

MINUTES OF PUBLIC HEARING OF
PROPOSED REDEVELOPMENT OF THE BUILDING BY

M/s. Wadhwa & Associates Realtors Pvt. Ltd.

At proposed redevelopment on plot bearing C.T.S. No. C/1615, of Village Bandra, Off Bandra
Road, Bandra (West), Mumbai

Date of Public Hearing: 30/08/2017

Time : 11:00 hrs.

Venue: Otter's Club, Near Jogger's Park, Carter Road, Bandra (West), Mumbai

Public hearing for proposed redevelopment of building by M/s. Wadhwa & Associates Realtors Pvt. Ltd., on plot bearing C.T.S. No. C/1615, of Village Bandra, Off Bandra Road, Bandra (West), Mumbai.

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

1. Shri Dr. Nitin Mahajan, - Chairman
Residence Dy. Collector
Add. Dist. Magistrate,
Mumbai Suburbs.
2. Shri. Satish Padwal, - Convener
Sub-Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - II.
3. Shri. Madhukar Lad, - Member
Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - I.

In the beginning Shri. Satish Padwal, Sub Regional Officer, M. P. C Board, Mumbai-II and 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.

:2:

Accordingly, project proponent had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on C.T.S. No. C/1615, of Village Bandra, Off Bandra Road, Bandra (West), Mumbai to Maharashtra Pollution Control Board on dated -20.05.2017. Accordingly, District Collector & Dist. Magistrate, Mumbai Suburb had fixed the date of public hearing on 30.08.2017. The Convener briefed that, a public notice regarding the public hearing was published in the daily newspaper "Navshakti" in Marathi and "The Free Press Journal" in English on 29/07/2017, i.e. one month prior to the meeting, inviting suggestions, objection and comments about the proposed redevelopment project. Documents of Environmental Synopsis's regarding public hearing were made available for review/study for the tenants or residents of Mumbai at -

1. Office of the Collector Mumbai (City), Administrative Building, 10th Floor, Govt. Colony, Bandra (E) Mumbai.
2. Environment Dept., Government of Maharashtra, New administrative building, 15th floor, Mantralaya, Mumbai.
3. Joint Director(WPC), M.P.C. Board, Sion, Mumbai
4. Regional Officer- Mumbai/ Sub-regional office, Mumbai-II, MPC Board, Raikar Chambers, "A" Wing, 216, 2nd Floor, Deonar Gaon Road, Near Jain Mandir, Govandi (E), Mumbai -400 088.
5. Asstt. Commissioner, 'H/West' Ward, Saint Martin Road, Behind Bandra Police Station, Bandra (W), Mumbai - 400 050

The convener also informed that 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 to be carried out 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 District Collector & Dist. Magistrate, Mumbai Suburbs and Chairman, the Public Hearing Procedure was started.

Mr. 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 Eicher location map, Google image and location of the site. The Chairman of the Committee, asked and verified all the details of the ownership and its link for the property. The site location on the old approved CZMP 1991 was shown.

The details about the project, like the clause of CRZ Notification 2011, the zone of the plot, the surrounding residential and commercial development were explained. 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 Carter Road existing prior to 19/02/1991 as was shown in the approved CZMP of the area as well as 1967 DP of Mumbai. The project site has dilapidated building of Ground + 2 upper floors as declared dilapidated and dangerous by MCGM vide notice u/s 354 of MMC Act vide no. HW/BF/F.O. 95/D.O. II / 354 / 04 of 2015 dt.20.11.2015, served to the owner.

He briefed about the proposed building configuration which is of Basement + Ground floor/ stilt + 1st parking floor + 2nd service floor + 3rd to 12th upper floors for residential use including refuge area, floor plans and the height of the building. The old building was tenants occupied and the proposed building will be also rehabilitating the existing tenants also along with some sale flats.

He mentioned that the total plot area of the existing plot is 770.90 sq.mtr. which comes under CRZ-II area and 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, the detailed layout plan, and the residential floor plans.

The total Construction area is approximately 4,409.15 Sq. mtrs. The height of the building one is 52.80 meters. The water requirement is 7.265 KLD in operational phase. The total sewage generation will be 7.265 KLD. The sewage will be treated in sewage treatment plant on the site. She also explained about the water environment impacts and its mitigation measure. The STP location was shown in the layout plan of the plot. Taking into consideration the water shortage, the roof 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. 20.50 kg/day will be segregated into dry and wet waste. The biodegradable wet solid waste 06.314 kg/day will be disposed to MCGM for further treatment and dry waste will be sold to authorized recycler. 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 Chairman of the Committee 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.

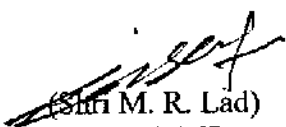
The following persons raised the questions.

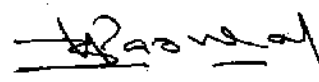
1. **Shri. Madhukar Lad** , Regional Officer, Maharashtra Pollution Control Board, Mumbai –
I, enquired about the location, of the Organic Waste Covertor, in the construction phase of the project.-

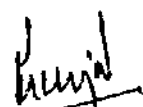
Answer: The consultant replied that the dry and wet will be segregated and the wet waste will be treated in the OWC on site, for which the location has been shown.

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 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.


(Shri M. R. Lad)
Regional Officer,
M. P. C. Board, Mumbai


(Shri S. H. Padwal)
Sub-Regional Officer,
M. P. C. Board, Mumbai-II


(Shri Dr. Nitin Mahajan)
Resident Dy. Collector &
Addl. Dist. Magistrate,
Mumbai Suburban. &
Chairman of public hearing panel