

Executive Summary of the Project

OPAL ESTATE PVT. LTD. is proposing Redevelopment of Residential Building known as “BOB BUNGLOW” on plot bearing C.S.No.50, situated at Dolkar Street & Hospital lane, E ward, Mazgoan, Mumbai

The land under reference falls in CRZ – II and is situated on the north side of the Dolkar Street and south side of Hospital Lane. The details of the proposal are as under:

Plot area of proposed project is **621.24 m²**, which is in CRZ II area on the landward side of the DP Road. Construction of proposed project will be undertaken with FSI of 2.50 as per DCR of 1967. The proposed building comprises of Basement+ Stilt (ground) + 1st to 3rd Parking floor+ 4th to 16th floor. The project cost is Rs. 4.44 Crore. Refuge area on 8th and 15th floor is proposed as per fire department norms and service area proposed on Basement floor for parking. The proposed building will have 47 tenements the population of the building during operation phase is 282.

Total water requirement for this population will be 34 m³/day. Sullage generation will be 16 m³/day. Waste Water will be treated in Sullage treatment Plant. Total waste generated from building will be 127 kg/day and biodegradable component will be composted using Mechanical Composting. Dry garbage will be recycled.

A total of 14 car parking provisions are made.

ANNEXURE - IV**FORM 1 for seeking clearance for projects attracting CRZ notification****(I) Basic Information**

Sr. No.	Item	Details		
1	Name of the project	Proposed Redevelopment of Residential Building "known as Bob Bunglow" on plot bearing C.S.No.50, situated at Dolkar street & Hospital Lane, E/ward, Mazgoan, Mumbai		
2	Location or site alternatives under consideration	It is a redevelopment project		
3	Size of the project (in terms of total area)	Total Plot Area	621.24	m ²
		Built Up Area		
		Proposed FSI area	1548.44	m ²
		Non FSI area	1063.90	m ²
		Total Construction area	2612.34	m ²
4	CRZ Classification of the area	CRZ II		
5	Cost of the project	Rs. 4.44 Cr		
6	Contact information	AMITA PATIL & ASSO. 165 A, Vincent Chamber, Dr. Babasheb Ambedkar Street, Dadar, Mumbai. E-mail – purvahirlekar@yahoo.co.in		

(II) Activity

- 1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, and the like)**

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in	No	It is a Redevelopment project and hence as such there will be no change in the land use.

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
	intensity of land use (with respect to local land use plan)		
1.2	Details of CRZ classification as per the approved Coastal Zone Management Plan	Yes	The plot under reference is falling under CRZ II as per the approved CZMP.
1.3	Whether located in CRZ-I area?	No	Not Applicable
1.4	Distance from CRZ-I areas	No	Not Applicable
1.5	Whether located within the hazard zone as mapped by Ministry of Environment and Forests/ National Disaster Management Authority?	No	
1.6	Whether the area is prone to cyclone, tsunami, tidal surge, subduction, earthquake etc.?	No	The proposed structure is designed taking in to consideration the Earthquake zone i.e. it falls in Seismic Zone III
1.7	Whether the area is prone for saltwater ingress?	No	Not Applicable
1.8	Clearance of existing land, vegetation and buildings?	Yes	It is a Redevelopment project. The existing building shall be demolished.
1.9	Creation of new land uses?	No	Proposed project is a redevelopment scheme and hence there is no creation of new land use.
1.10	Pre-construction investigations e.g. bore hole, soil testing?	Yes	Soil samples taken within the plot premises for geotechnical investigation
1.11	Construction works?	No	Proposed residential project
1.12	Demolition works?	Yes	The existing building shall be demolished and debris shall be sent to the authorized debris

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
			disposal site as per debris management rules
1.13	Temporary sites used for construction works or housing of construction workers?	Yes	Temporary sheds will be provided for workers
1.14	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	Total Excavation quantity: 3800 m ³
1.15	Underground works including mining or tunneling?	No	Not Applicable
1.16	Reclamation works?	No	Not Applicable
1.17	Dredging/reclamation/land filling / disposal of dredged material etc.?	No	Not Applicable
1.18	Offshore structures?	No	Not Applicable
1.19	Production and manufacturing processes?	No	This is a construction project
1.20	Facilities for storage of goods or materials?	Yes	Only construction material will be stored in temporary storage built at site during construction phase.
1.21	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	Solid Waste will be treated using mechanical composting and Sullage treatment plant will be provided for sullage treatment
1.22	Facilities for long term housing of operational workers?	No	Not Applicable
1.23	New road, rail or sea traffic during construction or operation?	No	Existing road and rail network will be used for movement of material transport during construction phase.

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.24	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	Existing road will be used for movements of trucks for material transport during construction phase
1.25	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	Not Applicable
1.26	New or diverted transmission lines or pipelines?	No	Not Applicable
1.27	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	Not Applicable
1.28	Stream and river crossings?	No	Not Applicable
1.29	Abstraction or transfers of water from ground or surface waters?	No	Not Applicable
1.30	Changes in water bodies or the land surface affecting drainage or run-off?	No	There will not be any changes in water bodies or the land surface
1.31	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Transportation of construction workers and construction material will take place
1.32	Long-term dismantling or decommissioning or restoration works?	No	Not Applicable. It is a redevelopment project
1.33	Ongoing activity during decommissioning which could have an impact on the environment?	Yes	Existing structure will be demolished and debris will be disposed off as per the Municipal rules. All necessary safety precautions and care shall be

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
			taken while demolishing the structure. Site barricading and water sprinkling will be done to arrest the spreading dust during demolition work.
1.34	Influx of people to an area in either temporarily or permanently?	Yes	Construction workers during construction phase and residents during operational phase.
1.35	Introduction of alien species?	No	No introduction of alien species will occur
1.36	Loss of native species or genetic diversity?	No	No threat of species loss will occur
1.37	Any other actions?	No	No

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

Sr. No.	Information/checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)	No	Already developed land
2.2	Water (expected source & competing users) unit: KLD	Yes	Total water requirement is 34 KLD, Source from MCGM water supply. Detail Water Balance Statement is attached below
2.3	Minerals (MT)	No	Not Applicable
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	Stone, aggregates and other construction material demand will be met from the nearest market
2.5	Forests and timber (source – MT)	Yes	Only door frames (if so planned)

2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	Electricity Source is from BEST Total energy consumption will be 0.2 MW.
2.7	Any other natural resources (use appropriate standard units)	No	Not Applicable

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	No hazardous material will be used for construction. Used oil from DG set shall be disposed as per the prevailing norms
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	Not Applicable
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	Proposed project will bring about the positive change as better living conditions shall be provided.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	No	Proposed project will not affect hospital patients, children etc.

3.5	Any other causes, that would affect local communities, fisherfolk, their livelihood, dwelling units of traditional local communities etc.	No	Not Applicable
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4. Production of solid wastes during construction or operation or decommissioning (MT/month)

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	Not Applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	Total Municipal Solid Waste generated will be 127 kg/day
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	No	No hazardous waste will be generated as this is residential project. Used oil from DG set shall be disposed off as per the prevailing norm.
4.4	Other industrial process wastes	No	No, this is residential project
4.5	Surplus product	No	Not Applicable
4.6	Sewage sludge or other sludge from effluent treatment	Yes	Sludge generated from STP will be 0.2 KLD which will be used as manure after drying
4.7	Construction or demolition wastes	Yes	Total quantity of debris generated will be 3800 m ³ and debris will be dumped as per BMC guidelines
4.8	Redundant machinery or equipment	No	Not Applicable
4.9	Contaminated soils or other materials	No	Not Applicable
4.10	Agricultural wastes	No	Not Applicable
4.11	Other solid wastes	No	Not Applicable

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	No	Not Applicable
5.2	Emissions from production processes	No	Not Applicable
5.3	Emissions from materials handling including storage or transport	Yes	Fugitive emission from handling such as sand, aggregates and cement
5.4	Emissions from construction activities including plant and equipment	Yes	Transportation of construction material, DG sets etc.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Transportation, loading and unloading of material will generate dust
5.6	Emissions from incineration of waste	No	Not Applicable
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	Not Applicable
5.8	Emissions from any other sources	No	Not Applicable

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	Construction Equipment, mixers, vehicles etc.
6.2	From industrial or similar processes	No	Not Applicable
6.3	From construction or demolition	Yes	Minor construction machinery as Ready Mix Concrete is to be used
6.4	From blasting or piling	Yes	Piling
6.5	From construction or operational traffic	Yes	By movement of trucks for material & Ready Mix Concrete
6.6	From lighting or cooling systems	No	Not Applicable
6.7	From any other sources	No	Not Applicable

7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

Sr. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	Not Applicable
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	Yes	Sullage treatment plant will be used. Excess treated water will be used for flushing and remaining will be discharged in sewer lines

7.3	By deposition of pollutants emitted to air into the land or into water	No	Not Applicable
7.4	From any other sources	No	Not Applicable
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not Applicable

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

Sr. No.	Information/Check list confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	Not Applicable
8.2	From any other causes	No	In case of accident and collapse of building, there is risk to the workers on site
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	No	The proposed structure is designed as per Seismic Zone III standards

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

Sr. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: • Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) • housing development • extractive industries • supply industries • other	No	Not Applicable
9.2	Lead to after-use of the site, which could have an impact on the environment	No	Not Applicable
9.3	Set a precedent for later developments	No	Not Applicable
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	Not Applicable

(III) Environmental Sensitivity

Sr. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their	No	

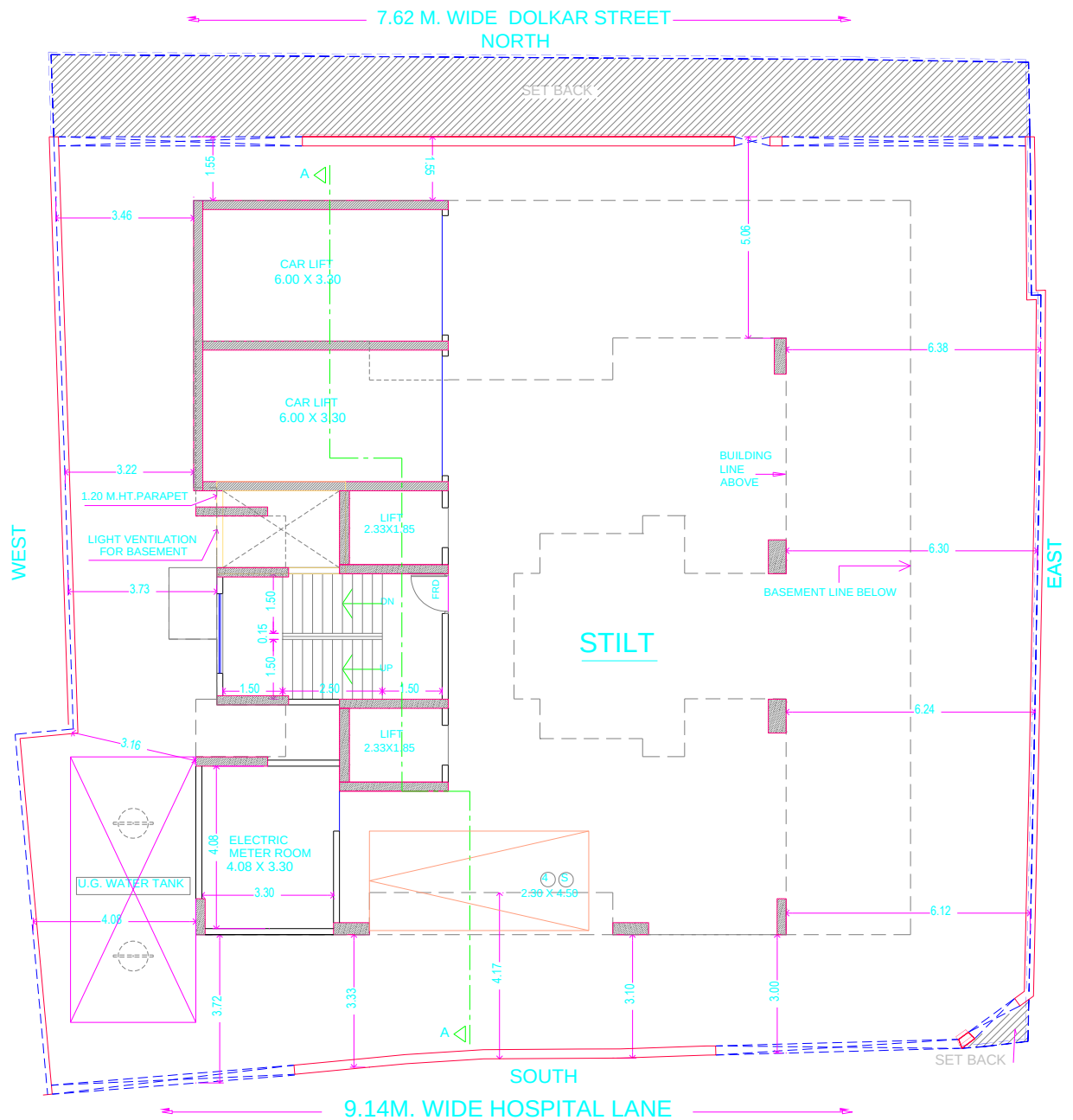
Sr. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
	ecological, landscape, cultural or other related value		
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Yes	Arabian Sea: 0.5 km (Approx)
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	No	Not Applicable
4	Inland, coastal, marine or underground waters	Yes	Arabian Sea: 0.5 km (Approx)
5	State, National boundaries	No	Not Applicable
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes	Already well connected roads
7	Defense installations	Yes	Navy Nagar Colaba: approx. 12 km
8	Densely populated or built-up area	Yes	Fully urbanized area
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Yes	Hospitals, schools, colleges, community facilities & places of worship are present near the Project site.
10	Areas containing	No	Not Applicable

Sr. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
	important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)		
11	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)	No	Not Applicable
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)	No	Not Applicable

Whether Proposed Project covered under EIA Notification 2006

The proposed project is not covered under EIA Notification 2006 as total construction area is less than 20,000 m²

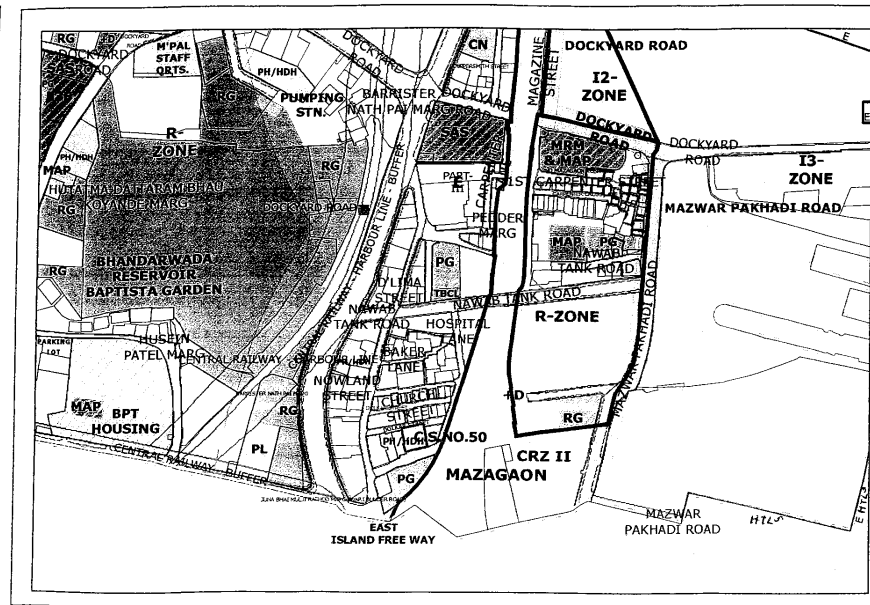
Layout Plan



STILT FLOOR PLAN

SCALE 1:100

Development Plan



LOCATION PLAN

Scale 1:4000

Land Bearing C.S.No(s) 50 of MAZAGAON Division in E-WARD

NOTE:
 D.P. Remarks have been offered only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
 This plan is to be read with letter under
 No.CHE/ /DPCity/E Dated:

HTL TRANSFERRED ON D.P. SHEET 11
 AS PER COASTAL ZONE MANAGEMENT
 PLAN APPROVED BY M.O.E.F IS TENTATIVE
 AND SUBJECT TO RATIFICATION FROM
 COMPETANT AUTHORITY

29/12/12

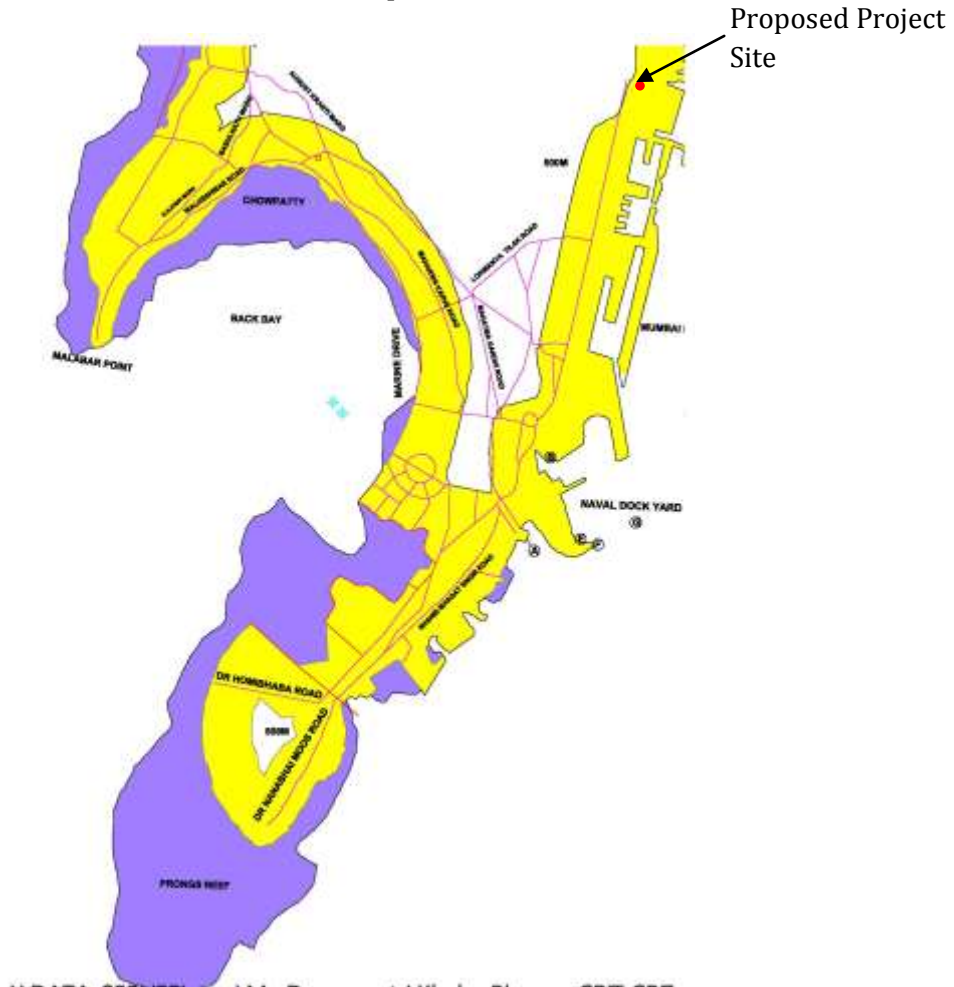
Assistant Engineer (DP) E Ward



MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)

Office of the Chief Engineer (Development Plan),
 4th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.

CRZ Map



CZMP

