

MINUTES OF PUBLIC HEARING

For Proposed Redevelopment of the building on plot bearing C.S. No. 17/866 of Worli Divison,
Plot No. - 07/17, Khan Abdul Gaffar Khan Road, Worli, Mumbai.

Date of Public Hearing: 10/11/2021

Time : 11:30 pm hrs.

Venue: Office of the Collector & District Magistrate Mumbai (City), Old Custom House, Shahid
Bhagat Singh Marg, Mumbai - 400001

Public hearing for proposed redevelopment of building by Mr. Sachiv Sahni, on plot bearing C.S. No.17/866 of Worli Division, Plot No.7/17, Khan Abdul Gaffar Khan Road, Worli, Mumbai-400018.

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

1. Shri. Rajiv Nivatkar - Chairman
District Collector &
Dist. Magistrate,
Mumbai.
2. Shri. Jayavant Hajare, - Member/Convener
Regional Officer,
Maharashtra Pollution Control Board,
Mumbai.
3. Shri. Tanaji Yadav, - Member/Convener
Sub Regional Officer,
Maharashtra Pollution Control Board,
Mumbai - I.

In the beginning Shri. Tanaji 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, Mr. Sachiv Sahni had submitted application for public hearing along with detailed Environmental Synopsis report for the proposed redevelopment of building on C.S. No.17/866 of Worli Division, Plot No.7/17, Khan Abdul Gaffar Khan Road, Worli, Mumbai-400018 to Maharashtra Pollution Control Board dated 29.07.2021.

Accordingly, District Collector & Dist. Magistrate, Mumbai (City) had fixed the date of public hearing on 10.11.2021. 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 08.10.2021, 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. Hon'ble Collector Mumbai, 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 - 400 022.
5. Astd. Commissioner, 'G/South' Ward, N M Joshi Marg, Elphinston Danmil Naka, Mumbai – 400 013

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 District Collector & Dist. Magistrate, Mumbai City and Chairman, the Public Hearing Procedure was started.

Mrs. Prachee Mhaskar, the technical consultant of the said project, briefed about the proposed project by power point presentation. She showed the details about the location of the project and showed 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. She briefed about the access to the site via road networks and explained about the plot, which is situated on the landward side of the existing from Shahid Bhagar Singh road existing prior to 19/02/1991 as was shown in the approved CZMP of the area as well as Google Image of the site. The Plot was occupied by Ground Floor + 1st Upper Floor old dilapidated building structure, declared as dilapidated vide Notice under Section 354 of the Mumbai Municipal Corporation Act, dated 10.01.2019, occupying 02 existing tenements.

She briefed about the proposed building configuration which is of 1st to 3rd Upper Basement + Ground floor + 1st to 10th Parking floors + Two Upper stilt level for amenities + 1st to 31st upper floor level for flats/ rooms for residential use and the height of the building is proposed to be 184.85 Mtrs. The new building will also rehabilitate the existing tenements also along with some sale flats.

She mentioned that the total plot area of the existing plot is 1672.26 sq.mtrs which comes under CRZ-II area and then gave brief about the FSI statement, Free of FSI and the Built Up Area of the proposed building.

The water requirement is approximated at 41 KLD in operational phase. The sewage generated on the site will be treated in Sewage treatment plant, of adequate capacity, on the site. She also explained about the water environment impacts and its mitigation measure. The solid waste management plan of the construction phase and operational phase was explained. 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. 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 then appealed to the owners 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 person raised the questions.

1. **Shri. T. G. Yadav**, Sub- Regional Officer, Maharashtra Pollution Control Board, Mumbai – I, inquired about the details of the trees that will planted and if the TREE NOC has been received for the said project .

Answer: The consultant replied that the TREE NOC has already been obtained from MCGM and presented the hard copy of the same to **Shri. T. G. Yadav**, Regional Officer, Maharashtra Pollution Control Board.

2. **Shri. J. S. Hajare**, Regional Officer, Maharashtra Pollution Control Board, Mumbai - , asked about the technology to be used for the proposed STP on site.

Answer: The consultant replied that the MBBR technology is proposed at the time for the STP on site and that the same may change after actual building will stand on the site.

3. **Shri. T. G. Yadav**, Regional Officer, Maharashtra Pollution Control Board, Mumbai - I, inquired if the demolition waste generated on site has been dumped on authorized site and asked to provide the relevant NOC for the same.


Answer: The consultant replied that the demolition waste has been disposed as per the relevant NOC's obtained from the relevant authorities and also provided a copy of the same. The consultants also replied that all requisite precautions and measures had been undertaken to reduce spilling of waste on roads while transportation.

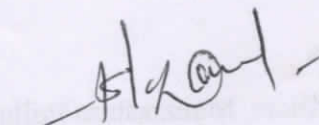
4. **Shri. T. G. Yadav**, Sub Regional Officer, Maharashtra Pollution Control Board, Mumbai - I, inquired about the excess treated water from proposed STP and the ways of using the same on site and how the excess remaining water will be disposed.


Answer: The consultant replied that the treated water will be used for non domestic uses like car washing, flushing, gardening and the excess treated water, approximated to 18 KLD will be disposed to existing municipal sewer lines..

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 forwarded 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 with vote of Thanks.


(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.


(Rajiv Nivatkar)
District Collector & Dist.
Magistrate,
Mumbai City and
Chairman,
Public Hearing Panel.