

**MINUTES OF PUBLIC HEARING IN RESPECT OF  
PROPOSED REDEVELOPMENT OF THE BUILDING BY  
M/s. Sirius Land Holdings LLP, C.S. No. 941 of Worli Division, Dr. Annie  
Besant Road, G/South Ward, Mumbai.  
Date of Public Hearing: 12/02/2019 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 of M/s. Sirius Land Holdings LLP, C.S. No. 941 of Worli Division, Dr. Annie Besant Road, G/South Ward, Mumbai The following panel members of the public hearing committee were present.

1. Shri. Shivaji Jondhale  
Collector, Mumbai City. - Chairman
2. Dr. J. B. Sangewar  
Regional Officer - Member  
Maharashtra Pollution Control Board, Mumbai.
3. Shri. Sanjay Bhosale  
Sub-Regional Officer - Convener  
Maharashtra Pollution Control Board, Mumbai - I.

Shri. Sanjay Bhosale, 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 Hon. Chairman. He briefed 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. Sirius Land Holdings LLP, had submitted application for public hearing along with detailed Environmental impact and mitigation report for the proposed redevelopment of building on property bearing of C.S. No. 941 of Worli Division, Dr. Annie Besant Road, G/South Ward, Mumbai to Maharashtra Pollution Control Board. Accordingly, the District Collector, Mumbai had fixed the date of public hearing on 12/02/2019. 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 10/01/2019, 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 (Water), MPCB, Sion, Mumbai, Regional Office & Sub Regional Office, Mumbai - I, Maharashtra Pollution Control Board, Raikar Chamber, 216, 2<sup>nd</sup> Floor, A Wing, Near Jain Mandir, Govandi Gaon Road, Govandi(E), Mumbai-88.
3. Environment Dept., New administrative building, 15th floor, Mantralaya, Mumbai.
1. Astd. Commissioner, 'G/South' Ward Municipal Corporation Office Bldg. N.M.Joshi Marg, Danmil Naka, Elphinstone, Mumbai-400013.

The convener, also informed to the tenants / residents that the purpose of the public hearing was 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.

Harshda Hire, 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, 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, commercial area and the details about the residential flats the detailed layout plan, parking area plans and the residential floor plans. He mentioned that the total area of the plots is 1214.26. mtr. Which is in CRZ-II area. The existing structure having 1 building with Ground + 2 upper floor. Which will be redeveloped by constructing a Buildings consist of 3 Basement + Ground floor + 1<sup>st</sup> to 9<sup>th</sup> parking + 10 floor parking + pentry + 11<sup>th</sup> floor for office and refuge area +12<sup>th</sup> to 17<sup>th</sup> + 18<sup>th</sup> floor part for commercial purpose. The total Construction area is 3543.55 sq.mtr. The water requirement for operation phase is 33.50 m3/day and sewage generation will be 26.80 m3/day. As the quantity of waste water generated will be treated in sewage treatment plant (STP- 30 CMD). The treated sewage will be reused for road washing 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 with the help of OWC & use for gardening and dry waste will be sold to authorized recycler. Energy efficient equipment will be provided. Also at the time of construction activity, necessary precautions will be taken to control the noise pollution. The project proponent has obtained necessary permissions from MCGM for construction activity.

Further miss Harshda Hire inform that as per new notification 2019 there is no need to have public hearing for redevelopment activity.

The Convener then appealed 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-** Shivaji Jondhale, Collector, Mumbai City

1) Whether tenant are present ?

**Answer-**

No, they are not present.

**Question-** Dr. J. B. Sangewar, Regional Officer, MPC Board, Mumbai.

2) Have you made provision for operation and maintains for sewage treatment plants (STPs) and OWC?

**Answer**

Yes, we will make budget provision in Annual maintains. .

Finally the Convener informed the public that all the views expressed in the meeting, letters if any submitted and the project proponents reply will be incorporated 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 as tenants are absent hence they do not have any say about the project and concluded the hearing.

The public herring ended with the vote of thanks.



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



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



(Shivaji Jondhale)  
Collector, Mumbai City  
and  
Chairman  
Public Hearing Panel