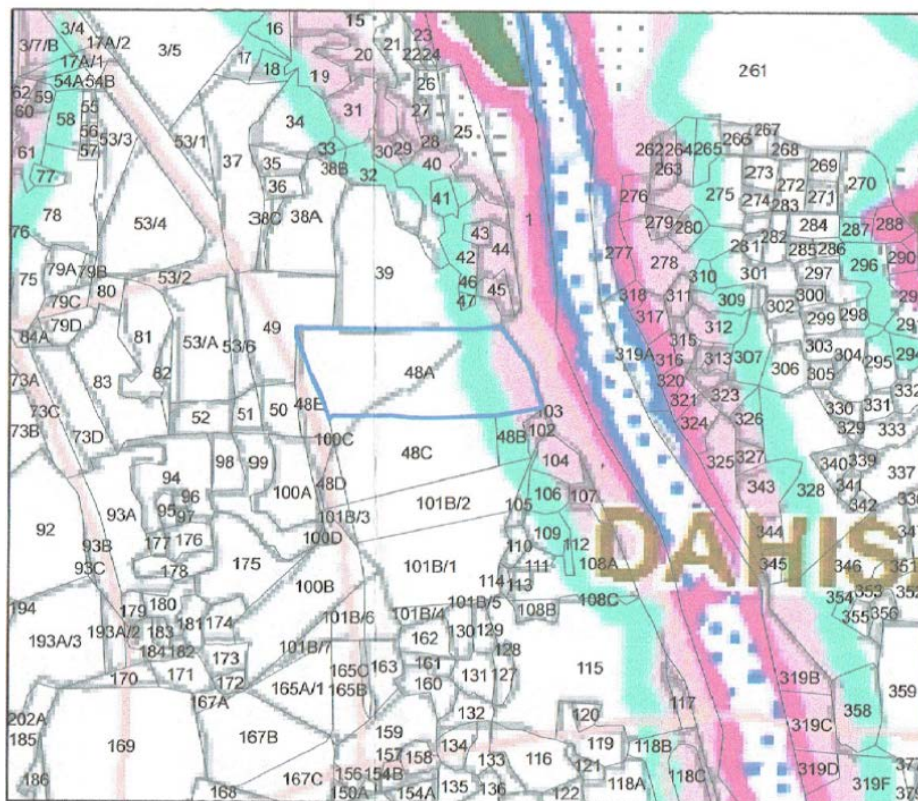
Table 1: Proposed building details

Building	Configuration	No. of Tenements	Height of Building (m)
Wing A	Stilt + 1 st to 3 rd Podium + 4 th to 21 st Floors	88	69.93 m
Wing B	Stilt + 1 st to 3 rd Podium + 4 th to 27 th + 28 th (part) Floors	115	90.93
Total		203	

Environmental Setting of Proposed Project is given below table;

Table 2: Environmental Setting

S. No.	Particulars	Details	Distance
1.	Latitude: Longitude:	19°15'38.03"N 72°51'13.92"E	-
2.	Present Land use at the proposed site	Residential zone as per D.P Remarks	-
3.	Transport Connectivity		
a.	Road	Bapu Bagve Road	Adjacent
		CS Link Road	250m
b.	Railway Station	Dahisar Railway Station	1.7 km
c.	Airport	Chhatrapati Shivaji Maharaj International Airport	20.8 km
4.	Hospital	Life Care Hospital, Sanghavi Exotica Building, Maratha Colony, Dahisar East	2.7 km
		Silverline Hospital, Mhatre Wadi, Dahisar West	1.4 km
		Shri Harilal Bhagwati Municipal Hospital, Sardar Vallabhbhai Patel Rd, Borivali West	2.3 km
		Pinnacle Hospital, D Wing, 1st Floor, Northern Heights, Dahisar East	2.4 km
5.	School	Lexicon Global School, Dahisar East	2.0 km
		St. Louis' High School, Dahisar West	1.2
		EuroKids Preschool Kandarpada, Best Kindergarten in Dahisar (West), Dahisar West	550m
		Kandarpada BMC School, Dahisar West	500m
6.	College	Shailendra Education Society, Shailendra Nagar, Shiv Shakti Complex, Dahisar East	3.2 km
		R.R. International College, Kalpana Chawl Marg, Borivali West	2.3 km
		Thakur Ramnarayan College of Arts & Commerce, Thakur Ramnarayan Educational Campus, Swami Vivekananda Marg, Anand Nagar, Dahisar East	2.2 km
		Vidya Bhushan Junior College, Shiv Vallabh Cross Rd, Ganesh Nagar, Dahisar East	4.4 km
7.	Fire Station	Kandar Pada Fire Station, Shiva Shakti Nagar, Dahisar West	350m
		Fire Station Mumbai Mahanagar Palika Dahisar, Dahisar East	2.9 km
		MBMC Fire Station, 37, Mira Road, Mira Bhayandar	5.9 km
		Kalpna Chawla Fire Station Office, Bhayandar West, Mira Bhayandar	9.5 km



2.1 Size of the project

The total plot area of the Pramila CHS Ltd is 7755.70 m² with the net plot area 7335.79m² area for FSI purpose.

This redevelopment is proposed for part of the plot land i.e. 3981.27 m² and only for two wings which are dilapidated buildings. The FSI applicable for the said land shall be 8850.45 m² + 3097.66 m² fungible compensatory area aggregating to 11948.11 Sq.mt (As per Concessions approved)

As per the final CZMP 2011, having HTL/setback lines with map scale 1:4000(GIS), the plot under reference i.e. C.T.S. No. 48A Village Dahisar, shown bounded blue on the plan, partly falls under CRZ II. . The proposal for redevelopment of existing Dilapidated society building. The land is situated in Residential zone as per 1967 DP and as per DCPR 2034. As the building was in Dilapidated condition and falls in CRZ-II. DCPR 2034 is applicable to the proposal u/r.

The plans for proposed Society building with of Wing 'A' having Stilt + 1st to 3rd Podium for parking + 4th to 21st upper floors and Wing 'B' having Stilt + 1st to 3rd podium for parking + 4th to 27th + 28th (pt) upper floors in lieu of proportionate plot potential + proportionate 0.50 additional F.S.I. as per table 12 of Reg. 30(A) + balance proportionate admissible 0.90 TDR as per table 12 of Reg. 30(A) + proportionate advantage of setback and 5% amenity 2 times within cap + claiming area of staircases, staircases lobbies, lifts, lifts lobbies free of FSI + compensatory

fungible area as per Reg. 31(3) for plot under reference will be processed as per DCPR 2034.

Details of FSI /Free of FSI area as permissible as per D. C. Rules as on 1967, as per plans and information submitted by Architect.

Table 3: Area Details

Bldg.	Total construction Area	Built up area for FSI + Fungible FSI purpose	BUA claimed free of FSI for purposes like Staircase, Lift lobby, Head room, OHT.	Height of building
Wing A & Wing B	27169.49m ²	11948.11 m ²	15221.38 m ²	Wing A: 69.93 m Wing B: 90.93 m

2.2 Location of the Project

Proposed buildings are situated at on Plot Bearing C.T.S. No. 48/A (Pt) of Village Dahisar, at Dahisar (W), Mumbai. Pin 400103. The nearest railway station is Dahisar which is 1.7 km. The project sites in CRZ II area

Google Location of the proposed project is given below;

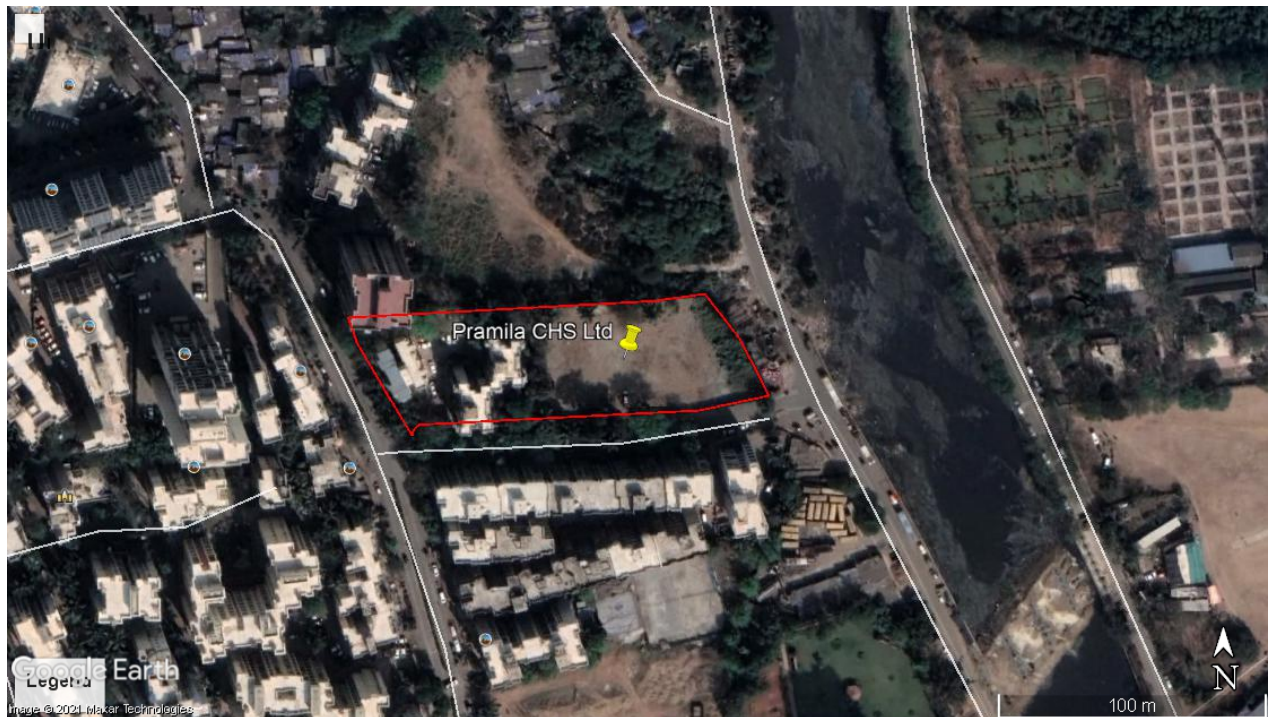


Figure 3: Google image of the entire society

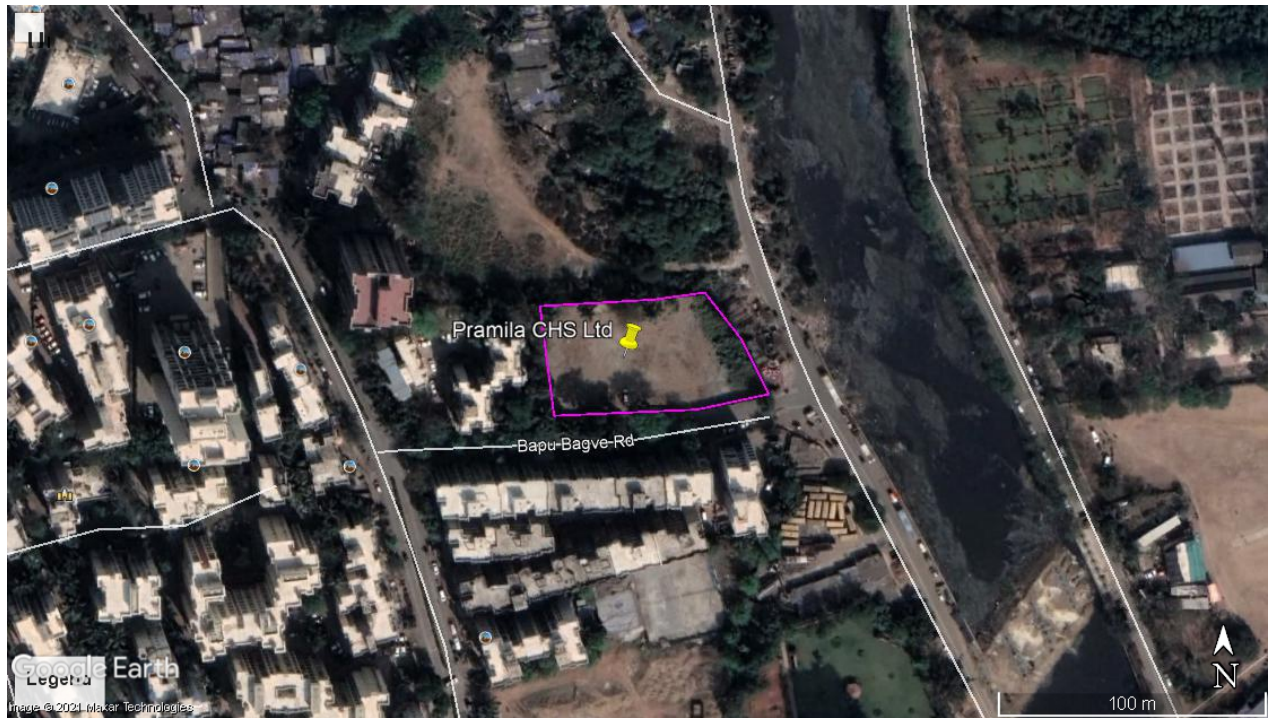
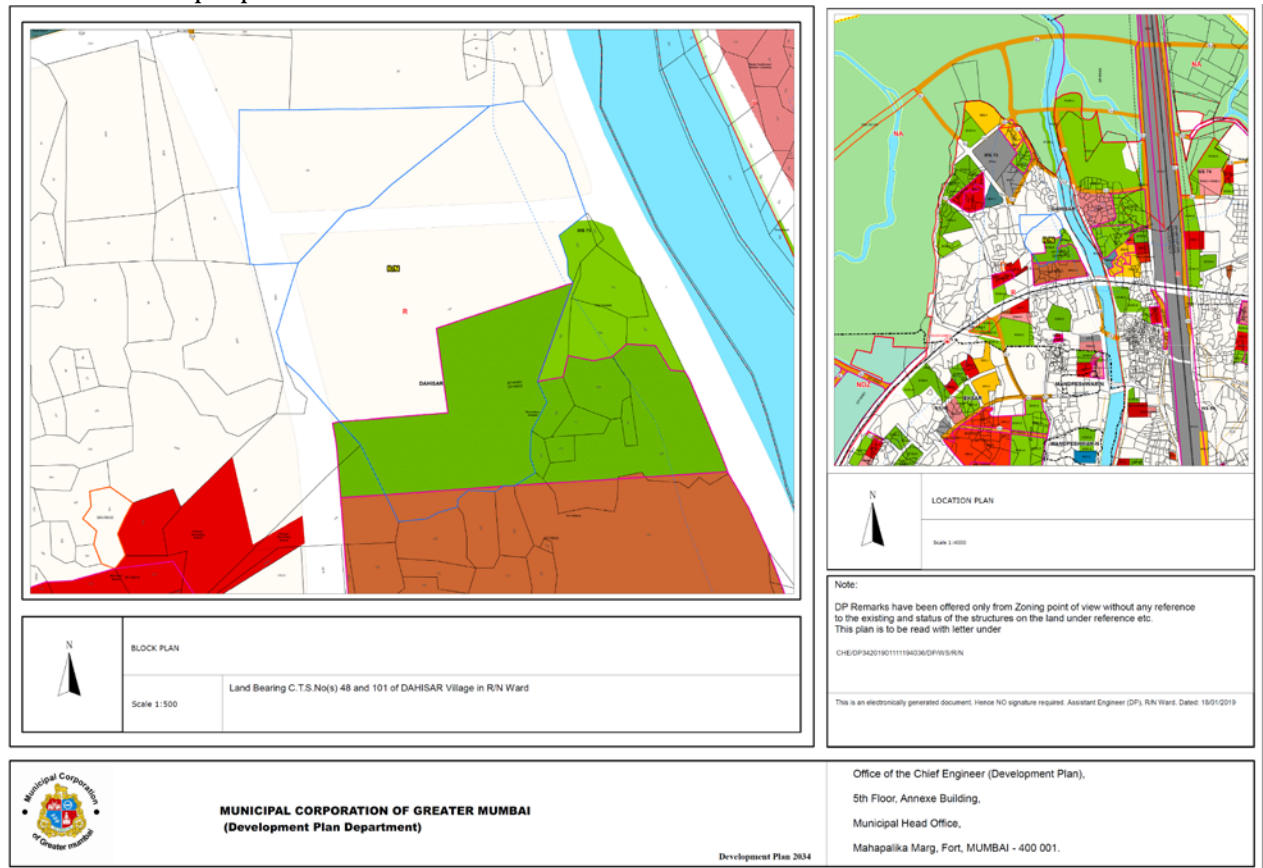


Figure 4: Google image of the proposed project- area under development

DP Remark of proposed Plot



CZMP Plan showing location of reference Plot

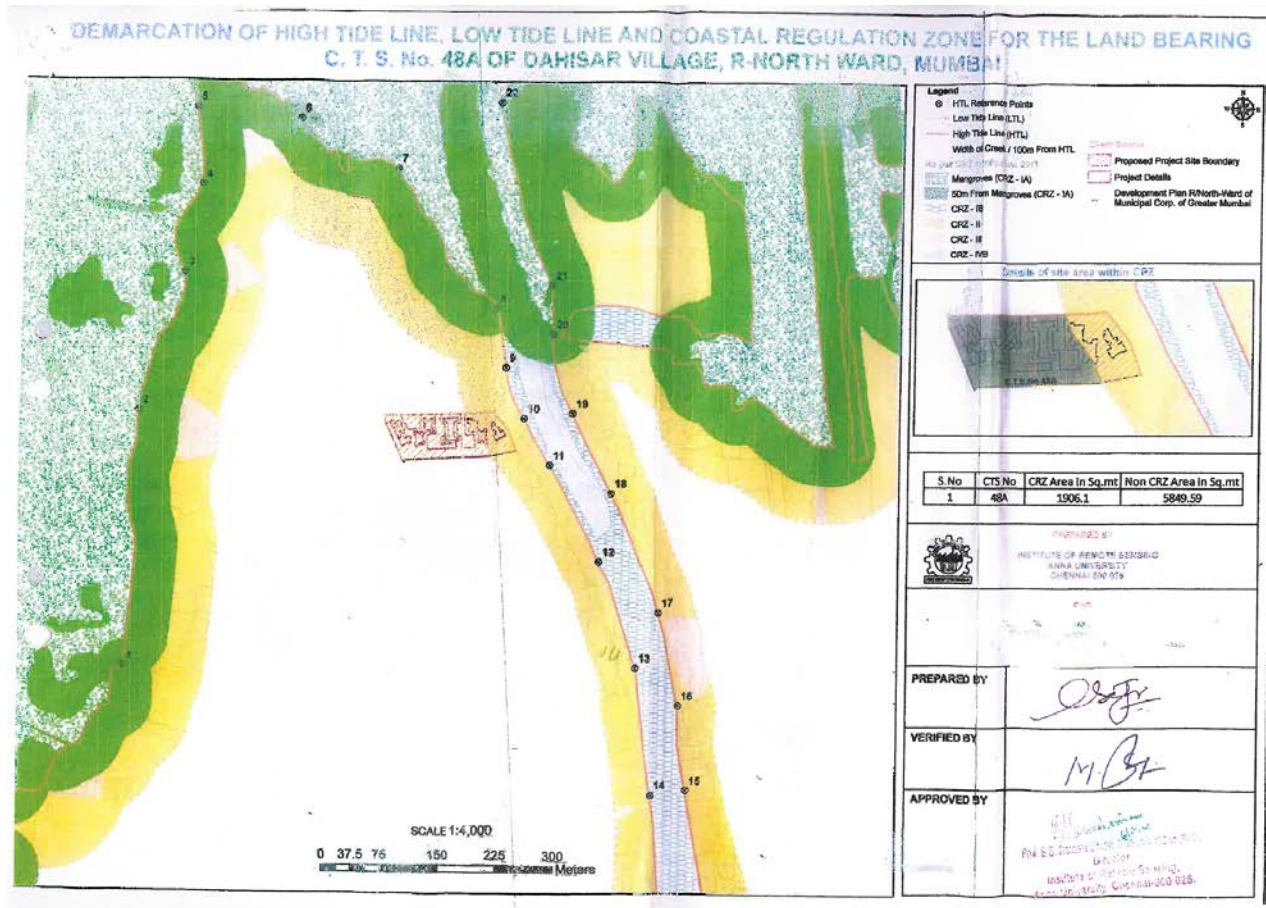


Figure 6: CZMP Plan showing location of reference Plot

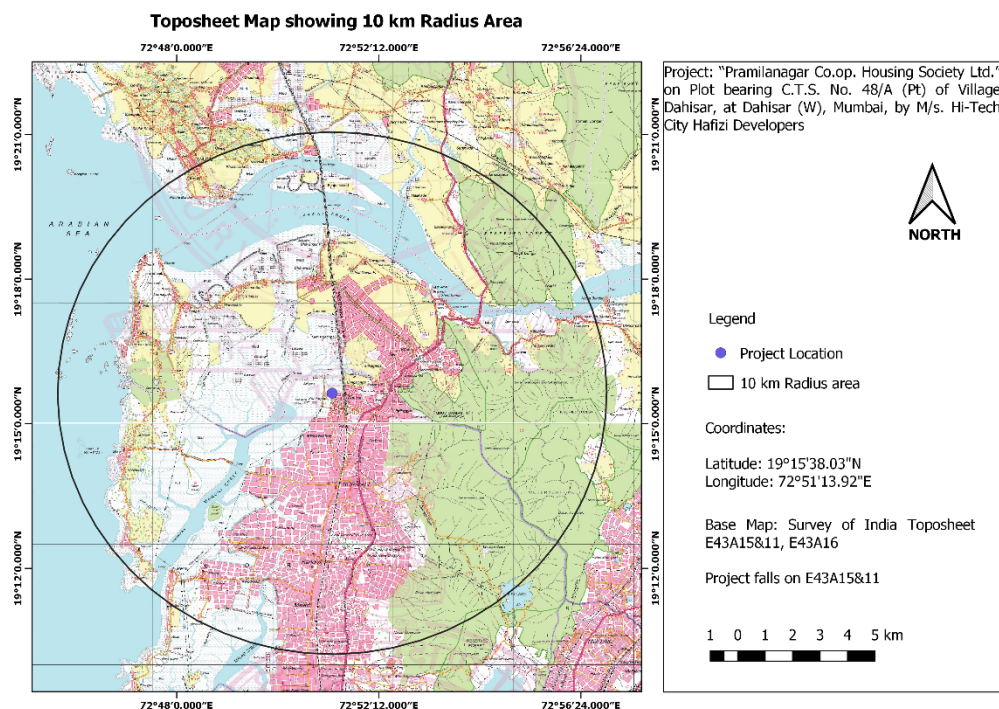


Figure 7: Toposheet of project site

2.3 Site Description

The project site is in CRZ area. The CRZ II area is 1168.85 m². 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

2.4 Proposed Development

Table 4: Area Statement

S. No.	Details	Area (m ²)
1	Total plot area	7755.70
2	Deduction- Road setback	33.82
3	Balance Plot area	7721.68
4	Deduction – Amenity handover	386.09
5	Deduction for existing BUA	3553.58
6	Total deduction (4+5)	3939.67
7	Plot area under Development (3-6)	3782.21
8	Permissible zonal FSI area	1.0
9	Less proportionate BUA of internal road restricted as per last approved layout	226.66
10	Net permissible BUA (7-9)	3555.35
11	Additional BUA	398.12
12	Proportionate additional BUA	34.88
13	BUA due to additional FSI on payment of premium	1891.11
14	BUA due to admissible TDR	2970.99
15	Permissible BUA	8850.45
16	Proposed BUA	8850.45
17	Fungible Compensatory area for Rehab component without charging premium	936.98
18	Permissible fungible compensatory area by charging premium	2160.68
19	fungible compensatory area available by charging premium	2158.62
20	Total BUA permissible including fungible area	11948.11
21	Total BUA proposed including fungible area (16+17+19)	11946.05
22	Total Non FSI Area	15221.38
23	Total Construction Built up area (20+22)	27169.49
24	Proportional RG area (physically provided)	1467.16
25	Total CRZ II area of entire plot	1168.85

Table 5: Project details

S. No.	Description	Details
1	Structure/ Building	2 Nos of Proposed buildings : Wing A: Stilt + 1st to 3rd Podium + 4th to 21 st Floors Wing B: Stilt + 1st to 3rd Podium + 4th to 27 th + 28 (part) Floors
2	Tenements existing	80
3	Tenements Proposed	115+88 = 203 Nos.
4	Height of Building	Wing A: 69.93 m and Wing B:90.93 m

5	Power Requirement	Connected Load : 3440kW Maximum Demand : 1491 kW DG Set : 500kVA- 1 No.
6	Salient features of the project	<ul style="list-style-type: none"> • Earthquake Resistance Building structure • Rain water Harvesting System in the complex • Energy Conservation; Provision of Solar water heating system. • Eco-Friendly Measures • Optimum use of Timer

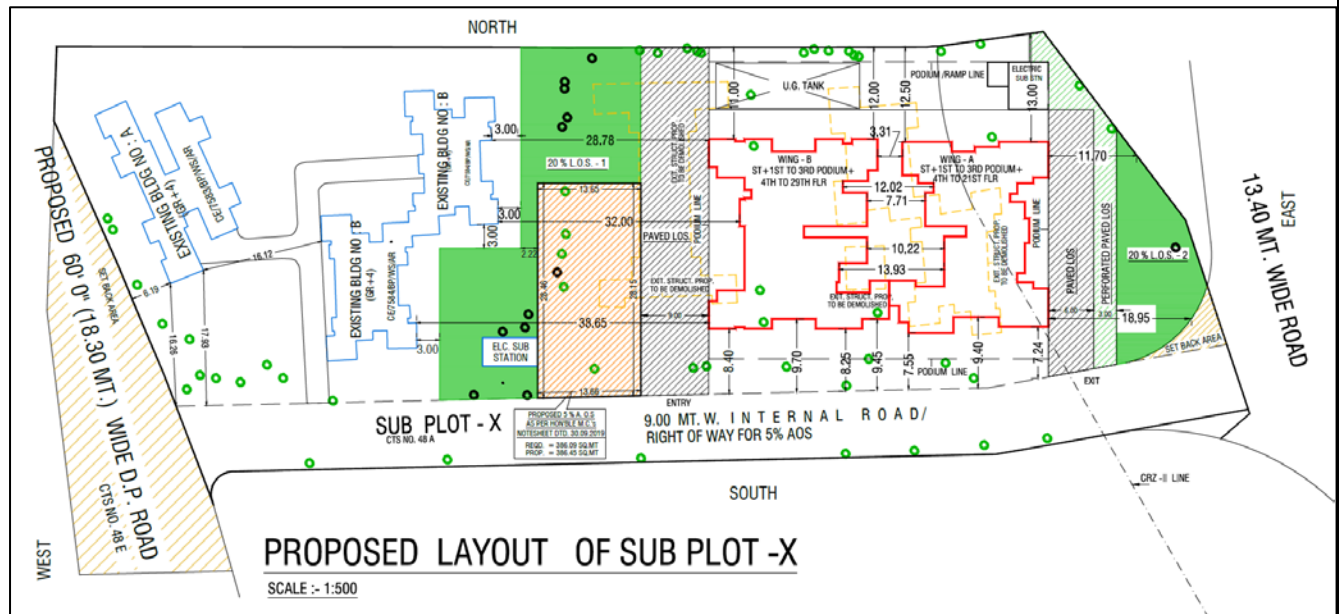


Figure 8: Project Layout

2.5 Parking Details:

Required Parking for residential: 110.50
Total Parking proposed: 175 Nos.

Floor	Big car	Small car	Total car
Ground Floor	12	45	57
1 st Podium	28	16	44
2 nd Podium	28	16	44
3 rd Podium	26	04	30
Total	95	80	175

2.6 Utilities

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

2.6.1 Water

- i) **WATER: During Construction Phase**
(Expected Consumption – total 35 m³/day)

For Construction activities: 30 cum/day & For Domestic use: 5 m³/day

S. No.	Consumption	Input	Loss	Sewage (m ³ / day)
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1	Construction Activities-tanker water	30	30	-
2	Domestic (50 Site Workers)	5	1	4
	TOTAL	35	31	4

ii) **WATER: During Operational Phase**

Sr. No.	Particulars	Occupancy	Water Demand (m ³ / day)			Sewage generation (m ³ / day)
			Domestic	Flushing	Total	
			90 Lit/person /day	45 Lit/person /day	135 Lit/person /day	
1	Building A	435	40	20	75	70
2	Building B	550	50	25	60	55
	Total	985	90	45	135	125

Source: - Water will be available from Municipal Corporation of Greater Mumbai (MCGM) for domestic use and from Tanker for construction purpose

Water permission and drainage NOC is available from Municipal Corporation of Greater Mumbai (MCGM) enclosed as **Annexure 6** and **Annexure 7** resp.

2.6.2 Power

DURING CONSTRUCTION

An Electricity supply of all above will be available from Reliance/Adani. It is mainly required for some construction equipment, general lighting etc.

All Fire & Safety measures will be taken as appropriate and will be supervised by the Authority.

DURING OPERATION

Connected Load: 3440 kW

Maximum Demand:1491 kW

DG set: 500kVA

The electricity supply will be available from ReliancePower/Adani Power

2.6.3 Green Belt/ Landscape

For landscape 1163.36 m² area will proposed. 20 nos. of native trees will be planted in landscape area.

2.6.4 Man Power

During Construction Phase:

(Expected Manpower – about 50)

Approximately 50 persons will be working during the peak time of construction phase. These persons will be on the project site during 0900 hrs. Except Security Personnel, who will be on the field round the clock for twenty – four hours.

During Operational Phase:

There will be about 995 Nos. persons residing in the buildings. Additionally there will be visitors, drivers and security staff.

3 DESCRIPTION OF ENVIRONMENT

3.1 Air Pollution

The proposed project site is located at on Plot Bearing C.T.S. No. 48/A (Pt) of Village Dahisar, at Dahisar (W), Mumbai. Pin 400103.

Source: - The source of Air Emissions is from the use of some equipment like concrete pumps, mixers, etc. These equipment consume Diesel as fuel during their operation. Carbon Monoxide, Oxides of Nitrogen and Particulate Matter etc. will be the major pollutants.

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.

As per secondary data, the Ambient Air Quality at various locations were collected and monitored.

Interpretation: Maximum PM 10 concentration ranges from 59 $\mu\text{g}/\text{m}^3$ to 83 $\mu\text{g}/\text{m}^3$ and minimum ranges from 26 $\mu\text{g}/\text{m}^3$ to 63 $\mu\text{g}/\text{m}^3$, Maximum PM 2.5 concentration ranges from 28 $\mu\text{g}/\text{m}^3$ to 33 $\mu\text{g}/\text{m}^3$ and minimum ranges from 14 $\mu\text{g}/\text{m}^3$ to 30 $\mu\text{g}/\text{m}^3$, Maximum SO₂ concentration ranges from 17.4 $\mu\text{g}/\text{m}^3$ to 23.9 $\mu\text{g}/\text{m}^3$ and minimum ranges from 10.3 $\mu\text{g}/\text{m}^3$ to 17.36 $\mu\text{g}/\text{m}^3$, Maximum NO_x concentration ranges from 20.6 $\mu\text{g}/\text{m}^3$ to 29.1 $\mu\text{g}/\text{m}^3$ and minimum ranges from 10.2 $\mu\text{g}/\text{m}^3$ to 18.3 $\mu\text{g}/\text{m}^3$, Maximum CO concentration ranges from 0.89 $\mu\text{g}/\text{m}^3$ to 1.8 $\mu\text{g}/\text{m}^3$ and minimum ranges from 0.09 $\mu\text{g}/\text{m}^3$ to 0.98 $\mu\text{g}/\text{m}^3$,

Highest pollution concentration was observed near the MIDC Mira Road, followed by the project site and lowest in the I C Colony. The trend shows the major pollution source to be vehicular traffic and construction activity as the higher concentrations were observed near the monitoring site having proximity to NH8 and other major roads as well site having ongoing construction activity near the monitoring location. Site having less Pollution concentration was observed in the residential area having well-developed greenbelt around the boundary of each society and away from the major roads.

Conclusion: The results are within the limits of NAAQS. Vehicular movement, traffic and construction in nearby site are the main reasons for air pollution in vicinity.

3.2 Noise Environment

Noise levels were measured at different location of the study area.

Interpretation:

- The noise level monitoring has been carried out at locations representing different environmental settings. The noise levels are recorded for daytime and night time as per guidelines.
- The noise level at the project site is observed to be within limit however noise level observed at site is due to the noise generated during the transportation on the abutting service road of Western Express Highway. Commercial vehicles were observed to be plying during the monitoring period. Noise level at various locations were observed to be on the higher side or close to the statutory limit. This is due to the activity related to urbanization and vehicular traffic.

3.3 Soil Quality:

Interpretation:

Organic carbon content is good for top soil preservation. Top soil can be used for development of R.G. area and plantation.

3.4 Water Environment:

3.4.1 Ground Water

Interpretation:

The quality of ground water shows that most of the parameters are well within the prescribed limit as per IS 10500-2012 and water is suitable for drinking purposes. However, project will have water supply from MCGM

3.4.2 Surface Water:

Interpretation:

The quality of Surface water shows that most of the parameters are well within the prescribed limit as per IS 2296. Comparing the values of pH, DO, BOD and Total Coliforms with 'Use based classification of surface waters' published by Central Pollution Control Board; it can be seen that the analyzed surface waters is moderately polluted, due to the waste water, MSW and Nirmalya is enters at the large quantity and classified as "Class 'D'" and can be use for Propagation of Wild life and Fisheries.

4 MITIGATION MEASURES:

4.1 Air Pollution Mitigation

S. No.	Source	Mitigation
1	Vehicle	<ul style="list-style-type: none">• All the vehicles coming to the site will be ensured to be in good condition having PUC.• Public awareness to use Green Fuel will be done.
2	Solid waste	<ul style="list-style-type: none">• Proper segregation and collection of waste will be ensured.• Location of loading and unloading will be fixed.• Good Housekeeping practices will be ensured at the premises.
3	Construction Activity	<ul style="list-style-type: none">• Noise / Dust nuisance preventions by barricading site up to 5.0 meter height by GI Sheets• Water sprinkling on dry site, sand.• Maximum use of electrical driven construction equipment with regular maintenance.

4.2 Noise Pollution Mitigation

S. No.	Source	Mitigation
1	Near Residential Areas	<ul style="list-style-type: none">i] Site Barricading by corrugated tin sheets will be done to protect the surrounding area.ii) Construction Activity will be carried out during daytime only.
2	Nearby Traffic	<ul style="list-style-type: none">i] All the vehicles coming to the site will be ensured in good condition, having Pollution Under Check (PUC).ii] Smooth Roads will be maintained in a project site.
3	Construction Equipment	<ul style="list-style-type: none">i] All the equipment will be run during daytime only.ii] Lubricants will be applied to all the equipment at proper interval.iii] Acoustic Enclosure will be provided for all the Equipment

4.3 Water Pollution

During Construction Phase:

Source: Tanker water will be used for various constructions activities like, Concreting, Plastering Flooring & Finishing etc.

Sewage: - There will be no generation of wastewater 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 sewage will be generated due to the persons working on the site who will require water for drinking, cleaning, etc. The Domestic sewage generated in construction phase will be disposed off in existing MCGM Sewer.

During Operational Phase:

Source: - The MCGM water will be used for domestic purpose i.e. drinking water for staff and laborers working on the field whereas

Sewage Generation/ Effluent: Waste Water generated during operation phase will amount to 125 m³/day of which will be treated in the Sewage Treatment Plant having capacity 140 m³. The treated water will be used for flushing and gardening. Excess treated waste water 64 will be discharged to sewer line.

Treatment & Disposal: -

STP will be proposed for treatment of waste water. During operational phase it will be recycled and remaining treated waste water will be disposed of existing sewer line.

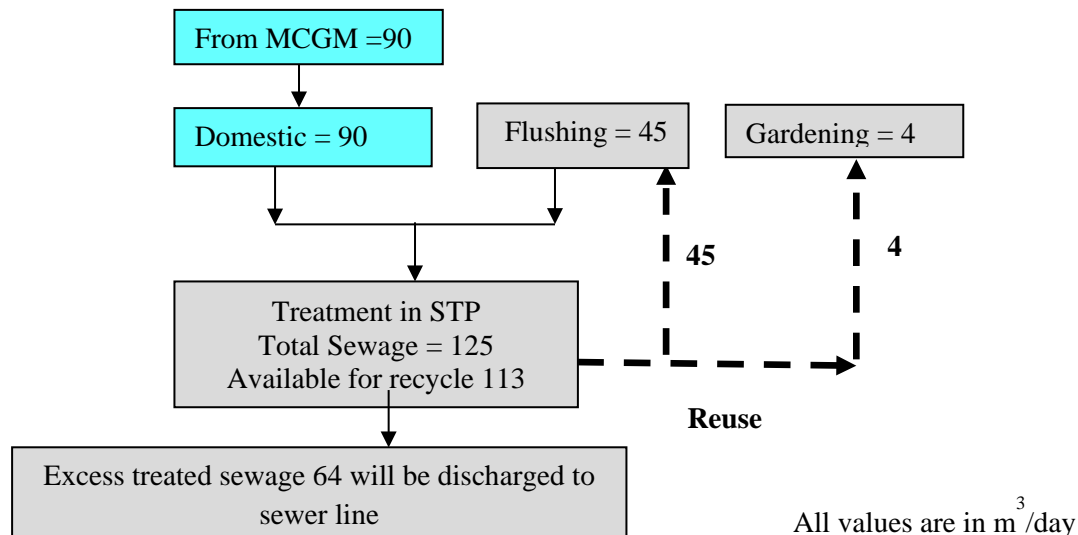


Figure 9: Water Balance

4.4 Rain water / Storm Water

- Rain water from terrace area will be collected in Rain water harvesting tank of capacity 40 Cum.
- Provision of Storm water drainage system with adequate capacity, Proper maintenance of storm water drainage.

4.5 Solid Waste

During Construction Phase:

The dilapidated structure is already demolished by following the guidelines issued by the municipal Corporation of Greater Mumbai.

Normal debris, waste concrete, soil, broken bricks, waste plasters etc. will be collected properly and will be reused for land filling in the premises.

During Operational Phase:

Total solid waste will be about 597 kg per day out of which 239 kg/day will be the biodegradable waste, treated in organic waste converter at site and 358 kg/day will be the non-biodegradable waste will be handed over to MCGM for further treatment and disposal. E waste, if generated will be collected separately and handed over to Authorized recyclers.

4.6 Energy details

4.6.1 Total energy saving

Total energy saving for the project is given below;

Overall Saving for the Project	22.4%
Total Units saved based on Unit Consumption - (Kw)	371
Energy saving through Solar system -(kw)	75
Energy saving through Solar system in percentage	5%

5 SITE ALTERNATIVES

The project is the reconstruction of the existing dilapidated building for existing residents. Hence no site alternatives are considered.

6 ENVIRONMENTAL MONITORING PROGRAMME

6.1 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 MoEF&CC / accredited by NABL.

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 shall be monitored once in three months.

Table 6: Environmental Monitoring Plan

During Operational Phase				
S. No.	Item	Parameters	Frequency	Location
1	Ambient Air Quality	SPM,RSPM,SO2 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 Operational Phase				
1	Ambient Air Quality	SPM,RSPM,SO2 NOX , HC & CO	Quarterly	1 station
2	Noise Level	Equivalent noise Level dB (A)	Quarterly	1 station
3	Drinking Water	Analysis of water for physical, chemical, biological parameters.	Quarterly	1 station

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Environmental Monitoring Cost:

Fund allocation shall be done for the EMP during construction and operation.

7 DISASTER MANAGEMENT PLAN

This provision is applicable in the present case only to safety and fire hazard because it is a small residential unit. 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 fire safety measures followed will be:

- Underground and overhead water storage tank for fire fighting.
- Exit sign & Emergency escape route sign 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
- Provision of Refuge Area
- 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.

7.1 ENVIRONMENTAL, 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 Equipment (PPE) will be provided to all the personnel involved in the construction activities. The project authorities will ensure use of safety equipment 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 ON SITE

- 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.
- All the safety precaution will be observed as per the guidelines during the construction phase. Personal Protective Equipment (PPE) will be provided to all the personnel involved in the construction activities.
- Site barricading by corrugated tin sheets up to height of 6.50 mtr will be done to protect the surrounding area of the project site from nuisance/ dusting.
- All electrical connections & cables will be checked by authorized persons to ensure the safety of workers on field.
- 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.
- The safety and security officers shall supervise the site.
- Safety helmets will be mandatory to all the persons present on the site during the construction activities.
- Hand gloves and dust masks will be provided to persons handling construction materials during the operation.
- Safety belts will be provided to the persons working at height during the operation.
- 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.

7.2 Traffic Management

During Construction Phase:

- Storage and Godown area will be properly identified.
- There will be about adequate wider space for movements of vehicles and parking.
- 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.

During Operational phase

- The parking space will be provided in basement and under stilt / parking floors. There is sufficient car parking space in the building on all sides; there will be 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.
- Traffic Management Plan system will be approved from concern MCGM Authority.
- Thus the traffic management will be easily and smoothly monitored without any hindrance to the regular flow of traffic on the main road.

7.3 Landscape and Green Belt

Adequate land will be available for open spaces and other non-building purposes area will be taken for green cover / lawn development in the proposed facility. Suitable plant species of local varieties will be planted with adequate spacing and density for their fast growth and survival.

7.4 Connectivity (Traffic and Transportation Road/Rail/Metro/Water ways etc)

Proposed project is well connected by road network. The nearest railway station is Dahisar.

7.5 Drinking Water Management

Drinking water facilities will be provided by MCGM.

8 PROJECT BENEFITS

The proposed redevelopment of dilapidated structure will provide good living condition for the tenants affected.

- The surrounding area will also be developed from residential point of view.
- 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.