

## MINUTES OF PUBLIC HEARING

**For Proposed Redevelopment of the building on plot bearing C.T.S. No. B/690 of village  
Bandra at Rebello Road, Bandra (W),Mumbai.**

**Date of Public Hearing:** 29/01/2019

**Time :** 12:00 pm.

**Venue:** Duarte Villa, C.T.S. No. B/690 of village Bandra at Rebello Road, Bandra (W),Mumbai

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Public hearing for proposed redevelopment of building by M/s Trisons Builders, on plot bearing C.T.S. No. B/690 of village Bandra at Rebello Road, Bandra (W),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-II & convener of the public hearing committee, 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 14<sup>th</sup> Sept.2006 and amended thereto, and Coastal Regulation Zone (CRZ) Notification dated 6<sup>th</sup> January, 2011, the Public hearing of tenants / residents shall be carried out for redevelopment and construction activity in the CRZ area. Accordingly, M/s Trisons Builders had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on C.T.S. No. B/690 of village Bandra at Rebello Road, Bandra (W),Mumbai to Maharashtra Pollution Control Board on dated – 21.07.2018.

Accordingly, District Collector & Dist. Magistrate, Mumbai Suburbs had fixed the date of public hearing on 29.01.2019. 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 26.12.2018, 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 and District Magistrate Mumbai (City), Old Custom House, Shahid Bhagat Singh Marg, Mumbai- 400 001.
2. Environment Dept., Government of Maharashtra, New administrative building, 15<sup>th</sup> 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, 2<sup>nd</sup> Floor, Deonar Gaon Road, Near Jain Mandir, Govandi (E), Mumbai -400 088.
5. Astt. 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 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 Bandstand Road and H K Bhabha 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 Floor + 1<sup>st</sup> Upper Floor structure occupying 02 existing tenements. The structure was declared as dilapidated vide Notice under Section 354 of the Mumbai Municipal Corporation Act, dated 14.02.2018.

She briefed about the proposed building configuration which is of pit for parking + stilt floor + 1<sup>st</sup> to 7<sup>th</sup> upper floor level for residential use and the height of the building. 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 542.60 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.

The height of the building one is 23.95 meters. The water requirement is 08.82 KLD in operational phase. The total sullage generation will be 4.58 KLD. The sullage will be treated in Grey 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.

1. **Shri. Rajendra Borkar**, District Collector & Addl. Dist. Magistrate, Mumbai Suburb, inquired in the start of the meeting about the affected tenements, ownership of the plot and other details. He also asked for details about the demolition waste, excavation permissions and the royalty fees paid for the same.

**Answer:** The project proponent replied that the plot owner had signed a POA with the project proponent and one tenement. The second tenement has signed the consent terms and signed the rights to the project proponent peacefully.

The project proponent further said that the demolition waste was transported as per the permissions from the collector's office and the SWM NOC by the MCGM. He said that the details of the same will be submitted to MPCB.

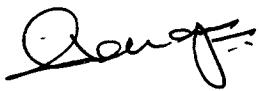
**And**, then asked the project proponent to submit the owner ship documents and the link, along with POA, to MPCB for records and forwarding to the MCZMA

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

**Answer:** The consultant replied that the mechanical composting, in form of OWC/Composting, will be provided on the project site, as per the MPCB suggestion.

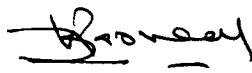
Finally, the Convener informed the public that all the views expressed in the meeting, letters if any submitted and the project proponent's reply will be put in minutes of the meeting and forwarded to the MCZM Committee, Environment Department, Mantralaya, Mumbai.

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.



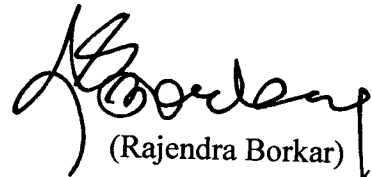
(Dr. J. B. Sangewar),

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