

MINUTES OF PUBLIC HEARING

For Proposed Residential Building (Redevelopment Project of Slum Rehabilitation Structure) Under Reg. No. 33 (10) of D.C.R. 2034 for Mumbai City. At Plot Bearing C.S. No. 5 (pt) & 15 (pt), V. B. Worlikar Marg, Worli Division, Adarsh Nagar Janata Colony, G/South Ward, Worli, Mumbai. Nemely, "Worli Adarsh Nagar Sagar Darshan SRA CHS Ltd."

Date of Public Hearing: 21/09/2021

Time: 11:30 am hrs.

Venue: Collector Office, Mumbai City, Old Custom House, Shahid Bhagat Singh Marg, Mumbai - 400 001.

Public hearing for proposed redevelopment of building by M/s. Chintaharni Chintpurni Realtors LLP. C/o Sarkar Group B/17/18, Ground Floor, Bhagnari Co-op Housing Society, Chunabhatti, Deccan & Causeway Road, Mumbai,

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

1. Shri. Sadanand Jadhav, - Chairman
Addl. Dist. Magistrate,
Mumbai.
2. Shri. J. S. Hajare - 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. Chintaharni Chintpurni Realtors LLP., had submitted proposal for public hearing along with executive summary report for the proposed redevelopment of building on Plot Bearing C.S. No. 5 (pt) & 15 (pt), V. B. Worlikar Marg, Worli Division, Adarsh Nagar Janata Colony, G/South Ward, Worli, Mumbai. Nemely, "Worli Adarsh Nagar Sagar Darshan SRA CHS Ltd." to Maharashtra Pollution Control Board dated 20/04/2021. Accordingly, District Collector & Dist. Magistrate, Mumbai (City) had scheduled the date of public hearing on 21.09.2021. 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 18/08/2021, i.e. one month prior to the public hearing, inviting suggestions, objection and comments about the proposed redevelopment project. The Documents of executive summary report regarding public hearing were made available for review/study for the tenants or residents of Mumbai at –

1. Collector Office, 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. Astd. Commissioner, G/South Ward, NM Joshi Marg, Elphinstone, Dan Mill Naka, Mumbai-400013.

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. Thereafter the tenants / residents may 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 Additional Dist. Magistrate, Mumbai Area and Chairman, the Public Hearing Procedure was started.

Mr. Abhishek Porediwar, 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 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. Also shown the Google Image of the site.

He briefed about the proposed building configuration which is Residential Building – 01, Ground Floor + 1 to 45 upper floors (2 wings). He mentioned that the total plot area of the existing plot is 2563.40 sq. mtrs. The water requirement is approximated at 3.25 KLD in construction phase. During operational phase the water requirement will be 120.37 KLD and the sewage generation will be 114.38 KLD and same will be connected to sewer line provided by MCGM. The solid waste generation will be 100Kg/day. (The Biodegradable solid waste 50 Kg/day & Non-Biodegradable Waste 50 kg/day). The biodegradable waste will be used for vermicomposting & Non- biodegradable waste will be disposed to authorized parties.

He also explained about the control measures in respect of Air, water and Noise pollution. The Environment Management plan, in construction and post construction phase.

The Chairman of the Committee then appealed to the tenants 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 questions were raised during hearing.

SRO – How will you dispose of the debris from demolition of structures?

EC – First the concerned ward office will be informed of the scheduled demolition.

After demolition the debris will be sent to MCGM directed site after paying the necessary fees.

SRO – What is the Tree Plantation plan?

EC – Currently there are trees on the site which will be saved during construction or replanted and as per DCR and directives from Garden Department or Tree Authority local and recommended number of trees will be planted in the available area.

Additional District Magistrate – How many rehab tenements are you making for this SRA project?

EC – There will be 120 rehab tenements, out of which 21 will be shops.

Additional District Magistrate – How many Sale component tenements?

EC – There are total 246 tenements, out of which 100 will be sale tenements.

Additional District Magistrate – What will be the population density of the building during occupation?

EC – Expected people in the project will be around 900 including security staff, building maintenance staff, visitors etc.

Additional District Magistrate – What are the norms of SRA projects related to flat size for rehab?

EC – Since the plans have not yet been finalized we can't give a concrete answer, but as per DC regulations rehab tenements will be built.

RO (Regional Officer) – What will be the percentage of sale and rehab tenements?

EC – As per DC rules and existent FSI and there being 120 rehab out of which 21 shops and in sale there will be 95 residential tenements, 5 amenities and one shop.

Additional District Magistrate – Are there any polluting shops in the rehab component?
Member (of Worli Adarsh Nagar Sagar Darshan SRA CHS Ltd.) – No, there are regular shops like tailoring and grocery shops.

Hon' ADM (Additional District Magistrate) – How many car parking spaces will be provided?

EC – Total 147 parking spaces will be provided.

Hon' ADM (Additional District Magistrate) – Will it be possible to provide parking for both redevelopment flats and flats for sale?

Ans: - 30 car parking will be provided to redevelopment flats and 117 car parking is proposed for flats for sale.

Additional District Magistrate – So how many parking spaces will be provided for rehab?

Member – One parking per seven tenants.

Additional District Magistrate – What is the parking provision for motorcycles?

EC – Since there will be podium / stack parking, car parking will be provided as per the flat area. Motorcycles will be given parking on the ground floor.

Additional District Magistrate – You have to give parking for sale as well so what will the rehab get to rehab building is it possible ?

EC – For rehab parking as per DCR the number of units of a certain size will get a requisite number of parking, so 30 parking spaces for rehab and 96 for sale.

SRO – What is the sewage treatment plan?

EC – We are proposing to provide a Grey Water Treatment Plant, and however the plans are not yet finalized.

SRO – How much sewage will be generated?
EC – Sewage will be generated around 114.38 CMD.

RO – Will there be separate sewage treatment plants for rehab and sale?
EC – Only one, Common STP will be provided.

RO – What will be done with treated sewage?
EC – Treated water will be used for non-potable purposes like car washing and gardening.

Additional District Magistrate – So sewage water will be not used for flushing it seems.
EC – Since the plans have not been finalized we are not able to put a concrete plan ahead.

RO – What is the provision for Solid waste collection?
EC – Non Biodegradable waste will be sent to recyclers and bio degradable waste will be used for vermin composting. Waste will be collected in color coded bins.

Additional District Magistrate – What is the plan for vermicomposting?
EC – Non-biodegradable waste will be sold to recycler & biodegradable waste will be treated by vermin composting.

Additional District Magistrate – How much wet waste will be generated?
EC – At the least around 50 Kgs per day.

Additional District Magistrate – How can so less wet waste be generated, considering there are around 120 rehab and another 120 sale families in the project?
EC – We have taken into account visitors and temporary persons. Also we have used the baseline data for calculations. Once the final plans are approved and when we will apply for EIA. We will have to do a thorough study of the waste disposal and management. The sale residential tenements will be around 95.

Additional District Magistrate – There is lack of data on your part.
EC – At planning stage we will collect detail information for EIA study prepare environment management plan & it will submitted to EIA committee.

SRO – Will there be an Organic converter?
EC – Yes, we are planning to implement it.

Additional District Magistrate – There will be so many vehicles & consequent air pollution what is the plan for that?
EC – There will be Carbon Monoxide detectors, fire alarms and good ventilation in the parking area. Also exhaust fans will be also be provided.

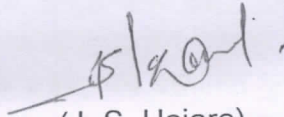
Additional District Magistrate – Will CNG be used by vehicles?
EC – We can only encourage people to use it.

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 submitted to the MCZM Committee, Environment Department, Mantralaya, Mumbai.

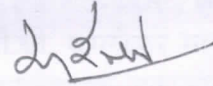
The Chairman of the Committee thanked all the panel members, tenants / residents and the project proponent for co-operation to conduct the public hearing successfully and concluded the hearing.



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



(J. S. Hajare)
Member
Regional Officer,
Mumbai,
M.P.C. Board,
Mumbai.



(Sadanand Jadhav)
Addl. Dist. Magistrate,
Mumbai City and
Chairman,
Public Hearing Panel.