

M/s SANGHVI GRUHA NIRMAN
PVT. LTD.

PROPOSED

“REDEVELOPMENT OF BUILDING”
(JANKI BHAVAN)

At

**Final Plot No. 1274, situated at T.P.S. IV, Mahim,
Hatiskar Marg, Prabhadevi, Mumbai 400 025.**

EXECUTIVE SUMMARY

PREPARED BY

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EXECUTIVE SUMMARY

1. INTRODUCTION

M/s Sanghvi Gruha Nirman Pvt. Ltd. is one of the Mumbai's leading builders & developers, engaged in redevelopment of residential property on Final Plot No. 1274, situated at T.P.S. IV, Mahim, Hatiskar Marg, Prabhadevi, Mumbai 400 025. They are confident of completing the said project in schedule time and follow all the environmental guidelines and regulation for the project.

The said project for Public Hearing is carried out under item no. 8 V (d) (c) 4 as per the Revised Coastal Regulation Zone (CRZ) Amendment dated 6th January, 2011.

The said clause is reproduced below:

“The individual projects under V (iii) (b) and (c) shall be undertaken only after public consultation in which views of only the legally entitled slum dweller or the legally entitled tenant of the dilapidated or cessed buildings shall be obtained in accordance with the procedures laid down in EIA notification,2006.”

2. NEED OF THE PROJECT

The proposed project is very essential due to following points, which are positive and favorable from various points of views:

1. The project will redevelop a Residential Building to provide well developed flats.
2. The project does not displace any population.
3. The project envisages temporary employment potential.
4. The land will be converted to evergreen piece of environment friendly settlement.

3. PROJECT DESCRIPTION

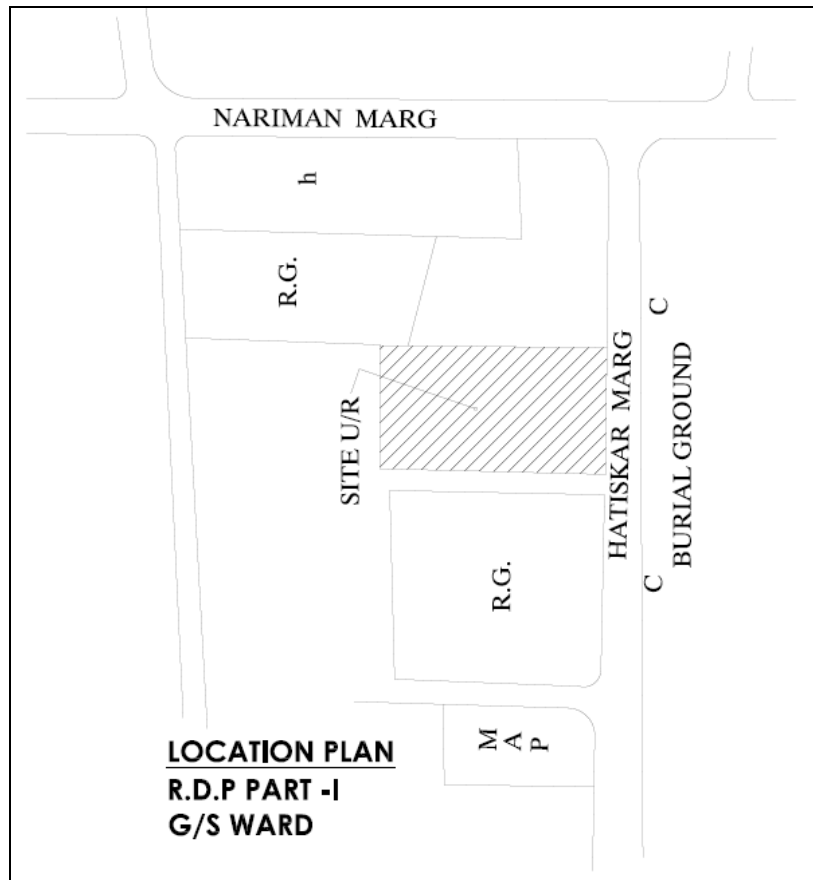
Proposed Project will involve development of Residential Building with Rehab + Sale. The building will have ground Stilt floor + 1st to 10th upper floors for rehab bldg. and Ground stilt parking, 1st to 17th upper floors for sale buildings. The total plot area of the project is 2455.70 sq.mt, whereas total built up area is 5249.53 sq. mt.

The proposed project is planned with a complete infrastructure of internal roads, parking, water supply, sewage, and electricity and communication networks.

4. SITE LOCATION

The project site is situated at F.P.No. 1274, T.P.S. - IV. Mahim Division, Hatiskar marg, Prabhadevi, Mumbai-400025. The project site falls under CRZ II area.

FIGURE 1: LOCATION PLAN



The approach and the accessibility for the project are as follows:

- Air: Nearest Airport is Mumbai Airport - Santacruz.
- Rail: Nearest Station is Dadar Railway Station.
- Road: Nearest road is Hatiskar Marg.

5. BASELINE ENVIRONMENT

Baseline environment of the proposed project is developed by carrying out assessment and monitoring of various parameters at 5 locations around the proposed project site. Although this project doesn't fall under purview of EIA notification still the Project Proponent has insisted on conducting baseline environmental data collection.

5.1 Met Quality

The average wind velocity is in the range of 2.3 km/hr to 5.6 km/hr and average humidity ranges from 61.0% to 87.0%. The average temperature found to be 16.9⁰ C to 33.49⁰ C.

5.2 Water Quality

The only surface water body in the study area is Arabian Sea, which is about 160 m from the proposed project site. The water requirement for the proposed project will be supplied from Municipal Corporation of Greater Mumbai. The sewage generated in the project area shall be connected to existing municipal sewer line.

5.3 Noise Quality

The noise levels are well within standard norms. Negligible impact on noise is envisaged during construction phase which will be minimized by proper mitigative measures such as enclosures for high noise creating equipments, construction barriers and proper tuning of instruments as well as equipments.

6. MAJOR PROJECT COMPONENTS AND REQUIREMENTS

The major project components and resources requirements are described below;

6.1 Land Use

The total plot size of proposed redevelopment is about 2455.70 square meters. The total built up area of the project is 5249.53 sq.mt. The following table details the areas and other control parameter.

TABLE 1: AREA STATEMENT

Sr. No.	Description	Area in Sq. Mt.
1	Area of Plot	2455.70
2	Net Area of Plot (1-2)	2301.41
3	Land Component of Non Cessed Structures (B.U.A Of Non Cessed Structure/1.33)	567.75
4	F.S.I. Permissible (2.50 For Reconst. of Cessed Structure = 1874.53 + 1.33 For Non Cessed Structure = 426.88)	2.50 + 1.33
5	Permissible Floor Area (Refer Statement) (567.75 + 4686.33)	5254.08
6	Proposed Area = (Rehab +Sale) = (2368.63 + 2880.90)	5249.53
7	Total B.U.A Proposed	5249.53

8	F.S.I. Consumed	1.03
9	F.S.I. Balance	4.55 Sq. mt.

6.2 Development Plan

M/s Sanghvi Gruha Nirman Pvt. Ltd .has proposed redevelopment of existing building known as Janaki Bhavan. The proposed development will have:

- One no. of building divided in two parts Rehab + Sale
- Rehab will be having Ground Stilt floor + 1st to 10th upper floor + 11th terrace floor.
- Sale will be having Ground Stilt floor + 1st & 2nd Stilt floor (parking) + 3rd Podium floor + 4th to 17th upper floor + 18th terrace floor.
- Physical R. G. will be provided 8 % of Net plot area (197 sq. mt.).

6.3 Project Layout

The layout plan of the proposed scheme has been developed keeping in view of the following major design construction;

- The design of the layout has been done with proper architectural planning.
- The plotting is so made that every plot can be enjoy lush green vegetation cover.
- Meeting the project spatial requirements for the entire proposed scheme as the responsive, to the site parameters and the nature of the building proposed.
- Creating an architecturally satisfying building, this will stand out as a landmark in the vicinity.

6.4 Water Budget

a) Water Requirement

The total water required during Construction phase will be using for construction activity as well as domestic and flushing purposes. The total water required during construction phase will be 100 m³/day. After commissioning of project the requirement will go up as the development takes place. The total water required during operation phase will be 89 m³/day.

Population Projection: Rehab 105 + Sale 25 = 130

TABLE 2: WATER REQUIREMENT

Sr. No.	Component /Head	Occupant Load	Criteria For Water Requirement (Lit/Day)	Water Requirement (Lit/Day)	Total (Lit/Day)
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			Domestic	Flushing	Domestic (Portable)	Flushing (Recycle)	
1.	Rehab (105)	525	90	45	47,250	23,625	70,875
2.	Sale (25)	125	90	45	11,250	5,625	16,875
	TOTAL (1+2)				58,500	29,250	87,750
3.	Gardening area = 197 sq. mt.				5 lit/sq. mt.		985 say 1 m³/day
Total water requirement = 89 m³/day							

b) Water supply

The water supply for domestic purpose will depend on the local municipal supply

6.5 Sewage Generation

It is assumed that about 80% of the water required will be generated as sewage. The total water requirement of proposed project of domestic & flushing purpose will be 88 m³/day. Out of which 80% of total water requirement of the water will be converted in to sewage. The total sewage generated will be 70 m³/day. Sewage generated will be connected to municipal sewer line.

6.6 Storm Water Drainage System

All along the road storm water drains are provided to collect water during rains. They are adequately sized to prevent over flooding of the site. The storm water collection system is designed in such manner so that clean storm water from garden, parking areas, and roadways is used for recharging of ground water. The excess run off will be directed towards the nearest storm water drain.

6.7 Power Requirement

The power requirement during construction period will be about 100 kW, which will be of temporary nature, and supply will be from BEST (Electricity Division) undertaking. The power requirement during operational period is 600 kW.

There will be also provision for DG set (110 kVA) in case of emergency.

6.8 Fire Fighting System

It is one of the most important project components and has been properly included in the planning of the project. Apart from fire-fighting water jets, there will be provision of different types of fire extinguishers on strategic locations. The entire project area will be having call

points and hooters on various levels with proper fire-detection system. Fire Hydrants will be provided at strategic locations.

6.9 Internal Road Network & Vehicle Parking

The proposed project site is well connected to Hatiskar Marg. The proposed building will have adequate parking area. For rehab building Ground (stilt) Floor and for Sale building Ground, 1st and 2nd floor (stilt) parking will be having parking facility. The total nos. of parking provided is 35 nos.

TABLE 3: PARKING STATEMENT

Area/No. Of Flats	Proposed No. Of Flats	Requirement As Per Table 15	Total Req. Parking
Above 70.00 Sq.Mt.	111.40 Sq. Mt. = 25 Nos.	Above 70.00 Sq.Mt. / 1 Flats = 1 Park	25 Nos.
		Total	25 Nos.
		Add 10% Visitors	2.5 No.
		Total Required	27.5 Nos. Say 28
		Total Provided	35 Nos.

6.10 Man Power

The total manpower required during construction period will be about 100 workers, and other administrative staff will be about 20 nos.

7. SOLID WASTE MANAGEMENT

a.) During Construction Phase:

The total solid waste generated during construction phase includes pre construction debris, demolition & excavated materials. The provision will be made for segregation or sorting of waste at its source will be practiced to minimize the negative effects of the waste.

The debris material shall be used for backfilling and leveling. Other waste will be disposed off through MPCB authorized contractor.

b.) During Operation Phase:

The total solid waste generated during operation phase will be purely domestic and it can be categorized in to Biodegradable and Non- biodegradable solid waste. The total quantity of solid waste generated will be 325 kg/day. The biodegradable waste will be 195 kg/day whereas non biodegradable waste will be 130 kg/day.

Segregation or sorting of waste at its source will be practiced in order to encourage reuse/ recycling and to minimize the negative effects of the waste and increase its economic value. Separate bins will be placed to collect bio degradable and non – biodegradable waste. In the parking place and other open areas also dedicated bins will be placed. The Biodegradable waste will be composted whereas other will be given to authorized agencies.

TABLE 4: TOTAL SOLID WASTE GENERATION

SN.	Component /head	Occupant load	Criteria for solid waste generation (kg/day)		Solid waste generation (kg/day)		Total (kg/day)
			Bio degradable	Non -Bio degradable	Bio degradable	Non -Bio degradable	
1.	Rehab	525	0.3	0.2	157	105	262
2.	Sale	125	0.3	0.2	38	25	63
Total Solid Waste Generation.					195	130	325

8 ENVIRONMENTAL MANAGEMENT PLAN

The Environmental Management Plan (EMP) is also prepared to take care of and to counter environmental impacts. Implementation of EMP will long way to maintain good and healthy environment. Environmental Management Plan includes following;

- Water management
- Waste Water Managment
- Air Pollution Control System
- Solid Waste Management System
- Disaster Management Plan

9 PROJECT COST

The cost of this project will be around Rs. 23 Crores/- Only.

10 CONCLUSIONS

The proposed project will have no adverse impact on the environment and surrounding areas of the project. All necessary pollution control measures will be planned for the proposed Building and these are expected to meet the requirement of environment authorities.