

१.० Demleeevee

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एस् .के . बोले मार्ग लगत, आगार बाजार, दादर [प .], मुंबई - ४०००२८
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2.0 DekeAute³eeriejpe

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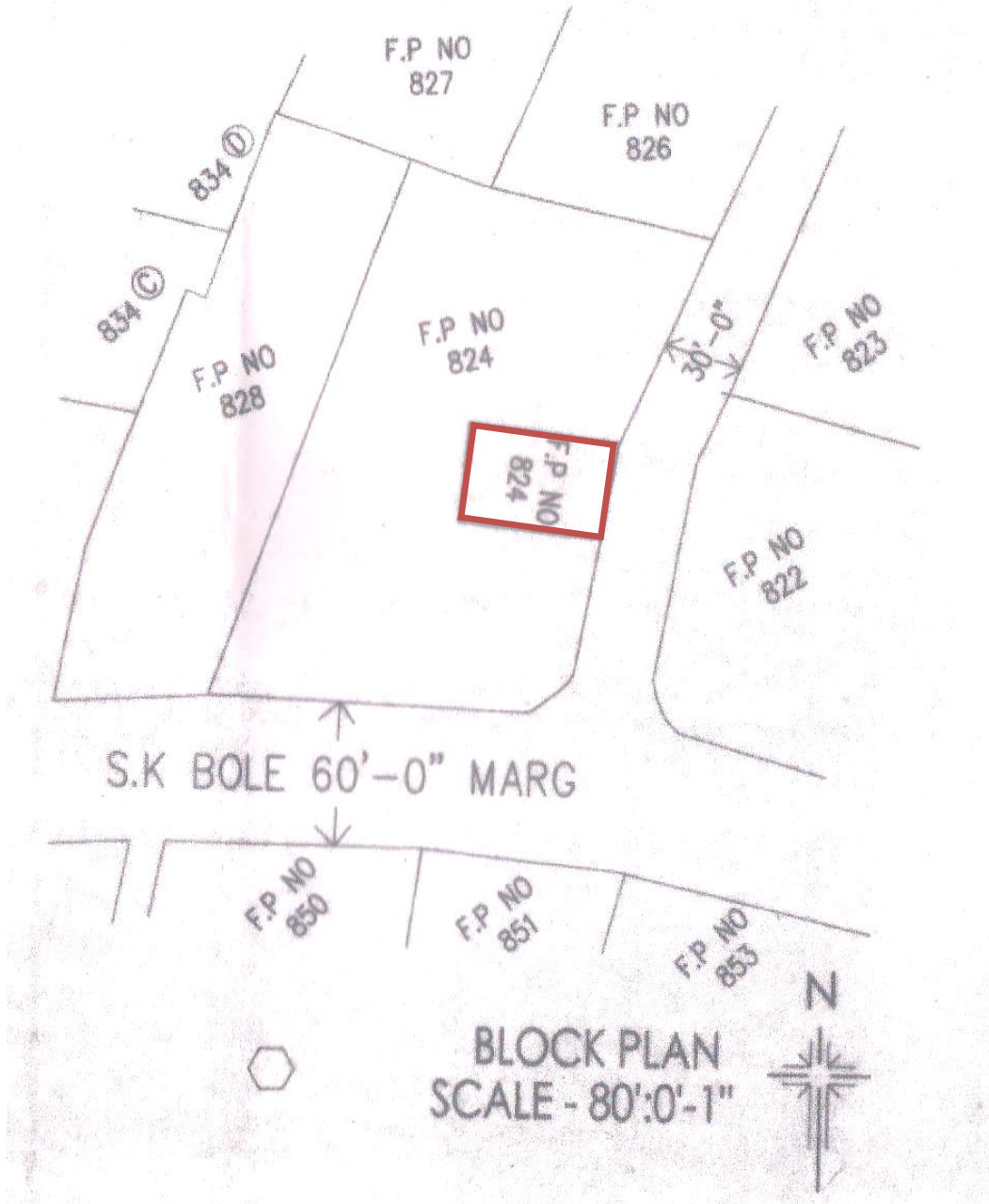
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अंतिम भूखंड क्रमांक ८२४ स्थित वगळ हाऊस हया इमारतीचा शासकीय योजनेनुसार
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संग्राम पेटकर यांना दिलेले आहेत .

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BLOCK PLAN



पार्किंग प्रदान

		No. of Parking	
		Required (As per Norms)	Provided
Residential Building	Part Stilt & Part Ground	5	5
		Total	5

4.0 पार्किंग प्रदान

4.1 पार्किंग प्रदान

1. पार्किंग प्रदान

पार्किंग प्रदान - 10 से 15 चौर³ 0e.efb. (1 बीएच प्लॉट)

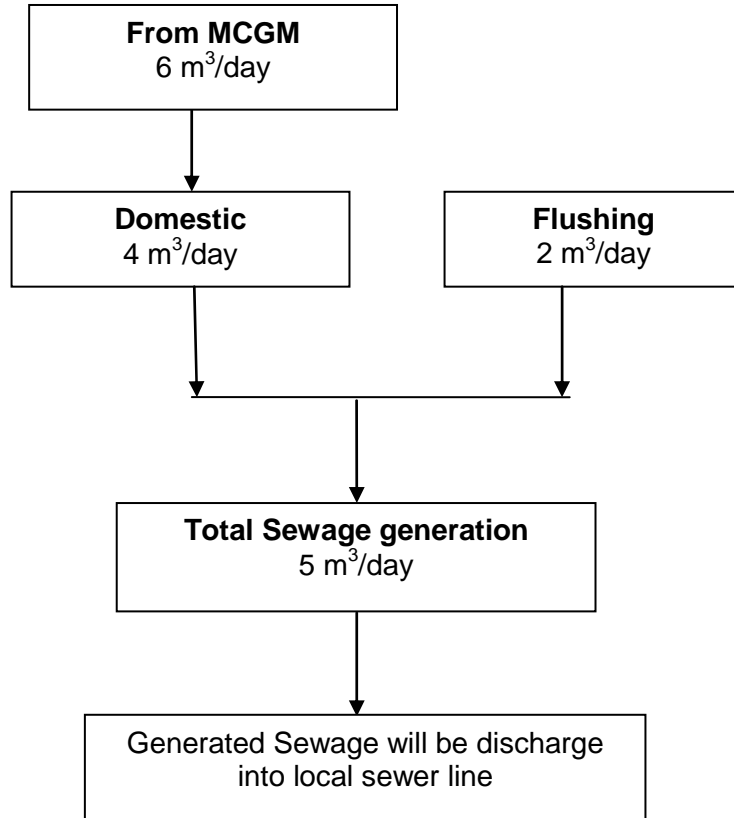
पार्किंग प्रदान - 5 चौर³/0e.efb. (मुंबई महानगरपालिका प्लॉट)

2. पार्किंग प्रदान

6 चौर³/0e.efb. - मुंबई महानगरपालिका प्लॉट

WATER BALANCE CHART

Net water Demand : $6 \text{ m}^3/\text{day}$



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सर्व सांडपाणी मुंबई महानगरपालिकेच्या नाल्यात सोडले जाईल .

4.3 Ieve meed[HeeCeer GIHeEeer

During Construction Phase :
Demolition waste : 7500 Cft.
Construction waste : 9800 Cft.

During Construction Phase :
Total Solid waste generation will be 18 kg/day.

• **Disposal :**

Total generated waste will be segregated at source itself in Non Biodegradable & Biodegradable waste & will be handed over to Municipal Corporation for further disposal.

4.4 T pce&iej peë

During Operation Phase –

Source – BEST

Maximum Demand load – 38 KW

4.5 Energy Conservation:

1. Building will be provided with CFL lamps.
2. Common area / external lighting on timers
3. Multiple circuits for lighting

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
				certificate.	
		Gaseous emissions of SPM, SO ₂ , NO _x and HC.	Operation Phase DG Set	Applicable height of stack is given. Also it is operated only during absence of the normal electricity.	No significant impact
			Emissions from vehicular traffic.	Adequate wide approach road is proposed for smooth vehicular movement. Road side plantation will further act as sink to gaseous emission.	No significant impact
3.	Noise	Increase in noise level.	Construction Phase Operation of construction equipments and vehicular movement.	Use of well-maintained equipment fitted with silencers.	No significant impact.
				Providing noise shields near the heavy construction operations.	
				Noisy operations will be limited to day time only.	
				Ear plug and muffs will be provided to workers.	
			Operation Phase Vehicles movement	Wide road and ample parking space will be provided to reduce vehicular noise	No significant impact
			D.G. sets operations	No significant noise pollution.	No impact.
4.	Land	Land	Construction	Construction debris	No significant

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
		contamination by construction debris and solid waste.	Phase Disposal of construction debris & solid waste.	will be collected and used for leveling the site. Solid waste from labours use will be collected in collection bins and disposed off to approve municipal landfill site.	impact.
			Excavated soil	Top soil will be used for landscaping	No significant impact.
			Metallic waste	Metallic waste will be sold to vendors for reprocessing.	No significant Impact.
			Operation Phase Municipal solid waste like rubbish, paper, plastic garbage etc.	Efficient solid waste collection and storage facility is proposed.	No significant impact
				Segregation of waste as biodegradable and non biodegradable waste will be done.	Compost material will be used as manure in landscaping.
				Biodegradable waste will be treated by OWC while non biodegradable waste will be given to approve vendors for disposal.	
5.	Ecology	No significant Impact	Construction Phase Site Development during construction	There is a plain terrain	--
			Operational Phase Increase of green cover	Suitable green belt will be developed as per landscaping plan at site.	

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
6.	Traffic Pattern	Increase of vehicular movements	Construction Phase Heavy Vehicular movement at site	Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided.	--
			Operational Phase Traffic due to commercial once the site is operational	Vehicular movement will be regulated inside the site with adequate roads and parking.	
7.	Socio-Economic	Increase in Job opportunities	Construction Phase Job opportunities for the local residents	--	

४.७ निष्कर्ष :

प्रस्तावित प्रकल्पामुळे पर्यावरणावर होणारा परिणाम हा किरकोळ प्रमाणात असेल .

EXECUTIVE SUMMARY

For

Proposed

Redevelopment Project under "D. C. Regulations of 33 (7)"

On Property bearing C.S. No. 127 of Mahim division, F.P.No. 824, T.P.S. IV,
Mumbai, Maharashtra.

Prepared By



GREEN CIRCLE INC.

EIA Consulting & Environmental Laboratory
(MoEF Approved Environmental Laboratory)

www.greencircleinc.com

Email: info@greencircle.com

EXECUTIVE SUMMARY

1.0 INTRODUCTION:

It is an ongoing project undertaken by **M/s. Aashiyana Construction** for the redevelopment of old & Dilapidated structures under “**D. C. Regulations of 33 (7)**” on Property bearing C.S. No. 127 of Mahim division, F.P.No. 824, T.P.S. IV, Mumbai, Maharashtra.

Since it is redevelopment project of the existing structure, there will be no significant changes in existing land use pattern by proposed project. The proposed project is in accordance with the approved Development Plan of Mumbai. The existing land use pattern is Residential.

The design of this project and utilities is thoroughly planned with the objectives of providing facilities to the people and keeping the mind on sustainable development.

The Site is well connected by road networks.

2.0 NEED OF PROJECT:

The existing structures on the site were old and in dilapidated condition, any further repair to the structures was not possible and the existing tenants were also unable to afford the cost of repairs/new construction.

Hence there was urgent attention and need for the rehabilitation of existing members through the redevelopment of old & Dilapidated structures under “**D. C. Regulations of 33 (7)**”. Under the proposed scheme the existing inhabitants will get new housing tenements with all basic amenities for fully free of cost with better infrastructure. The proposed redevelopment will allow each family to stay in a self-contained tenement of minimum 300 square feet area each. The entire colony will be provided with proper water supply, drainage facility and access road. **The proposed scheme will improve the socio-economic condition of people living in present old and dilapidated houses.**

Hence, owners of the property have given development rights/POA to M/s. Aashiyana Construction. M/s. Aashiyana Construction is developing the property under reference by rehabilitating existing tenants & co owners free of cost in proposed new building on the same plot. The copy of list of tenants certified by MHADA. There is no share of MHADA in

expenses towards construction / profit of the project. M/s. Aashiyana Construction is having 100% shares in the project.

The proposed project falls under CRZ-II on Land-word side of authorized structure as per CZMP.

Generally it is envisaged that some of the developmental activities adjacent to coastal area or marine areas would inevitably interact with marine environment causing short and long-term physical, chemical and biological changes. Unless adequate preventive and control measures are planned and implemented, these changes may cause disturbances to coastal environment due to alterations in marine water and sediment quality and also entail disruption of environmental quality along the coastline. Therefore, measures are required to be taken well in advance to protect sensitive areas, viz. ecological, commercial fishing and recreational. Offshore developments thus aggravate such problems posing new challenges for environmental management.

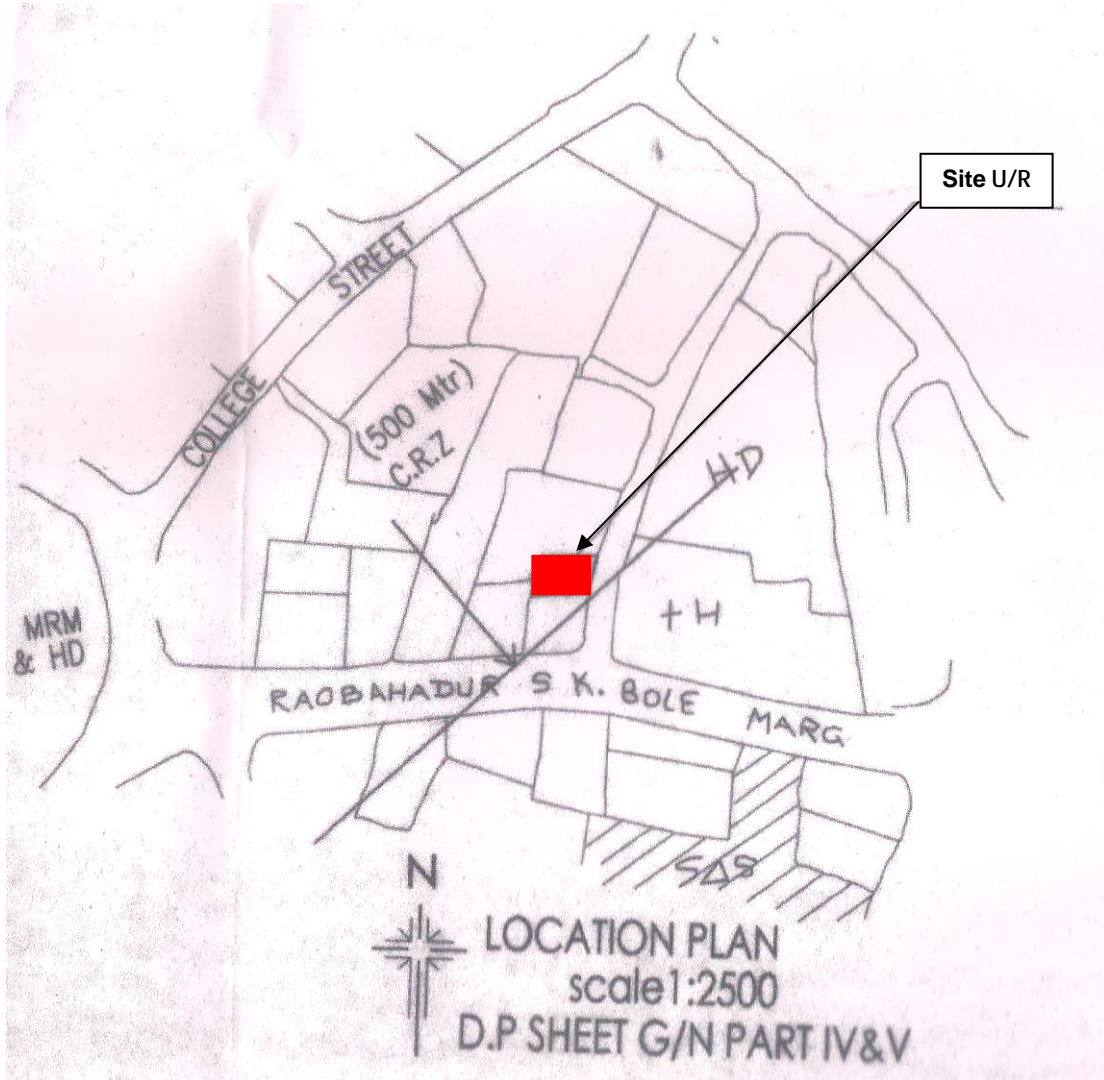
In order to minimize adverse impacts on the marine / coastal environment, it is therefore essential that preventive and control measures are delineated, incorporated and implemented by company in their further developmental plans.

3.0 PROJECT DESCRIPTION:

Proposed “Redevelopment Project” under D. C. Regulations of 33 (7) comprises of Rehabilitation Building Configuration of each is given as follows:

For ‘Rehabilitation Component for Existing members’ – Part Stilt + Part Ground + 7 upper floors

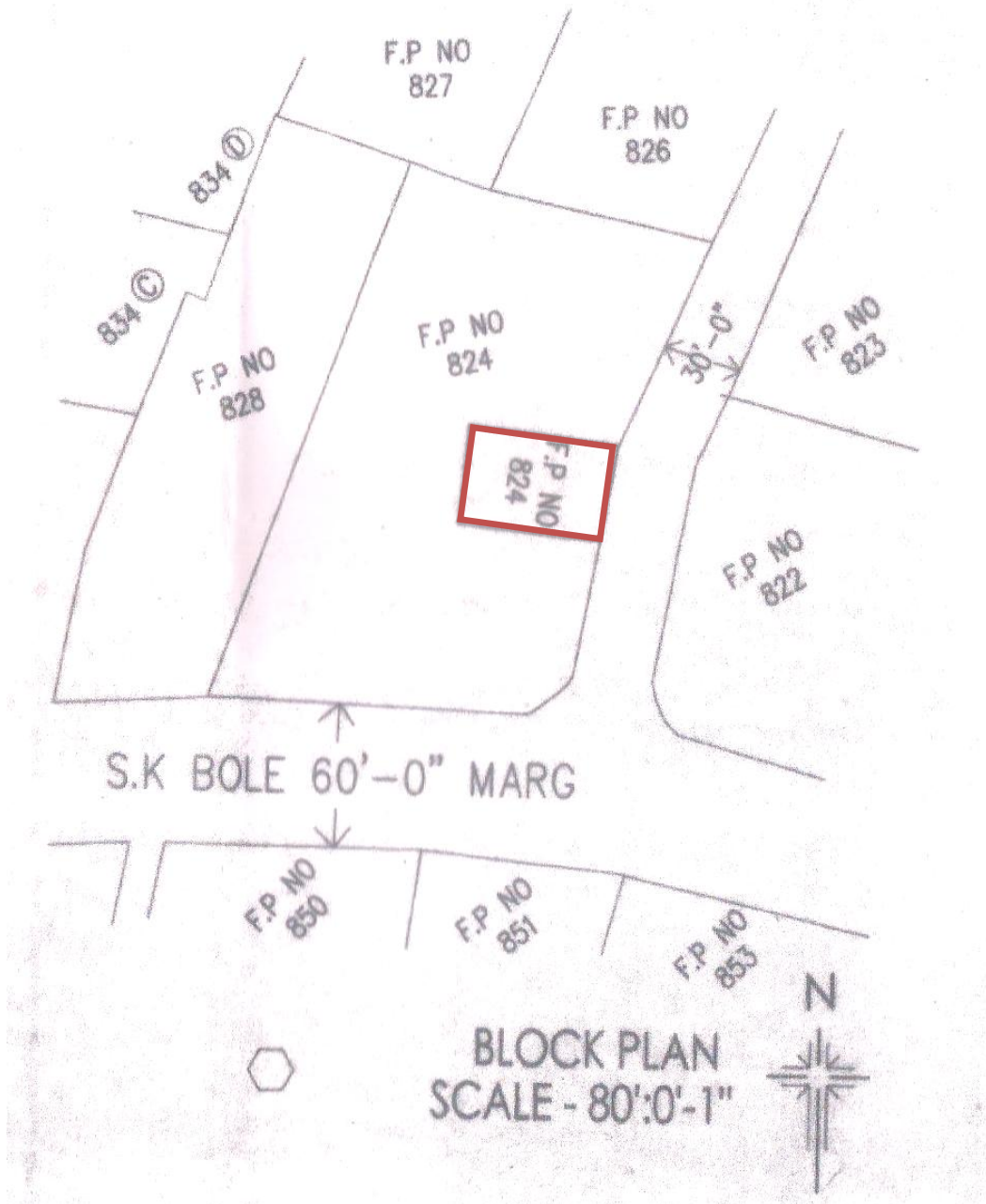
Location Plan



4.0 DETAILS OF THE PROJECT

Sr. No.	Project Requirement	Details
1.	Area Statement	<p>Before Expansion [As per 2.0 FSI]</p> <p>Total Plot Area: 220.74 m² FSI Area : 441.48 m²</p> <p>After Expansion (As per 2.5 FSI)</p> <p>Total Plot Area : 220.74 m² Total Permissible built up area as per FSI : 551.85 m² Non FSI Area [Staircase, Lift, Lobby area] : 138.38 m² Construction Area : 690.23 m²</p>
2.	Total Water requirement	<p>Source : Municipal Corporation of Greater Mumbai [MCGM]</p> <p>Fresh water requirement : 6 m³/day [Domestic & Flushing]</p>
3.	Sewage Generation	Total Sewage generation will be 5 m ³ /day & will be directly disposed into local sewer line.
4.	Total Solid waste Generation	<p>During Construction Phase : Demolition waste : 7500 Cft. Construction waste : 9800 Cft.</p> <p>During Construction Phase : Total Solid waste generation will be 18 kg/day.</p> <p>• Disposal : Total generated waste will be segregated at source itself in Non Biodegradable & Biodegradable waste & will be handed over to Municipal Corporation for further disposal.</p>
5.	Power requirement	<p>During Operation Phase - Source – BEST Maximum Demand load – 38 KW</p>
6.	Latitude	19 ⁰ 01' 08.39" N
7.	Longitude	72 ⁰ 50' 04.04" E
8.	Elevation above MSL	38 ft
9.	Seismic Zone	Zone –III
10.	Project Cost	Rs. 2.23 Crore

BLOCK PLAN



PARKING DETAILS

		No. of Parking	
		Required (As per Norms)	Provided
Residential Building	Part Stilt & Part Ground	5	5
Total			5

UTILITY REQUIREMENT:

4.1 Water Requirement:

1. CONSTRUCTION PHASE :

For Construction : 10 to 15 m³/day (Tanker water)

For Domestic : 5 m³/day (For Worker: MCGM).

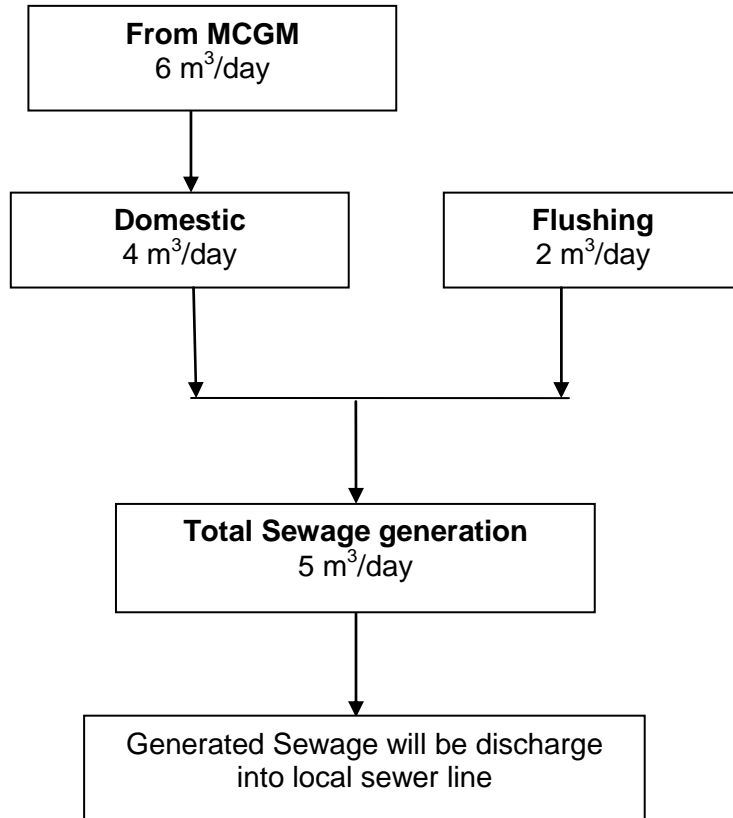
2. OPERATION PHASE:

Source : Municipal Corporation of Greater Mumbai [MCGM]

Fresh water requirement : 6 m³/day [Domestic & Flushing]

WATER BALANCE CHART

Net water Demand : 6 m³/day



4.2 Waste Water Disposal :

Total sewage generation during operation phase will be 5 m³/day. Generated sewage will be disposed into local sewer line.

4.3 Solid Waste Generation:

During Construction Phase :

Demolition waste : 7500 Cft.

Construction waste : 9800 Cft.

During Construction Phase :

Total Solid waste generation will be 18 kg/day.

• **Disposal :**

Total generated waste will be segregated at source itself in Non Biodegradable & Biodegradable waste & will be handed over to Municipal Corporation for further disposal.

4.4 Power Requirement:

During Operation Phase -

Source – BEST

Maximum Demand load – 38 KW

4.5 Energy Conservation:

1. Building will be provided with CFL lamps.
2. Common area / external lighting on timers
3. Multiple circuits for lighting

4.6 Environment Management Plan :

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
1.	Water	Water contamination	<u>Construction Phase</u> Domestic waste water from workers	Septic tank will be provided and disposed off.	No adverse impact
			Surface runoff from site.	Silt traps and diversion ditches will be constructed to control surface runoff.	No adverse impact
			<u>Operation phase</u> Discharge of domestic wastewater.	Generated sewage will be transferred to STP for its treatment of 110 m ³ /day capacity for residential and 100 m ³ /day for commercial.	No adverse impact
			Surface runoff from site	Rain water harvesting – ground water recharging will be done through percolation pits thereby prevent runoff and facilitate water percolation.	Positive impact.
2.	Air Quality	Dust Emission	<u>Construction Phase</u> Construction activities	Dust mask will be provided to prevent worker exposure of dust. Barricading the site periphery by tin sheets. Sprinkling of water will be done for dust suppression.	Temporary & insignificant impact.

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
		Gaseous emissions of pollutants i.e. SPM, SO ₂ , NO _x and HC	Construction equipments and vehicular movement.	<p>Periodic maintenance of construction equipments will be done.</p> <p>Heavy vehicle must be checked for PUC certificate.</p>	Temporary & insignificant impact.
		Gaseous emissions of SPM, SO ₂ , NO _x and HC.	Operation Phase DG Set	Applicable height of stack is given. Also it is operated only during absence of the normal electricity.	No significant impact
			Emissions from vehicular traffic.	Adequate wide approach road is proposed for smooth vehicular movement. Road side plantation will further act as sink to gaseous emission.	No significant impact
3.	Noise	Increase in noise level.	Construction Phase Operation of construction equipments and vehicular movement.	<p>Use of well-maintained equipment fitted with silencers.</p> <p>Providing noise shields near the heavy construction operations.</p> <p>Noisy operations will be limited to day time only.</p> <p>Ear plug and muffs will be provided to workers.</p>	No significant impact.

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
			Operation Phase Vehicles movement	Wide road and ample parking space will be provided to reduce vehicular noise	No significant impact
			D.G. sets operations	No significant noise pollution.	No impact.
4.	Land	Land contamination by construction debris and solid waste.	Construction Phase Disposal of construction debris & solid waste.	Construction debris will be collected and used for leveling the site. Solid waste from labours use will be collected in collection bins and disposed off to approved municipal landfill site.	No significant impact.
			Excavated soil	Top soil will be used for landscaping	No significant impact.
			Metallic waste	Metallic waste will be sold to vendors for reprocessing.	No significant Impact.
			Operation Phase Municipal solid waste like rubbish, paper, plastic garbage etc.	Efficient solid waste collection and storage facility is proposed.	No significant impact
				Segregation of waste as biodegradable and non biodegradable waste will be done.	Compost material will be used as manure in landscaping.
				Biodegradable waste will be treated by OWC while non biodegradable waste will be given to approved vendors for disposal.	
5.	Ecology	No significant Impact	Construction Phase Site Development during construction	There is a plain terrain	--

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls through EMP and Design	Impact Evaluation
			<u>Operational Phase</u> Increase of green cover	Suitable green belt will be developed as per landscaping plan at site.	
6.	Traffic Pattern	Increase of vehicular movements	<u>Construction Phase</u> Heavy Vehicular movement at site	Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided.	--
			<u>Operational Phase</u> Traffic due to commercial once the site is operational	Vehicular movement will be regulated inside the site with adequate roads and parking.	
7.	Socio-Economic	Increase in Job opportunities	<u>Construction Phase</u> Job opportunities for the local residents	--	

4.7 Conclusion:

The proposed project will have marginal & negligible impact on the environment.