

**MINUTES OF PUBLIC HEARING IN RESPECT OF  
PROPOSED REDEVELOPMENT OF THE BUILDING BY  
M/s. Premchand Royalchand & Sons LLP, Ground Floor, Madukuang 7,  
Narayan Dabholkar Road, Malbar Hill, D Ward, Mumbai.**

Date of Public Hearing: 11/07/2017

Time : 11:30 AM.

Venue : Office of Collector & District Magistrate Mumbai City, Old  
Custom, Shahid Bhagat Singh Marg, Mumbai 400 001.

Public hearing of proposed redevelopment of building by M/s. Premchand Royalchand & Sons LLP, Ground Floor, Madukuang 7, Narayan Dabholkar Road, Malbar Hill, D Ward, Mumbai

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

1. Sampada Mehata - Chairman  
Collector, Mumbai City.
2. Shri. Madukar Lad - Member  
Regional Officer  
Maharashtra Pollution Control Board, Mumbai.
3. Shri. Sanjay Bhosale - Convener  
Sub-Regional Officer  
Maharashtra Pollution Control Board, Mumbai - I.

Shri. Sanjay Bhosale, 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 Hon. Chairman. He briefed the purpose of public hearing, mentioning that as per the MOEF, Govt. of India, New Delhi, Notification S.O/1533 dated 14 Sept. 2006 and amended thereto, and Coastal Regulation Zone (CRZ) Notification dated 6<sup>th</sup> January, 2011, the Public hearing for tenants/residents shall be carried out for redevelopment and construction activity in the CRZ area. Accordingly, M/s. Premchand Royalchand & Sons LLP, had submitted application for public hearing along with detailed Environmental impact and mitigation report for the proposed redevelopment of building on property bearing Ground Floor, Madukuang 7, Narayan Dabholkar Road, Malbar Hill, D Ward, Mumbai to Maharashtra Pollution Control Board on 23/09/2016. Accordingly, the District Collector, Mumbai had fixed the date of public hearing on 11 July, 2017. The Convener briefed that, public notice regarding the said public hearing was published in the daily newspaper "Navshakti" in Marathi and "The Free Press Journal" in English on 08 June, 2017, i.e. one month prior to the public hearing, inviting instructions, objection and comments about the proposed redevelopment project. Documents of Environmental Synopsis regarding public hearing were made available for review/study for the tenants or residents of the said project at -

1. Office of the Collector & District Magistrate Mumbai City, Old Custom house, Shahid Bhagat Singh Marg, Mumbai - 400 001.
2. Joint Director (Water), MPCB, Sion, Mumbai, Regional Office & Sub Regional Office, Mumbai - I, Maharashtra Pollution Control Board, Raikar Chamber, 216, 2<sup>nd</sup> Floor, A Wing, Near Jain Mandir, Govandi Gaon Road, Govandi(E), Mumbai-88.

3. Environment Dept., New administrative building, 15th floor, Mantralaya, Mumbai.
4. Asst. 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 was 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 submitted to the Maharashtra Coastal Zone Management Authority, Mantralaya, Mumbai.

After this, with the permission of Hon. Collector/Chairman the public hearing procedure was started.

Shri. Wagh., 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, the location map and Google image of the site. He also showed the details about the layout plan of the building and the details about the parking, commercial area and the details about the residential flats the detailed layout plan, commercial area plans and the residential floor plans. He mentioned that the total area of the plots is 5746.14 sq.mtr. which is in CRZ-II area. The existing structure having 1 building which will be redeveloped by constructing 2 Basement + Stilt +1<sup>st</sup> to 7<sup>th</sup> Podium (Parking) +8<sup>th</sup> odium (Amenity) +1 st to 36<sup>th</sup> Upper Floors including (2 services Floor + 2 Fire Check Floor). The total Construction area is 23251.85 sq.mtr. The total cost of the proposed project is about Rs.34.046 Crores. Total residential population will be about 476 (469 tenant + 7 non residency tenant) persons. The water requirement is 40 m<sup>3</sup>/day during the construction phase and operation phase water requirement is 64 m<sup>3</sup>/day and sullage generation will be 55 m<sup>3</sup>/day. The quantity of waste water generation will be treated in sewage treatment plant (STP). The treated sewage will be discharged in to MCGM sewerage system. The solid waste generated will be segregated into dry and wet waste. The wet solid waste will be treated by composting and dry waste will be sold to authorized recycler. Also at the time of construction activity, necessary precautions will be taken to control the noise pollution. The project proponent has obtained necessary permissions from MCGM for construction activity.

The Convener then appealed the tenants/residents to express their views, doubts, and objections, opinions, suggestions about the project only from the environmental aspects, if any, so that the project proponent will clarify the same.

**The following persons raised the questions.**

**Question- Sampada Mehta, Collector, Mumbai City**

- 1) The site on which redevelopment is proposed, whether the site is lease hold property of government. If so shall you obtained NOC from State Government or Collector Mumbai. You should obtain NOC for redevelopment of the said site from State Government/ Collector office, Mumbai before starting the project?

**Answer**

Yes, we will obtain NOC/ Permission for redevelopment of the said site from State Government / Collector office, Mumbai before starting the project.

**Question- Shri Mishra, Residency**

- 1) Please expedite the permission under Coastal Regulation Zone (CRZ) Notification dated 6<sup>th</sup> January, 2011 ?

**Answer**

Minutes of meeting will be forwarded to the Maharashtra Coastal Zone Management Authority, Mantralaya, Mumbai and accordingly they will take appropriate decision regarding grant of clearance.

**Question- Madukar Lad, Regional Officer, MPC Board, Mumbai.**

- 1) Is there any provision for Sewage treatment plant & OWC?

**Answer**


We will provide STP & OWC.

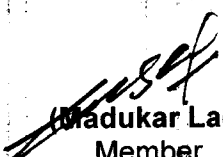
Finally the Convener informed the public that all the views expressed in the meeting, letters if any submitted and the project proponents reply will be put in the minutes and forwarded to the MCZM, Environment Department, Mantralaya, Mumbai.

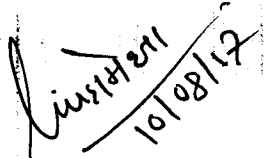
The Hon. Collector and Chairman of the committee instructed to submit the list of tenants/residents and accordingly project pronate has submitted list of tenants.

The Hon. Collector and Chairman of the committee thanked all the panel members, tenants / residents and the project proponents for Co-operation given to conduct the public hearing successfully and concluded the hearing.

The public herring ended with the vote of thanks.

  
( Sanjay Bhosale )  
Member/Convener,  
Sub-Regional  
Officer, Mumbai,  
M.P.C. Board,  
Mumbai

  
(Madukar Lad)  
Member  
Regional Officer,  
Mumbai,  
M.P.C. Board,  
Mumbai.

  
(Sampada Mehta)  
Collector, Mumbai City  
and  
Chairman  
Public Hearing Panel