

**MINUTES OF PUBLIC HEARING OF  
PROPOSED REDEVELOPMENT OF THE BUILDING BY**

M/s DB (BKC) Realtors Pvt. Ltd. and M/s ABIL Buildcon LLP

**For proposed redevelopment of dilapidated category buildings on plot bearing Tata Colony (Plot 1) and Bharat Nagar transit Camp (Plot 2) situated on plot bearing S.No.378 (Pt) corresponding CTS No.7643 (Pt) of Village Kole-Kalyan, Tal. Andheri, abutting Bandra Kurla Complex Road, Bandra East, Mumbai**

Date of Public Hearing: 20/01/2021

Time : 12:30 hrs.

Venue: Near X-BKC sales office building, Opposite MHADA, In front of Kalanagar Gate no 3,  
Kalanagar Complex, Bandra(E)-Mumbai-400051

---

Public hearing for proposed redevelopment of buildings by M/s DB (BKC) Realtors Pvt. Ltd. and M/s ABIL Buildcon LLP, for proposed redevelopment of dilapidated category buildings on plot bearing Tata Colony (Plot 1) and Bharat Nagar transit Camp (Plot 2) situated on plot bearing S.No.378 (Pt) corresponding CTS No.7643 (Pt) of Village Kole-Kalyan, Tal. Andheri, Bandra Kurla Complex Road, Bandra East, Mumbai

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

1. Dr. Vikas Nahik - Chairman  
Addl. Dist. Magistrate,  
Mumbai Suburban City.
2. Dr. A. Harshavardhan - Member/Convener  
Regional Officer,  
Maharashtra Pollution Control Board, Mumbai.
3. Shri. Ashok Jadhav - Member/Convener  
I/c. Sub Regional Officer,  
Maharashtra Pollution Control Board, Mumbai - II.

In the beginning Shri. Ashok Jadhav I/c. Sub Regional Officer, MPC Board, Mumbai-II, 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 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 DB (BKC) Realtors Pvt. Ltd. and M/s ABIL Buildcon LLP had submitted application for public hearing along with detailed Environmental Synopsis report proposed redevelopment of dilapidated category buildings on plot bearing Tata Colony (Plot 1) and Bharat Nagar transit Camp (Plot 2) situated on plot bearing S.No.378 (Pt) corresponding CTS No.7643 (Pt) of Village Kole-Kalyan, Tal. Andheri, abutting Bandra Kurla Complex Road, Bandra East, Mumbai to Maharashtra Pollution Control Board dated 01.12.2020. Accordingly, District Collector & Dist. Magistrate, Mumbai Suburban had fixed the date of public hearing on 20.01.2021. The Convener briefed that, a public notice regarding the said public hearing was published in the daily newspaper "Sakal" in Marathi and "The Free Press Journal" in English on 15.12.2020, 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. Hon. Collector, Mumbai Suburbs, Collector Office, Administrative Building, 10<sup>th</sup> Floor, government Colony, Bandra (East), Mumbai- 400 051.
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, Kalpataru Point, 1<sup>st</sup> Floor, Sion Matunga Scheme Road No. 8, Near Sion Circle, Sion (East), Mumbai -400 022.
5. Astd. Commissioner, 'H/East' Ward, Bandra, Mumbai

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 Chairman of Committee, Mumbai the Public Hearing Procedure was started.

Dr. Vikas Nahik Add. Dist. Magistrate, Mumbai Suburban City, asked whether majority of the tenants are present for the public hearing? He observed that extremely less number of tenants are present and hence it needs to be checked whether all the members were communicated about this hearing. Hon. Chairman however advised that the presentation to be completed regarding the project and issue about extremely less attendance of the tenants/residents of the dilapidated buildings would be reviewed after examining the file papers on record. Hon Chairman therefore directed Project Proponent and their consultants to start the powerpoint presentation and explain the details about the project.

Mr. Gopal D Chiplunkar, the CRZ consultant of the said project, along with Mr Bhavesh Kuvadia, Technical representative of the Project Proponent briefed about the proposed project by power point presentation in Marathi, as directed by the Regional Officer, MPCB, Dr. Harshvardhan.

Details about the location of the project, Google image and location of the site, was briefly discussed by the officials for the landwardness of the projects site from authorized road. The Regional Officer, MPCB, Dr. Harshvardhan asked the project proponent to obtain the remarks from the Mithi River Authority before commencing any work and the project proponent agreed for the same. It was however explained that the plot do not abut the Main MITHI RIVER but it is in proximity of Vakola nallah, as shown in MMRDA zoning remarks. In any case, remarks from Storm water drain department will be obtained in due course. The site location on the approved CZMP 2011 was shown, along with the details of CRZ affected dilapidated buildings, which are covered under the CRZ Notification 2011.

The details about the project, like the clause of CRZ Notification 2011 mandating this public hearing, 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 the landward side of the existing Road existing prior to 19/02/1991 as was shown in the approved CZMP of the area as well as DP Remarks as given by MMRDA. The details of the dilapidated structure



notices was presented and the total plot area affected by CRZ II areas along with the CRZ II area of plot upon which construction is proposed was also presented.

He then briefed about the proposed building configuration for proposed three buildings along with their, conceptual floor plans and the height of the buildings. It was explained that since the construction area of the plot is above 20,000sq.mtrs, the TOR's from the Environment Authority (SEAC) has been already been obtained and the further process is in pipeline. Dr. Vikas Nahik Add. Dist. Magistrate, Mumbai Suburban City, advised that the CRZ II line should be shown on the project layout and accepted by the project proponent.

He then mentioned that the total plot area of the existing plot is 38,818.66 sq.mtr. which comes partly under CRZ-II area and then gave brief about the FSI statement, and also showed the details about the layout plan of the buildings The total Construction area is approximately 3,81,153.00 Sq. mtrs. for the project under reference.

The facilities like STP, for each individual buildings, Solid waste management area along with use of OWC technology for treatment of the same, proposed Rain Water collection Tank Location, the RG areas on the layout, the indigenous trees that will be planted along with Fire tender Movement on the proposed Lay out was explained. The power saving measures and environment project key features were also discussed. The Environment Management plan, in construction and post construction phase were explained with regard to air, water, noise, land etc parameters was explained and the CRZ consultants concluded the presentation.

The Chairman of the Committee then appealed to the tenants / residents to express their views, doubts, and objections, opinions, suggestions about the project, from the environmental point of view, if any, so that the project proponent will clarify the same.

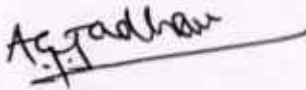
The tenants, present for the hearing were satisfied with the presentation and did not have any suggestion/objections regarding the same.

The Chairman of the Committee then inquired about the tenants present in the hearing and asked if the proposed building will be in CRZ area and the consultant and Project Proponent replied that all the tenements will be rehabilitated in one residential building, which is proposed to be located outside of the CRZ areas. The Chairman of the Committee then said that if the tenants want to provide their views, doubts, and objections, opinions, suggestions about the project, from the environmental

point of view, they can submit the same on the addresses given in the newspaper notice and their individual notices as well.

Finally, the Convener informed the public that all the views expressed in the meeting, letters if any submitted to the Authority and the project proponent's reply will be incorporated 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.



( Mr. Ashok Jadhav )  
Member/Convener,  
I/c-Sub-Regional Officer,  
Maharashtra Pollution Control  
Board, Mumbai - II.



(Dr. A. Harshvardhan)  
Member/Convener,  
Regional Officer,  
Maharashtra Pollution Control  
Board, Mumbai.

(Dr. Vikas Nahik )  
Addl. Dist. Magistrate,  
Mumbai Suburban City and  
Chairman,  
Public Hearing Panel.