

MINUTES OF PUBLIC HEARING

For Proposed Redevelopment of the building on plot bearing C.S. No.692 of Malabar Hill Div. at
Bhulabhai Desai Road, Mumbai.

Date of Public Hearing: 26/07/2019

Time : 12:00 pm hrs.

Venue: Office of the Collector & District Magistrate Mumbai (City) , Old Custom House, Shahid
Bhagat Singh Marg, Mumbai - 400001

Public hearing for proposed redevelopment of building by M/s Mega Trust, on plot bearing C.S.
No.692 of Malabar Hill Div. at Bhulabhai Desai Road, Mumbai.

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

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| 1. | Shri. Shivaji Jondhale,
District Collector &
Addl. Dist. Magistrate,
Mumbai. | - | Chairman |
| 2. | Shri. P. M. Joshi
Regional Officer,
Maharashtra Pollution Control Board,
Mumbai . | - | Member |
| 3. | Shri S. H. Padwal
Sub-Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - I. | - | Convener |

In the beginning Shri. S. H. Padwal, 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 Mega Trust had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on C.S. No.692 of Malabar Hill Div. at Bhulabhai Desai Road, Mumbai to Maharashtra Pollution Control Board dated 18.04.2019. Accordingly, District Collector & Dist. Magistrate, Mumbai (City) had fixed the date of public hearing on 26.07.2019. 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 23.06.2019, 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 and District Magistrate Mumbai (City), Old Custom House, Shahid Bhagat Singh Marg, Mumbai- 400 001.
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-I, MPC Board, Kalpataru Point, 1st floor, Sion Matunga Sikam Road No.8, Near Sion Circle, Sion (E), Mumbai - 400 088.
5. Astt. 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 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 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 CZMP 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 from 12.20 meters wide Bomanji Patit road and & 27.45 mts wide Bhulabhai Desai Road existing prior to 19/02/1991 as was shown in the approved CZMP of the area as well as Google Image of the site. The Plot was occupied by Ground Floor + 1st -2nd + 3rd Part Upper Floor old dilapidated building structure, declared as dilapidated vide Notice under Section 354 of the Mumbai Municipal Corporation Act, dated 30.11.2018, occupying 04 existing tenements. The tenements are family members of the owner.

She briefed about the proposed building configuration which is of 02 Basement Levels + Ground (Stilt) + 1st to 9th Podium levels for Parking + 10th Podium (Upper Stilt) + Service Floor + 11th to 30th Residential Floors and the height of the building is proposed to be 119.80 Mtrs. The new building will also rehabilitate the existing tenements also along with some sale flats.

She mentioned that the total plot area of the existing plot is 1321.08 sq.mtrs 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.

The water requirement is approximated at 11.60 KLD in operational phase. The sewage generated on the site will be treated in Sewage treatment plant, of adequate capacity, on the site. She also explained about the water environment impacts and its mitigation measures. 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.

1. Shri. Shivaji Jondhale, District Collector & Addl. Dist. Magistrate, Mumbai City, inquired in about the environmental parameters, the size of the plot, details regarding the parking floors of the plot and requested to see the PR Card of the plot.

Answer: Mr. Gopal Chiplunkar, the consultants for the project, replied that the environment parameters are compulsorily to be followed for any size of plot, under the ambit of the CRZ Notification and the plot was rectangular in shape. Breach candy hospital is located on west side of the plot. The 10 floors are proposed for parking as per the DCRs of MCGM. The PR Card of the plot and the title clearance certificates were shown and the members of the trust and other details were also shown.

1. **Shri. P. M. Joshi**, Regional Officer, Maharashtra Pollution Control Board, Mumbai, inquired about the details of the trees that will be planted or physical RG that will be provided as per the regulations.

Answer: The consultant replied that the Physical RG has been provided in the Ground Floor plan, wherein the trees will be planted on the plot and that it will be open to sky.

2. **Shri. P. M. Joshi**, Regional Officer, Maharashtra Pollution Control Board, Mumbai, inquired that the demolition waste generated on site has been dumped on authorized site and asked to provide the relevant NOC for the same. He also suggested that there have been various complaints about the noise pollution during construction phase.

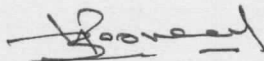
Answer: The consultant replied that the demolition waste has been prepared as per the relevant NOC's obtained from the relevant authorities of MCGM and also provided a copy of the same along with details of the trucks and the reply submitted to the MCGM regarding the same. The consultants also replied that all requisite precautions and measures would be undertaken to reduce the noise or other types of pollution during the construction phase.

3. Shri. Shivaji Jondhale, District Collector & Addl. Dist. Magistrate, Mumbai City, inquired about the excavation that will be done for the building.

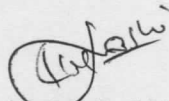
Answer: The consultant replied that the excavation will be done for the two basement and building foundation only.

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 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.



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



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



(Shivaji Jondhale)
District Collector & Addl. Dist.
Magistrate,
Mumbai City and
Chairman,
Public Hearing Panel.