

MINUTES OF PUBLIC HEARING OF
PROPOSED REDEVELOPMENT OF THE BUILDING BY
M/s Marwin Construction Company

On Proposed redevelopment on plot bearing C.T.S. No. 27(A) of Siddhartha Nagar, at
MHADA Layout, Goregaon (W), Mumbai

Date of Public Hearing: 28/09/2016

Time : 11:00 hrs.

Venue: 3rd floor, Ajanta Hall, Ashoka Mall, Near Patkar College, S V Road, Near Goregaon
(west) Railway station, Mumbai

Public hearing for proposed redevelopment of building by M/s Marwin Construction Company, of plot bearing C.T.S. No. 27(A) of Siddhartha Nagar, at MHADA Layout, Goregaon (W), Mumbai, was conducted at 3rd floor, Ajanta Hall, Ashoka Mall, Near Patkar College, S V Road, Near Goregaon (west) Railway station, Mumbai

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

1. Shri. Mahajan,
Additional District Collector &
Addl. Dist. Magistrate,
Mumbai Suburban City. - Chairman
2. Shri. R. B. Andhale
Sub-Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - II. - Member/Convener
3. Shri. Madhukar Lad,
Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - I. - Member/Convener

In the beginning Shri. R. B. Andhale, 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 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 Marwin Construction Company, had submitted application for public hearing along with Environmental Synopsis report for the proposed redevelopment of building on proposed redevelopment on C.T.S. No. 27(A) of Siddhartha Nagar, at MHADA Layout, Goregaon (W), Mumbai, to Maharashtra Pollution Control Board dated 24.05.2016 Accordingly, Addl. Dist. Magistrate, Mumbai Suburban had fixed the date of public hearing on 28.09.2016. 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 26/08/2016, 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 ,Mumbai Suburbs, Administrative Building, 10th Floor, Govt. Colony, Bandra (E), Mumbai.
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-II, MPC Board, Raikar Chambers, "A" Wing, 216, 2nd Floor, Deonar Gaon Road, Near Jain Mandir, Govandi (E), Mumbai -400 088.
5. Astt. Commissioner, 'P/North', Municipal Office Bldg., Paliram Road, S.V.Road, Opp. Andheri Station, Andheri (W), Mumbai - 400058

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 Addl. Dist. Magistrate and Chairman the Public Hearing Procedure was started.

Shri. Gopal D. 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 location map and Google image of the site. He briefed about the access to the site via road networks and explained about the plot, which is situated abutting the Nallah having tidal influence. The structure/building was declared as dangerous by the office of Executive Engineer, Housing, Bandra Division, Mumbai Board, of MHADA, dated 03.09.2010. As per MoEF Notification dated 6/1/2011, redevelopment of dilapidated, CESSSED and unsafe buildings in CRZ areas are permitted with special advantages, in which the project is planned as per DCR's in force as on date of granting approval and staircase/ lobby/ lift area is claimed free of FSI, as per clause 35(2)c of DCR 1991.

The proposal is submitted for prior CRZ clearance, as per the requirement of amended CRZ notification-2011 and the check list finalised by MCZMA vide Office Memorandum dated 02/07/2011. He briefed about the building configuration and height and said that out of these 87 flats/ tenements and 14 Non Residential tenements/occupiers, 32 flats/ tenements will be given for rehabilitation of existing tenants and 69 no. of flats/ tenements will be sale components in this building.

He mentioned that the total plot area of the existing plot is 1198.01 sq.mtr. which comes under CRZ-II area. He then gave brief about the FSI statement, and also showed the details about the plan layout of the building and the details about the parking and the details about the residential floor plans.

The total Construction area is approximately 10,000.00 Sq. mtrs. The height of the building one is 66.90 meters. Then the building floor plans were shown and the refuge area details and fire fighting measures were explained. He explained about the traffic congestion mitigation measure along with the parking area statement. The water requirement is 87.30 KLD in operational phase. The total sullage (grey water) generation will be 45.65 KLD. The

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95.

sullage will be treated in grey Water treatment plant of 57 KLD capacity. He also explained about the water environment impacts and its mitigation measure. The grey water treatment plant location was shown in the layout plan of the plot. Taking into consideration the water shortage, the roof top water harvesting plan was shown with the help of percolation pits, along with their location in the layout plan.

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The solid waste management plan of the construction phase and operational phase was explained. Out of the total solid waste generated, i.e. 361.00 kg/day will be segregated into dry and wet waste. Organic/wet solid waste will be disposed to MCGM for further treatment and dry waste will be sold to authorized recycler. 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 in detailed. 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 Addl. Dist. Magistrate, Suburban Mumbai City then appealed to the tenants / residents 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.

Mr. Namdeo Awad, resident of flat No. 48 of the said project, raised his question-

Question: - If there can be a provision of planting trees around the building, as we are considering the environment in this public hearing.

Answer: The consultant answered the question saying that the plot are is very small, and as we have seen, we are proposing parking in the basement, and stilt floor, leaving no space for plantation the front side, as we are keeping 3 meters of area around the building for fire tender movement. However, on the rear side of the building, the small trees can be planted and the project proponent has also agreed to the suggestion.

Mr. Madhukar Lad, the RO, MPCB-II raised the following query-

Question-As said in the Construction Phase of the development, as said in the executive summary, "Acoustic enclosures will be provided for all

construction equipments". So which equipments will be provided acoustic enclosures? As the project site is abutting the Nalla, have any steps been taken by you to avoid any encroachment in the same Nallah area?? Has any budgetary provisions been provided for the said project, like Rain Water Harvesting, OWC, STP, etc??

Answer: The consultant answered the question saying that the equipments used in construction phase, like the vibrators, hand pumps, etc. and the DG set in the post construction phase will be provided acoustic enclosure.

The consultant further stated that the Nallah, on the south side of the plot, has been trained by the MCGM, and the retaining wall has been provided to avoid any encroachment in the said area of the Nallah.

The consultant further stated that although the budgetary provision has not been mentioned in the presentation, the same will be provided.

Mr. Tukaram D Dhanawade, resident of flat No. 44 of the said project, raised his question-

Question: - Is there any provision of Rain Water Harvesting provision possible in this project??

Answer: The consultant answered the question saying that the rain water harvesting location has been shown in the presentation. The Rain Water Harvesting (RWH) can be done in two ways, the first one being recharging aquifers from the rain water collected from the roof top and the second being collecting the rain water in underground water tanks and then using the water whenever needed. Our plot being very small, and one basement is being provided for 57 Nos. of parking, which is huge but needed nos. of parking. As we are building a basement, building an underground water tank for the RWH is not possible in this plot area. Hence the option of only recharging the aquifers by the way of Rain Water Harvesting has been proposed in this project.

Mr. Ramchandra N Vahan, resident of flat No. 41 of the said project, raised his question-

Question: - Our building has 12 Nos. of Coconut trees at the rear side of the building and will these be retained in the proposed redevelopment? How many more years will be taken more for the development of this building?

Answer: The consultant answered the question saying that total 04 Nos of coconut trees are in the plinth area of the building and hence these will be either replanted/cut and requisite Tree NOC has also been obtained from the concerned department.

Further he stated that on an average it take three and half years for the development of a twenty storey building and less time, if the developers uses his all resources, it may take two and a half year for redevelopment.

Mr. Nitin Tarate, resident of flat No. 42 of the said project, raised his question-

Question: - Will the facility of boring well be provided the said project, as this building is of 20 floors, taking into consideration the scarcity of water?

Answer: The consultant answered the question saying that the MCGM, as per his knowledge does not give permission for new boring. But the project proponent will apply for the same from the HE Department of the MCGM.

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 incorporated in minutes of the meeting and forwarded to the MCZM Committee, Environment Department, Mantralaya, Mumbai.

The Chairman of the Committee Resident Suburban District Collector & Addl. Dist. Magistrate, Suburban Mumbai City thanked all the panel members, tenants / residents and the project proponent for co-operation to conduct the public hearing successfully and concluded the hearing.



(Shri. R. B. Andhale)
Member/Convener,
Sub-Regional Officer,
Maharashtra Pollution Control
Board, Mumbai - II.



(Shri. Mahajan)
~~Additional District Collector~~
& Addl. Dist. Magistrate,
Mumbai Suburban City and
Chairman
Public Hearing Panel