

Minutes of public hearing in respect of proposed residential projects under SRA Schemes of M/s. Hubtown Ltd. on plot bearing CTS No. B-908, B-909, B-910, B-911 (pt) at Bandra (W), Mumbai, Maharashtra.

Date of public hearing dt. 27/08/2021,

Time : 11:00 am

Venue: Office of Collector & District Magistrate Mumbai Sub-Urban, Government Colony, Bandra (East), Mumbai 400051 online public hearing on Zoom app.

Public hearing for proposed residential projects under SRA Schemes for plot bearing CTS No. B-908, B-909, B-910, B-911 (pt) in Mount Mary, Bandra (W), Mumbai, Maharashtra of M/s. Hubtown Ltd, S. No. B-908, B-909, B-910, B-911, Bandra (W), Mumbai. The said public hearing extended online via zoom app vide meeting ID : 89908038443, Passcode : 576128 on 27/08/2021, at 11:00 am

The following panel members of public hearing committee were present

1. Dr. Vikas Naik
(Addl. Dist. Magistrate Mumbai, Sub- Urban) Chairman
2. J. S. Hajare,
(I/c. Regional officer, Mumbai:
(Maharashtra Pollution Control Board, Mumbai) Member
3. J. S. Hajare,
(Sub Regional officer, M.P.C Board, Mumbai-II) Convener

Initially Shri J. S. Hajare, Sub-regional officer, MPC Board, Mumbai-II and convener of online public hearing meeting welcomed the Chairman of the committee, panel members, slum dwellers /residents and commenced the meeting with 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 dt 14th Sep.2006 and amended thereto, and coastal Regulation Zone (CRZ) notification dt. 6th January 2011 the public hearing of slum dwellers /residents shall be carried out for redevelopment and construction activities in the CRZ-II Area. Accordingly M/s Hubtown Ltd, S. No. B-908, B-909, B-910, B-911, Bandra West, Mumbai, had submitted proposal for public hearing with executive summary report in English and Marathi for proposed residential projects under SRA

Thereafter District collector and District Magistrate Sub-Urban had scheduled date of public hearing on 27/08/2021, time 11.00 am. The convener briefed, that a public notice regarding the said online public hearing was published in the daily newspaper "Sakal" in Marathi and "The free Press Journal" in English on 26.07.2021, ie. one month prior to the public hearing, inviting suggestion objection and comments about the proposed redevelopment project. The

Documents of executive summary report regarding public hearing were made available of review/study for the slum dwellers /residents of Mumbai at-

1. Collector Mumbai suburban, Collector Office, Administrative Building. 10th floor, Government colony, Bandra (East). Mumbai-4000512.
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, Kalpataru Point, 1st floor, Sion Matunga scheme Road No.8, Near Sion Circle. Sion (E), Mumbai 400 088.
5. Astd. Commissioner, H/West Ward, Municipal Corporation office Bandra, Mumbai-

The convener also informed to the slum dwellers /residents that, the purpose of the public hearing committee is to conduct the public hearing and to record the opinion, suggestions / objections of the slum dwellers /residents, with regards to environment point of view. The said Committee will not take any decision about the project. He also informed that the said public hearing is for slum dwellers /residents of the said project. The project proponent will present the details about the project. Thereafter the slum dwellers /residents may give their, suggestions/ objections comments, and opinions verbally online one by one 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 Add. District Collector & Dist. Magistrate, Mumbai Area and Chairman, the Public Hearing Procedure was started.

Mr. Anshuman Gore, the technical consultant and Mr. Jinay Dhanki Project Proponent 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.

He briefed about the proposed building plot area 15,205.60 Sq.m and total BUA 80,388.67 Sq.m having building configuration which is Rehab : Rehab 1:G+22; Rehab 2A:G+22; Rehab 2B: G+20; Rehab 3:G +22, Sale : sale A:-P+ Lobby +15 FI. Sale B:- B+ G+ podium 1 to 6 + 13FI. The water requirement is approximated at 425 KLD and sewage generation will be 382 KLD. PP will provide STP to total sewage generated from the project and treated sewage partially will be reused for flushing and on land gardening purpose remaining will be disposed

off in MCGM sewer line. The total solid waste generation will be 1.5 MT/day. Out of that Rehab biodegradable waste will be for organic waste converter (OWC) and non biodegradable will be disposed off to authorized parties.

He explained the solid waste management plan of the construction phase and operational phase. Also at the time of construction activity, necessary precautions will be taken to control the Air and noise pollution. The Energy consumption, energy saving measures, along with firefighting measures was also explained. The Environment Management plan, in construction and post construction phase were explained with regard to air, water, noise, land, etc.

The Chairman of the Committee then appealed to the dwellers /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.

1. Adv. Kazi, (Advocate nearby housing society)

Question:- What is about Geological report of proposed re-development project which is not enclosed with proposal ? explain in brief?. After that he added that any interested person can attend the public hearing.

Answer: Project Proponent explained, as per CRZ notification 2011, it clearly says that public consultation in which view of only the legally entitled slum dweller or legally entitled tenant of dilapidated or cessed building shall be obtained .

Also, Project Proponent said that Geological report is prepared by reputed consultant and shall be put up before Hon'ble District collector to understand holistic position of project.

2. Mr. Sunil Jadhav,(Slum Dweller)

Question: The scheme is very good scheme and I support this scheme however it is to be completed in stipulated time period

Answer: Project Proponent assured to complete proposed redevelopment of residential scheme under SRA scheme in time

3. Adv. Samarth More (Advocate nearby housing society)

Question: As PP has submitted EIA report which is enclosed with geological survey report of year 2004-2006 however they may be change geological data due to cyclones, flood and tsunami has been taken place. He also asked about depth of drill of 20 mtr. Project proponent will use dynamite for excavation and heritage structure e.g. Mount Merry's Church is sited at 100 mtr. from proposed project. Whether Project proponent has obtain permission of Archeological

department. Also, he asked about pollution due to this project and its effect on nearby residence birds, greenery. He asked about parking of SRA project as present road is narrow.

Answer: Project proponent has replied that he will answer the queries. However As per CRZ notification 2011 clearly says that public consultation in which view of the only the legally entitled slum dweller or legally entitled tenant of dilapidated or cessed building shall be obtained.

All the issues viz, effect of cyclone, flood, and tsunami are taken into account in Geological survey report prepared in year 2019. All foundations will be done mainly on plain flat area as per advice of Structural of Engineer and Geological Experts. Project proponent will take precautions as per conditions of Environmental Protection Act and regulatory authority. Project proponent will provide garden of about 35% of total area as per regulations. Heritage does not affect the said slum site as per DP Remarks. PP also stated that Pollution is no more than any construction project and regarding noise pollution work will be carried out in prescribed hours. Remaining issues of parking will be provided as per regulations of both Rehab and Sale component.

4. Mr. Parshuram Surve (Slum Dweller)

Question: I am residing here from 1984 here earlier condition in slum area was very worst. Other nearby Societies should care that slum residing peoples as they will get safe, good houses. Project should be completed in stipulated time period.

Answer: Project Proponent assured to complete proposed redevelopment of residential project under SRA scheme in time.

5. Mrs. Usha Chandrasekhar (Represented for Mount Mary Kane Road Association)

Question: Due to loss of green zone adverse impact will happen. 35 % garden area cannot be used as it is located on slope area. She objected for the redevelopment project because it situated in CRZ zone.

Answer: Adv. B. H. Sinha (on behalf of Hubtown Ltd) stated that the objections of only legally entitled slum dwellers can be heard as per the CRZ Notification 2011 hence this objection should be set aside.

He stated he will reproduce relevant response to objections raised by slum dwellers only. He added that issues regarding reservation, hazards, parking area, road etc. are all dealt with while getting approval/sanction to plans from Govt. Competent authority while considering all above issues. He stated that PP will comply all the conditions given by competent authority in permissions granted.

6. Ashish (Slum Dweller)

He supported to redevelopment of residential project and requested to speed up the projects. This project will help to upgrade the living status of slum residents.

7. Nilesh Kadam (Slum Dweller)

He supported the redevelopment project developed by Hubtown Ltd. He further requested not to consider the objection raised by the people from outside the scheme.

8. Sanjay Singha (Slum Dweller)

He has supported to redevelopment projects.

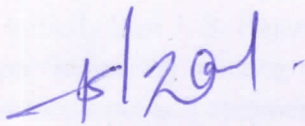
9. Mrs. Ankita Pawar (Slum Dweller)

She is also supported to redevelopment project. She told that MHADA & SRA had given good project to us and developer is providing better homes to us, but the surrounding people are opposing project they don't want to allow the SRA project. She asked collector sir if the developer stopped our rent, then where we should go.

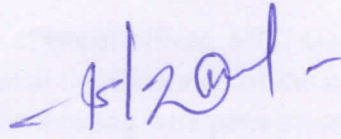
Finally, the Convener informed the public that all the views expressed in the meeting, letters if any submitted and the project proponent's reply will be put in the minutes of the meeting and submitted to the MCZMA Committee Environment Department, Mantralaya Mumbai.

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

The written suggestions and objection received from Public and copy of presentation are enclosed herewith for ready reference (Page No. 21).



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Member/Convener,
Sub-Regional Officer,
M.P.C. Board, Mumbai-2



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Member/Convener,
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M.P.C. Board, Mumbai

(Dr. Vikas Naik)
Addl. Dist. Magistrate,
Mumbai Sub-urban and
Chairman,
Public Hearing Panel.