

# **IN RE MINUTES OF PUBLIC HEARING IN RESPECT OF THE PROPOSED REDEVELOPMENT OF THE BUILDING BY**

**M/s. Kalpataru Properties Pvt. Ltd., of C.S. No. 3/590 & 4/590 of Malabar Cumballa Hill  
Division, Mumbai**

**Date of Public Hearing: 28/02/2018**

**Time : 12:00 Noon.**

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

Public hearing of proposed redevelopment of building by M/s. Kalpataru Properties Pvt. Ltd., of C.S. No. 3/590 & 4/590 of Malabar Cumballa Hill Division, Mumbai The following panel members of the public hearing committee were present.

1. Shri. Chandrakant Thorat  
Resident Deputy Collector &  
Addl. Dist. Magistrate,  
Mumbai City. - Chairman
2. Shri. Madhukar Lad  
Regional Officer  
Maharashtra Pollution Control Board, Mumbai. - Member
3. Shri. Sanjay Bhosale  
Sub-Regional Officer  
Maharashtra Pollution Control Board, Mumbai - I. - Convener

Shri. Sanjay Bhosale, Sub Regional Officer, MPC Board, Mumbai-I & convener of the public hearing welcomed the Chairman of the committee, the panel members, the tenants / residents and commenced the Hearing with the permission of Hon. Chairman. He briefed about the purpose of public hearing, mentioning that as per the MOEF, Govt. of India, New Delhi, Notification S.O/1533 dated 14 Sept. 2006 and amended thereto, and Coastal Regulation Zone (CRZ) Notification dated 6<sup>th</sup> January, 2011, the Public hearing for tenants/residents shall be carried out for redevelopment and construction activity in the CRZ area. Accordingly, M/s. Kalpataru Properties Pvt. Ltd., had submitted application for public hearing along with detailed Environmental impact and mitigation report of the proposed redevelopment of building on property bearing C.S. No. 3/590 & 4/590 of Malabar Cumballa Hill Division, Mumbai to Maharashtra Pollution Control Board on 15/01/2018. Further, the District Collector, Mumbai city had fixed the date of public hearing on 28/02/2018. The Convener briefed that, public notice regarding the said public hearing was published in the daily newspaper "Navshakti" in Marathi and "The Free Press Journal" in English on 22/01/2018, i.e. one month prior to the public hearing, inviting instructions, objection and comments about the proposed redevelopment project. Documents of Environmental Synopsis regarding public hearing were made available for review/study for the tenants or residents of the said project at -

1. Office of the Collector & District Magistrate Mumbai City, Old Custom house, Shahid Bhagat Singh Marg, Mumbai - 400 001.
2. Joint Director (WPC), MPCB, Sion, Mumbai, Regional Office & Sub Regional Office, Mumbai - I, Maharashtra Pollution Control Board, Raikar Chamber, 216, 2nd Floor, A Wing, Near Jain Mandir, Govandi Gaon Road, Govandi(E), Mumbai-88.

3. Environment Dept., New administrative building, 15th floor, Mantralaya, Mumbai.
4. Asstt. Commissioner, D ward, Municipal Office Building Nana Chowk , Grant Road (W) Mumbai-400 007.

The convener, also informed to the tenants / residents that the purpose of the public hearing is 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 submitted to the Maharashtra Coastal Zone Management Authority, Mantralaya, Mumbai.

After this, with the permission of Hon. Collector/Chairman the public hearing procedure was started.

Shri. Chipulankar, the Environment consultant of the said project, briefed about the proposed project through power point presentation. He showed the details about the location of the project, the location map and Google image of the site. He also showed the details about the layout plan 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. He mentioned that the total area of the plots is 1011.55 sq.mtr. which is in CRZ-II area. The existing structure having 1 building which will be redeveloped by constructing Basement + Ground +14 (car parking and other amenity ) + 15 to 24 upper Floor for residential use. The total Construction area is 4355.16 sq.mtr. The total cost of the proposed project is about Rs.99 Cr. The maximum height of the building will be 98.92 mtrs. and total residential population will be about 116 persons. The water requirement is very less during the construction phase and operation phase water requirement is 17 m3/day and sewage generation will be 14 m3/day. As the quantity of waste water generation will be treated in sewage treatment plant (STP- 20 CMD). The treated sewage will be reused for flushing and gardening and reaming will be discharged in to MCGM sewerage system. The solid waste generated will be segregated into dry and wet waste. The wet solid waste will be treated by composting by provision of OWC and dry waste will be sold to authorized recycler. Solar pan system will be provided. Also at the time of construction activity, necessary precautions will be taken to control the noise pollution i.e. Noise Barricading all around the periphery of the plot boundary with appropriate material will be provided.

The project proponent has obtained necessary permissions from MCGM for construction activity.

The Convener then appealed to the tenants/residents to express their views, doubts, and objections, opinions, suggestions about the project only from the environmental aspects, if any, so that the project proponent will clarify the same.

**The following persons raised the questions.**

**Question- Chandrakant Thorat, Resident Deputy Collector**

- 1) What is the status of property?

**Answer**

Property is free hold property.

**Question- Chandrakant Thorat, Resident Deputy Collector**

- 2) What measures will be taken to minimize noise pollution control ?

**Answer**

Noise Barricading all around the periphery of the plot boundary with appropriate material will be provided.

**Question-**

**Mr. Billimoria, Representative of M/s. Kalpataru Properties Pvt. Ltd.**

- 3) Please expedite the permission under Coastal Regulation Zone (CRZ) Notification dated 6<sup>th</sup> January, 2011 ?

**Answer**

Minutes of meeting will be forwarded to the Maharashtra Coastal Zone Management Authority, Mantralaya, Mumbai and accordingly they will take appropriate decision regarding grant of clearance.

**Question- Madhukar Lad, Regional Officer, MPC Board, Mumbai.**

- 4) How will manage debris during existing Building demolition?

**Answer**

We will get the permission for MCGM for debris management disposal at designated location.

**Question- Sanjay Bhosale, Sub-Regional Officer, MPC Board, Mumbai-1.**

- 5) Is there any provision for OWC?


**Answer**


We will provide OWC.


Finally the Convener informed the public that all the views expressed in the hearing, letters if any submitted and the project proponents reply will be put in the minutes and forwarded to the MCZM, Environment Department, Mantralaya, Mumbai.

The Chairman of the committee thanked all the panel members, tenants / residents and the project proponents for Co-operation given to conduct the public hearing successfully and concluded the hearing.

The public hearing ended with the vote of thanks.

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

  
( Madhukar Lad )  
Member  
Regional Officer,  
Mumbai,  
M.P.C. Board,  
Mumbai.

  
( Chandrakant Thorat )  
Resident Deputy Collector &  
Addl. Dist. Magistrate,  
Mumbai City.