

MINUTES OF PUBLIC HEARING OF
PROPOSED REDEVELOPMENT OF THE BUILDING BY

M/s. Nishuvi Corporation,

On Proposed redevelopment on plot bearing C.S. No 1/47, 2/47, 117, 118, 119, 120 and 121 of Lower Parel Division, situated in G/South Ward, Mumbai

Date of Public Hearing: 04/05/2016

Time : 11:30 hrs.

Venue: Office of Collector & District Magistrate Mumbai City, Old Custom House, Shahid Bhagat Singh Marg, Mumbai 400 001.

Public hearing for proposed redevelopment of building by M/s Nishuvi Corporation, Proposed redevelopment on plot bearing C.S. No 1/47, 2/47, 117, 118, 119, 120 and 121 of Lower Parel Division, situated in G/South Ward, Mumbai

The following panel members of the public hearing committee were present.

1. Shri. Chandrakant Thorat - Chairman
Resident Deputy Collector &
Addl. Dist. Magistrate,
Mumbai City.
2. Shri. Amar Durgule - Member/Convener
Sub-Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - I.
3. Shri. B. P. Solunke - Representative of Member
Regional Officer, Secretary, M.P.C. Board
Maharashtra Pollution
Control Board, Mumbai

In the beginning Shri. Amar Durgule, Sub Regional Officer, MPC Board, Mumbai-I, convener of the public hearing meeting welcomed the Chairman of the Committee, the panel members, the tenants /residents and commenced the meeting with the permission of Chairman. He explained the purpose of public hearing, mentioning that as per the MOEF, Govt. of India, New Delhi, Notification S.O/1533 dated 14th Sept. 2006 and amended thereto, and Coastal Regulation Zone (CRZ) Notification dated 6th January, 2011, the Public hearing of tenants / residents shall be carried out for redevelopment and construction activity in the CRZ area.

Accordingly, M/s Nishuvi Corporation, had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on proposed redevelopment on C.S. No 1/47, 2/47, 117,118, 119, 120 and 121 of Lower Parel Division, situated in G/South Ward, Mumbai to Maharashtra Pollution Control Board .Accordingly, the Resident Deputy Collector & Addl. Dist. Magistrate, Mumbai City had fixed the date of public hearing on 19.03.2016. The Convener briefed that, a public notice regarding the said public hearing was published in the daily newspaper "Navshakti" in Marathiand "The Free Press Journal" in English on 18/02/2016,i.e. one month prior to the meeting, inviting suggestions, objection and comments about the proposed redevelopment project. Documents of Environmental Synopsises regarding public hearing were made available for review/study for the tenants or residents of Mumbai at –

1. Office of the Collector & District Magistrate Mumbai City, Old Custom House, Shahid Bhagat Singh Marg, Fort, Mumbai – 400 001.
2. Environment Dept., New administrative building, 15th floor, Mantralaya, Mumbai.
3. Joint Director(WPC), MPCB Board, Sion, Mumbai,
4. Regional Officer-Mumbai/ Sub Regional Office, Mumbai - I, MPC Board, Raikar Chamber, "A" wing, 216 2nd Floor, Deonar Gaon Road,Near Jain Mandir Govandi (E), Mumbai-400 088.
5. Astd. Commissioner, 'G/South' Ward Municipal Corporation Office Bldg. N.M.Joshi Marg, Elphinstone, Mumbai-400013

But, due to some unavoidable circumstances the said public hearing was postponed to on 4/05/2016 with same time and venue. A public notice (Corrigendum) regarding the said public hearing was published in the daily newspaper "Navshakti" in Marathiand "The Free Press Journal" in English on 19.03.2016.

The convener also informed to the tenants / residents that the purpose of the public hearing Committee is to conduct the public hearing and to record the opinion, suggestions /objections of the tenants /residents, with regards to environment point of view. The Committee will not take any decision about the project. He also informed that the said public hearing is for the tenants / residents affected by the

project. The project proponent will present the details about the project and its impact on environment and the mitigation measures proposed by the project proponent. Thereafter the tenants /residents can give their, suggestions/ objections, comments, and opinions verbally as well as in writing about the project, which will be recorded and the same will be forwarded to the Maharashtra Coastal Zone Management Authority, Mantralaya, Mumbai.

After this, with the permission of Resident Deputy Collector & Addl. Dist. Magistrate, Mumbai City and Chairman the Public Hearing Procedure was started.

Shri.Gopal D. Chiplunkar, the technical consultant of the said project, briefed about the proposed project by power point presentation. He showed the details about the location of the project and showed the location map and Google image of the site. He briefed about the access to the site via road networks and explained about the plot, which is situated on the landward side of the existing Khan Abdul Gaffar Khan Road existing prior to 19/02/1991 as was shown in the approved CZMP of the area as well as 1967 DP of Mumbai. There exists CESSSED category eight ground storey structures (Chawls) on the plot. The existing CESSSED category structures are of Ground Floor with total 145 nos. of tenants.

The land use of the Existing plot is residential and non-residential as per certified tenant list by Deputy Engineer, GN, B.B.R. & R.B. Board, Bombay, dated 16/03/2004 and inspection extract of MCGM and CESSSED category certificate for the property situated in the Residential zone. The proposal was earlier placed before the MCZMA in 38th MCZMA meeting, dated 06/03/2007, for a single building of Ground floor (stilt floor) + 1st to 5th upper residential floor, which was then forwarded to MoEF & CC vide letter No. MCZMA/15 dated 28.03.2007. The MoEF & CC vide letter No. 11-31/2007-IA-III dated 13.07.2007 has accorded the

Environmental Clearance. The FSI permitted at that time as permissible as on 19/2/1991, as per 1991 CRZ Notification.

He briefed about the building configuration, that the building "B", "C", "E" and "F" are proposed, while Building "D" and "O" have been retained on site. The maximum height of the building is 41.45 meters. Out of these 260 flats/tenements/shops, 145 flats/tenements/shops will be given for rehabilitation of existing tenant and 65 no. of flats/tenements/shops will be given to MHADA as surplus built up area. Total 50 flats will be sale components in this building.

He mentioned that the total plot area of the existing plot is 9874.36sq.mtr. and proposed total built up area is 14717.03 Sq. Mtrs. which comes under CRZ-II area. The approximate total construction area is 22208.48 Sq. Mtrs. He then gave brief about the FSI statement, and also showed the details about the plan layout of the building and the details about the parking and the details about the residential flats/shops, the detailed layout plan, and the residential/commercial floor plans.

The total cost of the proposed project is about Rs.66,62,54,400/- (Sixty Six Crore Sixty Two Lakh Fifty Four Thousand Four Hundred Rupees Only).He explained about the traffic congestion mitigation measure along with the parking area statement. The water requirement is 184.41_KLD in operational phase. The total sewage generation will be 157.91 KLD. The sullage will be treated in two Sewage Treatment Plant of 100 KLD capacity. The STP's will be made in two phases, of 100 KLD capacity each. The scheme of treatment plant will be based on MBBR Process. It will be salient, odourless &energy efficient. The MBBR media offers a large surface available for the fixed biomass to grow. The presence of this fixed biomass increases the loading rate, which allows the treatment of more soluble pollution per cubic meter of tank volume than conventional technologies. The treated sewage water will be used for flushing, gardening, car washing, etc. He also explained about the water environment impacts and its mitigation measure. The

sewage treatment plant location was shown in the layout plan of the plot. Taking into consideration the water shortage, thereof top water harvesting plan was shown with the help of percolation pits, along with their location in the layout plan.

The solid waste management plan of the construction phase and operational phase was explained. Out of the total solid waste generated, i.e. 776.00 kg/day will be segregated into dry and wet waste of 239.32kg/day will be recycled using Organic Waste Convertors (OWC) of adequate capacity. The cured manure can then be used in proposed Recreational Garden areas in the project and the extra can be either sold or given for use in other gardens. The Green area development details were shown, wherein 1162.61 m² area is required for the RG development and in this project, 1585.65 m² area has been proposed for RG development. Total 160 Nos. of trees are proposed to be planted.

Also at the time of construction activity, necessary precautions will be taken to control the Air and noise pollution control. The Energy consumption, energy saving measures, along with fire fighting measures was also explained in detailed. The Environment Management plan, in construction and post construction phase were explained with regard to air, water, noise, land etc parameters. The site photographs were also shown.

The Chairman of the Committee Resident Deputy Collector & Addl. Dist. Magistrate, Mumbai City then appealed to the tenants / residents to express their views, doubts, and objections, opinions, suggestions about the project, only from the environmental point of view, if any, so that the project proponent will clarify the same.

The following persons raised the questions-

Shri. Rajkumar Yadav, Chwal 3/19

The Project Proponent should display the information/ layout plan of the project On a board on site? Is there any restriction of height of building?

Answer: The technical consultant of the said Shri. Gopal Chiplunkar of the project informed that as present the work of the building has been stopped and the details will be displayed on board as an when the work starts. There is no restriction

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Shri. Chandrakant Thorat, Residential Deputy Collector & Addl. Dist. Magistrate, Mumbai City.

Question: -What precautions are you going to take to control Noise and dust pollution caused during the construction?

Answer: Shri: Gopal Chiplunkar the technical consultant of the said project informed that during the construction water sprinkling and cotton net will be provide is carried out on site for dust suppression. For noise control tin sheets wall be provided and the construction will be carried out during day time only.

Finally, the Convener informed the public that all the views expressed in the meeting, letters if any submitted and the project proponent's reply will be put in minutes of the meeting and forwarded to the MCZM Committee, Environment Department, Mantralaya, Mumbai.

The Resident Deputy Collector & Addl. Dist. Magistrate, Mumbai City and Chairman of the Committee thanked all the panel members, tenants/ residents and the project proponent for co-operation to conduct the public hearing successfully and concluded the hearing.

(Amar Durgule)
Member/Convener,
Sub-Regional Officer, Mumbai,
M.P.C. Board, Mumbai

(B. P. Solunke)
Regional Officer- Mumbai
Representative of Member
Secretary, M.P.C. Board,
Mumbai

(Chandrakant Thorat)
Resident Deputy Collector &
Addl. Dist. Magistrate,
Mumbai City
and
Chairman,
Public Hearing Panel