

MINUTES OF PUBLIC HEARING

For Proposed Redevelopment building project of M/s. Sitaldas Estate Pvt. Ltd., bearing C.S. No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai.

Date of Public Hearing: 13/01/2020

Time: 12:00 Noon.

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

Public hearing for proposed redevelopment of building by **M/s. Sitaldas Estate Pvt. Ltd., C.S. No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai**

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

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

In the beginning Shri. T. G. Yadav, 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. Sitaldas Estate Pvt. Ltd., had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on C.S. No. 311 of Malabar Cumbala Hill Division situated at Walkeshwar Road, Mumbai to Maharashtra Pollution Control Board dated 13/08/2019. Accordingly, District Collector & Dist. Magistrate, Mumbai (City) had fixed the date of public hearing on 13.01.2020. 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 11/12/2019, 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 scheme 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.

Thereafter, with the permission of District Collector & Dist. Magistrate, Mumbai Area and Chairman, the Public Hearing Procedure was started.

Mr. Chiplunkar, 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 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. He briefed about the access to the site via road networks and explained about the plot, which is situated on Walkeshwar 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.

He briefed about the proposed building configuration of 2 wings viz. Wing A- Residential and Wing B- Parking (Mechanical) wing. Wing A comprises of Ground + 1st to 29th Floor (Res.), while Wing B has parking Tower comprising of 1 part Ground Floor/ Part Basement + 2 Part Podiums/ part basement + 1 part podium / Part Upper Ground Floor + 5 Upper Podiums. He mentioned that the total plot area of the existing plot is 4390.96 sq. mtrs & Total construction Area is 17638.53 sq.mtrs, the said location comes under CRZ-II area, (cess Category-A (R)). The water requirement is approximated at 75.00 KLD in operational phase. The sewage generated will be 64.00 KLD. To process household sewage discharged from the project, a wastewater treatment project 75 capacity will be set up and the processed wastewater from this plant will be used for flushing and gardening and the remaining processed wastewater will be discharged through the Sewer line of Municipal Corporation of Greater Mumbai. The solid waste generation will be 38.40Kg/day. The biodegradable waste will be treated in OWC & same will be used as a manure & non- biodegradable waste will be disposed to authorized parties.

He also explained about the 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 firefighting measures was also stated. The Environment Management plan, in construction

and post construction phase were explained with regard to air, water, noise, land, etc.

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. Shivaji Jondhale, District Collector & Addl. Dist. Magistrate, Mumbai City.

Question: How many tenants in the projects?

Answer: Mr. Chiplunkar, informed that there are 108 tenants.

Shri. Shivaji Jondhale, District Collector & Addl. Dist. Magistrate, Mumbai City.

Question: How many Buildings are in existing on the project site ?

Answer: Mr. Chiplunkar, informed that there are total 6 viz (60, 64 A, 64B – 64C, 64 D, 64 D – 64E, 64 E) number of buildings.

Shri. Shivaji Jondhale, District Collector & Addl. Dist. Magistrate, Mumbai City.

Question: Who is owner of project site ?

Answer: Mr. Chiplunkar, informed that the M/s. Shitaldas Estate Pvt. Ltd. is the owner of Project site.

Shri. P. M. Joshi, Regional Officer, MPCB, Mumbai

Question: How much area is available for trees plantation.

Answer: Mr. Chiplunkar, informed that there is about 500 sq.mtr. open space is available for tree plantation.

Shri. P. M. Joshi, Regional Officer, MPCB, Mumbai

Question: Inquired about generation and disposal of demolition waste generated on site during demolition of existing old buildings.

Answer: The consultant replied that, the demolition waste plan has been prepared as per the relevant NOC's obtained from the relevant authorities of MCGM. The debris will be disposed at the location decided by Local body. 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.

Shri. P. M. Joshi, Regional Officer, MPCB, Mumbai

Question: Whether OWC or composting pit proposed for treatment and disposal of Organic waste.

Answer: Mr. Chiplunkar, informed that they have proposed to provide Organic Waste converter.

Shri. Tanji Yadav, Sub Regional Officer, MPCB, Mumbai- I

Question: What is arrangement for rain water harvesting?

Answer: Mr. Chiplunkar, informed that they have proposed to provide 30 M3 tank at the basement.

Shri. Mukesh Dalal, Tenant

Question: Project proponent has not given details about said projects.

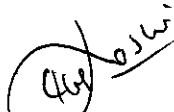
Answer: Mr. Chiplunkar, has given details information about the project during presentation also given copies of said project. However the tenant informed that they have no objection about the project.

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.



(T.G. Yadav)
Member/Convener,
Sub-Regional
Officer,
M.P.C. Board,
Mumbai-1.



(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.