

MINUTES OF PUBLIC HEARING

For Proposed Redevelopment of the building on plot bearing C.T.S. No. 864A, 864B, 865, 866A/1 and 866A/2 of Village Bandra, at Byramji Jeejibhoy Road, Bandra (West), Mumbai.

Date of Public Hearing: 09/08/2018

Time : 12:00 pm.

Venue: Collector office Hall, 10th Floor, Administrative Building,
Near Chetna College, Bandra (East), Mumbai-400 051 *

Public hearing for proposed redevelopment of building by M/s Sagar Resham Co-Op. Housing Society Limited, on plot bearing C.T.S. No. 864A, 864B, 865, 866A/1 and 866A/2 of Village Bandra, at Byramji Jeejibhoy Road, Bandra (West), Mumbai.

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

1. Rajendra Borkar, - Chairman
Resident District Collector
& Addl. Dist. Magistrate
Mumbai Suburbs.
2. Dr. J. B. Sangewar, - Member
Regional Officer,
Maharashtra Pollution Control Board,
Mumbai
3. Satish Padwal, - Convener
Sub-Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - II.

In the beginning Satish Padwal, Sub Regional Officer, MPC Board, Mumbai-I & convener of the public hearing committee welcomed the Chairman of the Committee, 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 Sagar Resham Co-Op. Housing Society Limited had submitted application for public hearing along with detailed Environmental Synopsis

report for the proposed redevelopment of building on C.T.S. No. 864A, 864B, 865, 866A/1 and 866A/2 of Village Bandra, at Byramji Jeejibhoy Road, Bandra (West), Mumbai to Maharashtra Pollution Control Board dated 09.05.2018. Accordingly, District Collector & Dist. Magistrate, Mumbai Suburbs had fixed the date of public hearing on 09.08.2018. The Convener briefed that, a public notice regarding the said public hearing was published in the daily newspaper "Navshakti" in Marathi and "The Free Press Journal" in English on 04.07.2018, 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 Suburb, Administrative Building, 10th floor, Govt. Colony, Bandra (E), Mumbai- 400 051.
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. Astd. Commissioner, H/W Ward Office Bldg, Saint Martin Road, Behind Bandra Police Station, Bandra (W) Mumbai - 400050.

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 District Collector & Dist. Magistrate, Mumbai Suburban Area and Chairman, the Public Hearing Procedure was started.

Mrs. Prachee Mhaskar, the technical consultant of the said project, briefed about the proposed project by power point presentation. She showed the details about the location of the project and showed the Approved and Draft location map and Google image of the site.

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. She 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 Byramji Jeejibhoy 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 Plot was occupied by existing Ground + 1st to 6th upper floors structure occupying 12 existing tenants/ occupants. The structure was declared as dilapidated vide Notice under Section 354 of the Mumbai Municipal Corporation Act, dated 16.09.2009, i.e. as declared unsafe prior to 6th Jan 2011.

She briefed about the proposed building configuration which is of basement for stack parking with 2 nos. of car lift + Stilt for stack parking + intermediate floor for parking + 1st to 6th floors for car parking + 7th to 19th triplex floor for residential use and the height of the building. The new building will also rehabilitate the existing tenants also along with some sale flats.

She mentioned that the total plot area of the existing plot is 1141.60 sq.mtr. which comes under CRZ-II area and then gave brief about the FSI statement, Free of FSI and the Built Up Area of the proposed building is 3698.42 sq. mtr.

The height of the building is 69.95 meters. The water requirement is 16.38 KLD in operational phase. The total sewage generation will be 15.316 KLD. The sewage will be treated in Sewage Water treatment plant, of adequate capacity, on the site. She also explained about the water environment impacts and its mitigation measure. The solid waste management plan of the construction phase and operational phase was explained. 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. 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 owners 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.

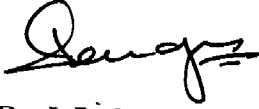
The following persons raised the questions.

Shri. Dr. J. B. Sangewar, Regional Officer, Maharashtra Pollution Control Board, Mumbai, inquired about the mechanical composting measures, that will be provided in the project.

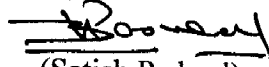
Answer: The consultant replied that the mechanical composting, in form of Organic Waster Composters, will be provided on the project site, as per the MPCB suggestion.

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.



(Dr. J. B. Sangewar),
Regional Officer,
M. P. C. Board, Mumbai
& Member of Committee



(Satish Padwal),
Sub-Regional Officer,
M. P. C. Board, Mumbai-II,
& Convener of Committee



(Rajendra Borkar)
Resident District Collector
& Addl. Dist. Magistrate,
& Chairman, Public Hearing Panel