

*Minutes of the 107<sup>th</sup> meeting of Maharashtra Coastal Zone Management Authority  
held on 7<sup>th</sup> November, 2015*

**MINUTES OF THE 107<sup>th</sup> MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY (MCZMA) HELD ON 7<sup>th</sup> NOVEMBER, 2015**

The 107<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), Government of Maharashtra on 7<sup>th</sup> November, 2015 at 10.30 am at Sachivalay Gymkhana, Mumbai. List of members present in the meeting is enclosed as **Annexure I**


**Item No.1:** Confirmation of Minutes of 106<sup>th</sup> meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 26<sup>th</sup> & 27<sup>th</sup> October, 2015.

The minutes of 106<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 26<sup>th</sup> & 27<sup>th</sup> October, 2015 under the Chairmanship of the Additional Chief Secretary (Environment), Government of Maharashtra were confirmed without any change.

**Item No.2:** CRZ status of project site bearing CTS No. A/791(pt) behind Jain Mandir, Bazar Road of village Bandra (W), Mumbai by M/s Strandline Builders Pvt. Ltd

The project proponent presented the proposal before the Authority in the meeting. Application is for seeking CRZ status of the project site bearing CTS No. A/791 (pt), behind Jain Mandir, Bazar Road, at village Bandra (W), Mumbai.

The PP has submitted the CRZ map dated 23.4.2015 in the scale of 1:4000 superimposing the project site under reference prepared by IRS, Chennai. As per the report of the IRS, Chennai, there is change in HTL as demarcated by the IRS as per CRZ Notification, 2011 than in HTL as shown in approved CZMP of 1991. The site falls inside the CRZ area, which is 500m from HTL of 1991 approved CZMP. But the project site falls outside 100m buffer of 1991 approved HTL.

  
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The Authority noted that as per the report of IRS, Chennai dated 17.3.2015 the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai. Photographs of the site were taken on record, which indicated that no work has started on the site under reference.

After deliberation, the Authority decided to confirm that the project site bearing CTS No. A/791(pt) behind Jain Mandir, Bazar Road at village Bandra (W), Mumbai by M/s Strandline Builders Pvt. Ltd is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 3:** Proposed construction of residential cum commercial building on land bearing S. No. A (2)77, H.No.10, C.T.S.No. 2335 at Murud, Tal. Murud, Dist. Raigad by Mr. Shabir Ahmad Sayyad Daud Hadadi

Mr. Shabir Hadadi and Prashant Pawar, Engineer, Murud Janjira Municipal Council presented the proposal before the Authority in the meeting. The proposal is for residential cum commercial building comprising ground floor + upper two floors on plot bearing S. No. A (2) 77, Hissa no. 10, C S no. 2335, at village & Taluka- Murud, Dist- Raigad. As per approved CZMP of the Murud Janjira Municipal Council, the plot under reference falls in CRZ II area and situated on landward side of existing road. The plot area under consideration is 245 Sqm, FSI permissible as on existing DCR as on 19.2.1991 is 1.00 and total proposed BUA is 244.65 Sqm.

The Authority, after deliberation, decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

  
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**Item No.4:** Proposed construction of Resort on land bearing Gat No. 553/2 & 555/2 area 2-71-10 H. at Kihim, Tal- Alibag, Dist- Raigad by Shri. Ganesh Rasal.

Mr. Deepak Singhai presented the proposal before the Authority in the meeting. The proposal is for construction of Holiday Resort building comprising 2 types of building both with Ground + 1 floor, on plot bearing Gut. No. 553/2 and 555/2 at village Kihim, Tal- Alibag & Dist- Raigad. As per the Coastal land use map prepared by SAC, the plot under reference falls partly in CRZ III area i.e. partly within 200 m to 500 m and partly outside 500m line from HTL of seafront. The PP made a presentation on the environment measures proposed in the project. The Authority observed the following:

1. PP to submit the Environment Management Plan for the proposed project. Details of the solar PV panels and renewable energy generated and solid waste Management to be submitted.
2. PP to ensure that BOD of the treated waste water is 5 mg/l and project is zero liquid discharge project.
3. PP to submit the details of green belt proposed in the project.

After deliberation, the Authority decided to defer the proposal for submission of above required information.

**Item No. 5:** CRZ status for property bearing CTS No. G/397/3 of village Bandra 'G' situated in H/West Ward, 17th Road, Santacruz West, Mumbai- 400054 by M/s Ankur Premises Developers Pvt. Ltd

The project proponent was present for the meeting and presented the proposal before the Authority. Application is seeking for CRZ status of project site bearing CTS no. G/397/3 of Village Bandra "G" situated in H/West Ward, 17<sup>th</sup> Road, Santacruz West, Mumbai

The PP has submitted CRZ map dated 12.10.215 in the scale of 1:4000 superimposing the project site under reference.

  
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The Authority noted that that the Ministry of Environment & Forest, New Delhi has approved the revised HTL for the Khardanda area in the year 2009 and map of revised HTL is available with Municipal Corporation of Greater Mumbai (MCGM).

The Authority observed that PP needs to submit a clarification from the MCGM as to whether the site is situated outside 100 m CRZ setback area from the revised HTL approved by MoEFCC in the year 2009 for Khardanda area.

After deliberation, the Authority decided to defer the proposal for submission of compliance as above.

**Item No. 6:** CRZ status for site bearing plot no. 143 of Shivaji Park Scheme C. S. No. 1852 of Mahim Division, Shivaji Park, Dadar (W), Mumbai by M/s Dipti Associates

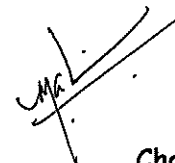
The project proponent presented the proposal before the Authority in the meeting. The PP has submitted CRZ map dated 23.4.2015 in the scale of 1:4000 superimposing the project site under reference prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by the IRS corresponds to the HTL shown in the approved CZMP as per CRZ Notification, 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated 23.4.2015, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that the project site bearing plot no. 143 of Shivaji Park Scheme C.S.No. 1852 of Mahim Division, Shivaji Park, Dadar (W), Mumbai is beyond 100 m CRZ setback line from Mahim Bay.



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**Item No.7:** Proposed construction of Holiday Resort on land bearing Gut. No. 532, area 0-44-6 Ha. at Kihim, Tal. Alibag, Dist. Raigad by Mrs. Savitri N. Dube

Mrs. Savitri Dube presented the proposal before the Authority in the meeting. The proposal is for construction of Holiday Resort building comprising of G + 1 for 2 buildings (Unit A & B) on G. No. 532 at village Kihim, Tal-Alibag & Dist-Raigad. As per the Coastal landuse map prepared by SAC, the plot under reference falls partly in CRZ III area i.e. partly within 200 m to 500 m and partly outside 500 m line from HTL of seafront. The PP submitted the CRZ map in the scale of 1:4000 superimposed on the site under reference.

The project proponent further stated that Rapid EIA for the project is under preparation and will be submitted soon. The PP to submit the undertaking that construction on the site under reference is not started through the Town Planning office, Alibaug.

After deliberation, the Authority decided to defer the proposal for submission of Rapid EIA and undertaking through Town Planning office that construction on the site is not commenced.

**Item No.8:** Proposed addition of first floor on existing ground floor structure on plot bearing S.No. 82A, Hissa no. 5, CT Survey no. 1852 B, N.R.Y no. 2, Land no. 92, Land no. 130, Tal-Ratnagiri by Shri. Vasant Tukaram Bavne & others

Shri Vasant Bavne and Mr. Thorat, Ratnagiri Municipal Council presented the proposal before the Authority in the meeting. The proposal is for addition of first floor on existing ground floor structure on plot bearing S. No. 82, Hissa No. 5, C. S. No.1852 B, N R Y no. 2 at village Rahatagar, Tal & Dist. Ratnagiri. As per approved CZMP of the area, site under reference falls in CRZ II area and situated on landward side of existing road. The PP stated that no construction is started on the site under reference.

  
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The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.9:**

Proposed installation of 4G mobile internet tower on plot bearing 1) S.No.51A, H.No.1A at village Pet Killa; 2) Rahatghar, Gat No. 30A1/5, C.T.S. No. 925A; 3) Zadgaon S.No.131A, C.T.S. No.211; 4) Zadgaon S.No.109/6A; 5) S no. 36, Hissa no. 1A at Village Killa; 6) Zadgaon, S.No.326, H.No.10, C.T.S. No.3391 Dist. Ratnagiri by Ratnagiri Municipal Council

The project proponent presented the proposal before the Authority in the meeting. The proposal is for installation of 4G mobile internet tower on sites of Dist: Ratnagiri. 1) village- Pet Killa- S.No.51A, H.No.1A 2) Rahatghar- Gat No. 30A1/5, C.T.S. No. 925A 3) Zadgaon- S.No.131A, C.T.S. No.211 4) Zadgaon-S.No.109/6A 5) Killa- S no. 36, Hissa no. 1A and 6) Zadgaon, S.No.326, H.No.10, C.T.S. No. 3391. The Height of the tower is 15 m, size of outdoor unit Bed is 1500 x 500m, area of Pole is 3.08 m and total area is 4.355 Sqm.

As per the remarks of the Ratnagiri Municipal Council, CRZ status of the sites are as follows:

Site address	CRZ Status
Pet Killa- S.No.51A, H.No.1A	CRZ I (i)
Rahatghar, Gat No. 30A1/5, C.T.S. No. 925A	CRZ II
Zadgaon S.No.131A, C.T.S. No.211	CRZ II
Zadgaon S.No.109/6A,	CRZ II
Killa- S no. 36, Hissa no. 1A	CRZ I (i)
Zadgaon, S.No.326, H.No.10, C.T.S. No.3391	CRZ II

  
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After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. PP to obtain the permission from archaeological / Heritage point of view from the competent authority for the mobile towers situated within the premises of fort area.
2. PP to ensure that there is no construction in mangroves or its 50 m buffer zone area and in intertidal area.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No. 10:** Proposed construction for residential cum commercial building on plot bearing S. No. 182A, H.No.3, C.T.S.No.2707B/2, 2707B/1, 2707/5, 2707/6, 2707/7, 2707/8, 2707/9, 2707/10, at Zadgaon, Tal. & Dist. Ratnagiri by Shri. Bhikaji Vaman Patwardhan

The project proponent presented the proposal before the Authority in the meeting. The proposal is for reconstruction of existing structure on plot bearing S no. 182A, Hissa no. 3, C S No.2707B/2, 2707B/1, 2707/5, 2707/6, 2707/7, 2707/8, 2707/9, 2707/10 at village Zadgaon, Tal & Dist Ratnagiri. The PP presented that the existing use of the structure is residential. The proposed development is for residential cum commercial use comprising of ground + 3<sup>rd</sup> upper floors on front side and ground + 4<sup>th</sup> upper floors on back side on the site under reference. As per the approved CZMP of the Ratnagiri Municipal Council, the plot under reference falls in CRZ II area and situated on landward side of existing road. The plot area under consideration is 853.00 Sqm and FSI permissible is 1.00.

The Authority observed that there should not be change of use post redevelopment of the building and Ratnagiri Municipal Council should ensure the same.

  
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The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. Local body to ensure that there should not be change of use post redevelopment of the building.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No. 11:** CRZ status for the proposed project on plot bearing Survey no. 431 of Malabar Hill Division, Babulnath, Mumbai by M/s Transcend Reality Pvt. Ltd.

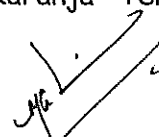
The project proponent presented the proposal before the Authority in the meeting. The PP has submitted the CRZ map dated 20.2.2015 in the scale of 1:4000 superimposing project site under reference prepared by IRS, Chennai. As per the report of IRS, Chennai, HTL demarcated by IRS matched with HTL as per approved CZMP, subject to generalized error due to variation in difference in scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated 20.2.2015, the plot is beyond 100 m CRZ setback line from the HTL of the Back Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that the project site bearing survey no. 431 of Malabar Hill Division, Babulnath, Mumbai is beyond 100 m CRZ setback line.

**Item No.12:** Proposed construction of 800m wide and 3m depth safety bund at Kasvale Pada village by M/s Karanja Terminal Logistics Pvt Ltd.

  
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Shri K.V. Natrajan was present for the meeting and presented the proposal before the Authority. The proposal is for construction of 800 m x 3m security bund at Kasvale Pada Village by M/s Karanja Terminal Logistics Pvt Ltd.

The PP presented that there is a village name Kasawale adjacent to the project site of Karanja Terminal at a distance of about 800 m. He presented the details of a wall being proposed to protect the Kasawali village shoreline from the high tides during monsoon. He further stated this work is being done as a CSR measure on request of villagers. This construction of wall will also provide additional facilities like provision of anchor hooks and ramp which will be helpful for the villages to tie their boats and also for loading of their vessels.

The PP emphasized that being a small project essentially evolved in consultation with the villagers to protect the shoreline this does not require EIA. He further stated that this project does not call for assessing and monitoring air quality, water quality, noise quality and study of biological study on terrestrial and marine areas as they are not impacted by this project.

The PP further informed that considering the urgency of the project, on the demand of villagers & local representatives, the construction of sea wall has been completed in order to protect the surrounding area & settlements from the high tides. PP requested the Authority to consider the necessity & urgency of the project and accord approval.

Members of the Authority understood the need of sea wall for the protection of local villagers from possibility of sea water entering into villages due to high tides. However, the members observed that preparation of Rapid EIA before the construction of sea wall of around 800 m would have addressed the mitigation measures adequately. Authority noted the plea of the PP emphasizing urgency of the construction of the wall immediately for the protection of village settlements from tidal surges of the sea and noted that construction is completed. Authority after deliberation observed that though construction work was required to be taken urgently from disaster point of view, however, legally it appears to be violation of CRZ Notification, 2011 and therefore, the

  
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Authority decided to refer the matter to ascertain alleged violation to the Environment Department.

**Item No.13:** CRZ permission for construction of building on land bearing S.No.85, H.No.2 C.T.S.No.1713 area 1066 sq.mt. at Murud, Tal.Murud, Dist.Raigad by Shri. Suraiya J. Ammanula Arab


Mr. Surayia Arab and Mr. Prashant Pawar from Murud Janjira Municipal Council presented the proposal before the Authority in the meeting. The proposal is for reconstruction of existing building on plot bearing S.No.85, H.No.2 C.T.S.No.1713 area 1066 sq.mt. at Murud, Tal.Murud, Dist. Raigad by demolishing existing structure. Existing structure is built prior to around 35 years. The PP stated that the proposal is not for regularization. The proposed construction involves addition of first & second floor on existing ground floor on plot under reference. As per approved CZMP of the area, the plot u/r falls in CRZ II area and situated on landward side of existing road. The plot area under consideration is 1066.00sqm, FSI permissible is 1.00 and total proposed BUA is 365.9 Sqm.

The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.14:** Proposed Construction of the residential building, at village Zadgaon, survey no. 316A, Hissa No. 17, CTS No. 3682 (pt) & 3683 at Taluka &Dist. Ratnagiri by Guruprasad Shyam Todankar

  
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Shri Guruprasad Todankar presented the proposal before the Authority in the meeting. The proposal is for residential building comprising Ground floor + upper 2 floors on plot bearing 316A, Hissa no. 17, C S no. 3682(pt) of 3683 at village Zadgaon, Tal & Dist. Ratnagiri. As per approved CZMP of the Ratnagiri Municipal Council, the plot under reference falls in CRZ II and situated on landward side of existing road prior 1991. The plot area under consideration is 410.00 Sqm and proposed Built up area is 404.19 Sqm.

The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.15:** Proposed construction of Residential building on plot bearing S.No. 78 B, Hissa no.1, Guhagar, Dist. Ratnagiri by Mr. Surykant Shivram Rahate & Miss. Lata S. Rahate

Miss. Lata Rahate presented the proposal before the Authority in the meeting. The proposal is for residential building comprises of ground floor + first floor structure on plot bearing S. No.78 Hissa no. 1 at village Guhagar, Tal- Guhagar & Dist. Ratnagiri. As per approved CZMP of the Guhagar, the plot under reference falls in CRZ III area and situated on landward side of existing road. The plot area under consideration is 400 Sqm. The PP stated that the PP has purchased the plot in the year 2010.

The Authority noted the para 8.III. CRZ III. B(vii) of CRZ Notification, 2011 which is as follows: *"construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with*

  
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*overall height of construction not exceeding 9mts with two floors (ground + one floor)"*

The Authority, after deliberation directed PP to submit certificate/ documents indicating that the PP is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans from the competent Authority/ Authorities and revert.

**Item No.16:** Application for repair & reconstruction of house at Tarkarli Kalethar, Tal-Malvan, Dist-Sindhudurg by Shri. Santosh R Hule

Shri. Santosh Hule presented the proposal before the Authority in the meeting. He presented that application is for repair and reconstruction of house no. 471/B at Tarkarli Kalethar, Tal- Malvan, Dist- Sindhudurg.

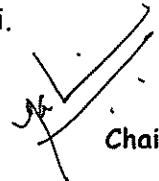
The Authority observed that remarks of the District Collector, Sindhudurg/ District town planning authority are required to ascertain whether the proposal is of repairs or reconstruction of existing structure along with current status of the construction on land under reference. If proposal is for reconstruction, PP need to submit the proper application in due format through town planning authority to MCZMA for obtaining CRZ recommendation.

After deliberation, the Authority decided to defer the proposal for compliance as above.

**Item No.17:** CRZ status for project site bearing F P No. 676, TPS - IV of Mahim Division, Shivaji Park, Dadar (W), Mumbai by M/s Sonakshi Constructions Pvt. Ltd.

The project proponent presented the proposal before the Authority in the meeting. Application is for seeking CRZ status of project site bearing F. P. No. 676, TPS IV, Mahim Division, Shivaji Park, Dadar (W), Mumbai.

  
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The PP has submitted CRZ map dated 24.4.2015 in the scale of 1:4000 superimposing project site under reference prepared by IRS, Chennai. As per the report, the HTL demarcated by the IRS, Chennai for Mahim bay corresponds to the HTL as per approved CZMP in the vicinity of project site subject to the generalization error caused by the variation in the scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated 24.4.2015, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.


After deliberation, the Authority decided to confirm that the project site bearing F P No. 676, TPS - IV of Mahim Division, Shivaji Park, Dadar (W), Mumbai is beyond 100 m CRZ setback line from the Mahim Bay.

**Item No.18:** CRZ status of the site bearing C. S. No. 2088 of Bhuleshwar Division at Jagannath Shankarset Road, Mumbai by M/s Parekh Constructions Pvt. Ltd.

The project proponent presented the proposal before the Authority in the meeting. Application is for seeking CRZ status of the site bearing C. S. No. 2088 of Bhuleshwar Division at Jagannath Shankarset Road, Mumbai. The PP has submitted the CRZ map dated 10.4.2015 in the scale of 1:4000 superimposing project site under reference prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated 10.4.2015, the plot is beyond 100 m CRZ setback line from the HTL of the Back Bay, as indicated in approved CZMP of Mumbai.

  
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After deliberation, the Authority decided to confirm that the project site bearing C. S. No. 2088 of Bhuleshwar Division at Jagannath Shankarset Road, Mumbai is beyond 100 m CRZ setback line from Back Bay.

**Item No.19:** Proposed construction of farm house on land bearing S.No. 182A, H.No.3x, C.T.S.No. 2707B/18, 2707B/19 at Zadgaon, Tal & Dist. Ratnagiri by Mr. Bhikaji Vaman Patwardhan

Shri. Bhikaji Patawardhan and Mr. Thorat, Ratnagiri Municipal Council presented the proposal before the Authority in the meeting. The proposal of construction of building for Godown, Office, Farm House and Mango Processing Unit on plot bearing 182A, Hissa no. 3A, CTS No. 2707 B/18, 2707 B/19 at village Zadgaon, Tal.& Dist. Ratnagiri. As per approved CZMP of the area, the plot under reference falls in CRZ II area and it is situated on landward side of the existing road prior 1991. The Plot area under consideration is 3155.50 sqm and proposed BUA is 315.06 sqm.

The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.20:** CRZ Status for plot bearing F. P. No. 875, TPS IV, Mahim Division, situated at Rao Bahadur S. K. Bola Road, in G/N Ward of Mumbai, Dadar (W), Mumbai by M/s Shri Nakoda Enterprises

The Project proponent presented the proposal before the Authority in the meeting. The PP has submitted CRZ map dated 18.5.2015 in the scale of 1:4000

  
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superimposing the project site under reference prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated 18.5.2015, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that plot bearing F. P. No. 875, TPS IV, Mahim Division, situated at Rao Bahadur S. K. Bola Road, in G/N Ward of Mumbai, Dadar (W), Mumbai is beyond 100 m CRZ setback line.

**Item No.21:** Proposed redevelopment on plot bearing C. S. No. 1223, 1224 K, 1224 (pt), Alibag, Dist. Raigad by Mr. Maheshwar Gopal Deshmukh

Mr. Maheshwar Deshmukh presented the proposal before the Authority in the meeting. The PP stated that the existing structure on site under reference is already demolished, since it was about to fall and use of the demolished structure was commercial shop. The PP submitted the photographs. The proposal is for residential & commercial building comprising Ground + upper 4 floors on plot bearing C S. No. 1223, 1224 k, 1224 (pt) at village Alibag, Dist-Raigad.

As per approved CZMP of the area, the plot u/r falls in CRZ II. Plot Area is 619.13 sqm, permissible FSI is 1.00 and proposed BUA is 667.65 sqm.

The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

  
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**Item No.22:** CRZ status for site bearing S. No. 3, H. No. 3 & 8, Village Shiroda, Tal. Vengurla, Dist. Sindhudurg by Mr. Faiyaz Gharade

Shri Faiyaz Gharade presented the proposal before the Authority in the meeting. Application is for seeking CRZ status to the project site bearing S. No. 3, H. No. 3 & 8, Village Shiroda, Tal. Vengurla, Dist. Sindhudurg. The PP has submitted the CRZ map dated 21.4.2015 in the scale of 1:4000 superimposing the project site under reference prepared by IRS, Chennai. As per report of IRS, Chennai, HTL demarcated by IRS, Chennai, for tidal influenced channel corresponds to the HTL in approved CZMP in the vicinity of site subjected to generalization error caused by variation in scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated 21.4.2015, the plot is beyond 100 m CRZ setback line from the HTL of the River, as indicated in approved CZMP.

After deliberation, the Authority decided to confirm that plot bearing S. No. 3, H. No. 3 & 8, village Shiroda, Tal. Vengurla, Dist. Sindhudurg is beyond 100 m CRZ setback line from the HTL of river.

**Item No.23:** CRZ status for project site bearing F. P. No. 913 of TPS-IV, Mahim Division in G/South Ward, situated at Sayani Road, Prabhadevi, Mumbai by M/s Wairkar's Architects & engineers

The project proponent presented the proposal before the Authority in the meeting. Application is for seeking CRZ status of project site bearing F P no. 913, TPS IV, Mahim Division, in G/south ward, situated at Sayani Road, Prabhadevi, Mumbai.

The PP has submitted CRZ map dated May, 2015 in the scale of 1:4000 superimposing the project site under reference prepared by IRS, Chennai. As

  
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per the report of IRS, Chennai, the HTL demarcated by the IRS, Chennai for Mahim bay corresponds to the HTL as per approved CZMP, 1991 subject to the generalization error caused by the variation in the scale of mapping.

The Authority noted that as per the report of IRS, Chennai dated May, 2015, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP.

After deliberation, the Authority decided to confirm that plot bearing F. P. No. 913 of TPS-IV, Mahim Division in G/South Ward, situated at Sayani Road, Prabhadevi, Mumbai is beyond 100 m CRZ setback line from the Mahim Bay.

**Item No.24:** Proposed construction of building on land bearing S.No. (25)97, H.No. 8A2 C.T.S. No.794 at Murud, Tal.Murud,Dist.Raigad by Shri. Sharad Shedge

Shri Prashant Pawar, Engineer, Murud Janjira Municipal Council presented the proposal before the Authority in the meeting. The proposal is for residential building comprising of Ground floor + upper 2 floors on plot bearing S.No. (25) 97 Hissa no. 8A 2 C S no. 794 at village Murud, Tal-Murud & Dist- Raigad. As per approved CZMP of the MJMC area, the plot under reference falls in CRZ II area and situated on seaward side of the existing road. The plot area under consideration is 430.00 Sqm.

The Authority after deliberation observed that plot under reference is on the seaward side of the existing road and construction on the site under reference is not permissible. Therefore, the Authority decided to reject the proposal.

**Item No. 25:** Application for Hoarding in compound of 479 E, Junction Restaurant, S V S Marg, Mahim, Mumbai- 400016 by M/s Shanaya Outdoor Advertising

  
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The project proponent presented the proposal before the Authority. The proposal is for existing hoarding of size 30'x 20', in compound of 479 E, Junction Restaurant, S V S Marg, Mahim, Mumbai by M/s Shanaya Outdoor Advertising. As per the approved CZMP of the Greater Mumbai, the site under reference falls in CRZ II area and situated in the compound of existing structure.

The Authority after discussion decided to recommend the proposals from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. MCGM should ensure that erection or installation of hoardings/ boards or structures of advertisement to be allowed only in CRZ II areas and only on landward side of existing road or existing authorized structure or within the periphery/ terrace/wall of existing authorized structure.
2. MCGM should ensure that no hoardings shall be installed in mangrove areas and its 50 m buffer zone..
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other necessary permissions from different competent authorities shall be obtained.

**Item No.26:** WP (L) No. 2351 of 2015 Wadhawa group Holdings Pvt Ltd Vs Union of India & Ors - Plot bearing CTS No. 1 (pt), abutting Oshiwara river at Goregaon (W), Mumbai

The project proponent was present for the meeting and presented the matter before the Authority. It was stated that the plot bearing CTS No. 1 (pt) is situated on the Oshiwara Nalla and falls in CRZ II area as per the approved CZMP of Mumbai, as per CRZ Notification, 1991.

The PP further submitted the CRZ survey report & map dated September, 2011 prepared by NIO, Goa and reported that as per the said report prepared as per provisions of CRZ Notification, 2011 the area under consideration does not fall in the CRZ. The report states that the the CRZ setback line is marked upto the

  
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point where tidal effects are experienced upto salinity concentration of 5 ppt, measured during driest season of the year. It is concluded in the report that salinity concentration in the Oshiwara Nalla near the plot boundaries is less than 5 ppt and therefore, plot under consideration is not in the ambit of CRZ regulations as per the provisions of CRZ Notification, 2011. Therefore, the PP requested to confirm that their plot is in Non CRZ area, as per the CRZ demarcation done by MoEF authorized agency. The Authority also noted the observations of the site visit carried out at Oshiwara Nalla with respect to plot bearing CTS No. 38(A) and 38(B) of Goregoan village, Goregoan (W), Mumbai.

The Authority deliberated upon the CRZ demarcation report and concluded that as per provisions and criteria stipulated for CRZ classification in the CRZ Notification, 2011, the site under reference is in Non CRZ area.

However, Authority noted that as per the old provisions of and CZMP approved under CRZ Notification, 1991, the site under reference is indicated in CRZ II area. Therefore, it was decided to recommend the matter to MoEFCC, New Delhi for confirmation of the Non CRZ status as indicated above by MoEF authorized agency as per the provisions of CRZ Notification, 2011.

**Item No. 27:** WP (L) No. 1247 of 2015 of Omkar Realtors Vs Union of India

The Authority noted that the WP (L) No. 1247/2015 is filed by the M/s Omkar Realtors & Developers Pvt Ltd against the Union of India & Others in the Hon. Bombay High Court (Mumbai). The matter pertains to applicability of CRZ criteria in respect of plot bearing CTS No. 38(A) and 38(B) of Goregoan village, P-South Ward, Goregoan(W), Mumbai. The Ministry of Environment, Forest and Climate Change, New Delhi sent a letter dated 26<sup>th</sup> Feb, 2015 to M/s Omkar Realtors & Developers Pvt Ltd under intimation to MCZMA. The MoEFCC has requested to submit all the information as required under OM dated 8.8.2011 for consideration of error apparent on face of records, subject to recommendation of CZMA after its inspection along with other details as prescribed under the OM. The matter was deliberated in the 99<sup>th</sup> meeting of

  
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the Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> May, 2015 and the MCZMA decided to consider the matter as per the Office Memorandum (OM) dated 8.8.2011 of Ministry of Environment & Forest (MoEF), New Delhi. Accordingly, MCZMA vide order dated 4.8.2015 constituted a committee.

Accordingly, the committee members visited the site of M/s Omkar Realtors & Developers Pvt Ltd having plot bearing CTS No. 38(A) & 38(B), Goregoan(W), Mumbai on 5<sup>th</sup> September, 2015 along with representative of M/s Omkar Realtors & Developers Pvt Ltd. The site visit report was taken on record in 106<sup>th</sup> meeting of the MCZMA.

**The Site visit report is reproduced as follows:**

The site of M/s Omkar Realtors & Developers Pvt Ltd having plot bearing CTS No. 38(A) & 38(B), Goregoan(W), Mumbai is located on the western bank of Oshivara Nala which joins the Malad Creek at about 000 km downstream. During the time of observation (11.30 am), the flow of water from Nala was found to be towards Malad creek. The nala was carrying polluted water mainly of sewage.

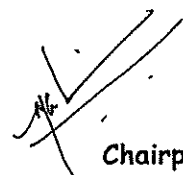
**Approach adopted in the site visit:**

- Observed the tidal conditions and measured the salinity using digital salinity meter (Eutech Instruments Salt 6+ meter having a resolution of 0.1 ppt) at various locations in the Oshivara nala downstream towards Malad creek.
- Identification of sites was on the basis of recent Google images and the locations of the salinity measurement were fixed using GPS (Trimble Juno model). In a total 05 (FIVE)
- Also observed the physical conditions of the nala water during the visit.

**Tidal conditions on the day of observation:**

The area in general experiences mesotidal regime with rhythmic semi diurnal system. On the day of observation, the low tide was prevailing at around 11.00 am and the high tide was around 4.30 pm (as per the tide table) predicting an amplitude of about 1.9 meters.

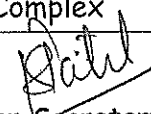
  
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No.	Location	Latitude & Longitude	Time	Salinity	Observations
1.	East end of the plot site	19°09'11.508"N 72°50'44.728"E	11.30 am	ND	Nala was trained with retaining walls on both the banks Flow was constrained to the middle part of the channel
2.	Downstream of the Bridge 1 from the project site	19°09'05.724"N 72°50'42.323"E	1.20 pm	ND	Nala was trained with retaining walls on both the banks
3.	Downstream of the Bridge 2 (at Link Road)	19°09'06.499"N 72°50'09.422"E	3.30 pm	ND	Nala was trained with retaining walls on both the banks
4.	Bangur Nagar (Ganesh Idol Immersion Site)	19°09'48.469"N 72°49'48.753"E	4.00 pm	9.6 ppt	Luxuriant growth of mangrove species <i>Avicennia marina</i> and associate species <i>Salvadora persica</i> was observed at the site. Tide condition: Flood tide was active
5.	Nearly 500 meters upstream of site no. 4 in slum area	19°09'37.486"N 72°49'51.010"E	4.30 pm	7.3 ppt	Luxuriant growth of mangrove species <i>Avicennia marina</i> and associate species <i>Salvadora persica</i> was observed at the opposite side of slum. Tide condition: Flood tide was active
6.	Back side of Lokhandwala Complex	19°09'13.483"N 72°49'53.812"E	5.00 pm	1 ppt	Nala was trained with retaining walls on both the banks

  
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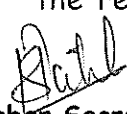
  
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	area				No mangroves were observed at this location
7.	Open ground at Millat Nagar Road	19°09'19.261"N 72°49'46.911"E	5.25 pm	1.6 ppt	Sparse mangroves were seen at the location on both the banks

**Salient observations:**

1. The present site inspection period coincides with monsoon season and hence, considerable dilution in salinity is redundant.
2. As per the provisions of CRZ Notification, 2011, it is stated that  
*"CRZ shall apply to the land area between HTL to 100 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea and the distance upto which development along such tidal influenced water bodies is to be regulated shall be governed by the distance upto which the tidal effects are experienced which shall be determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance upto which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans ( hereinafter referred to as the CZMPs )*  
*Explanation- For the purposes of this sub-paragraph the expression tidal influenced water bodies means the water bodies influenced by tidal effects from sea, in the bay, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like."*
3. From the field measurements, it is surmised that tidal regime of the Oshiwara Nalla during the driest period of the year is likely to extend further upstream. Therefore, it is imperative to conduct an appropriate temporal investigation to precisely digest the tidal regime of the Oshiwara Nalla to constrain the CRZ boundary.
4. As per the approved CZMP of MCGM area of the year 2000, the site under reference falls in CRZ II area. The Institute of Remote Sensing, Anna University, Chennai has carried out the demarcation of HTL, LTL and CRZ for the site u/r, as per CRZ Notification, 2011 and submitted the report in April, 2014. And, as per provisions of CRZ Notification,

  
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2011, the new draft CZMP of MCGM area is being prepared by the same agency, as per the guidelines issued in Annexure I. The draft CZMP is to be submitted to MoEFCC, New Delhi for approval by following due procedure such as public consultation. At present, the approved CZMP of MCGM area of year 2000 is in force till 31<sup>st</sup> January, 2016.

In the light of above, the Authority after deliberation decided to recommend the matter to MoEFCC, New Delhi for for confirmation of the Non CRZ status as indicated above by MoEF authorized agency as per the provisions of CRZ Notification, 2011 & OM dated 8<sup>th</sup> August, 2011 of MoEFCC, New Delhi.

**Item No.28:** WP (L) No. 2979/2015 of Primrose Co-Op Housing Society Ltd. (Hoarding)

The Authority noted that the M/s Primrose CHS Ltd has filed WP (L) No. 2979/2015 before the Hon. High Court of Mumbai. The matter pertains to 2 nos. of existing Advertisement Hoardings situated in the compound of the Primrose CHS Ltd, Juhu, Mumbai. As per Advocate Deshmukh vide email dated Oct 17, 2015 informed to MCZAM that the matter was heard on 16<sup>th</sup> Oct, 2015 in the High Court of Mumbai and Hon. Court has directed MCZAM to consider the application dated 13.10.2015 made by M/s Primrose CHS Ltd in MCZMA meeting and communicate the same to Petitioner by 30<sup>th</sup> Nov, 2015.

The Authority noted that the site of Hoardings falls in CRZ II area and situated on landward side of existing road, as per approved CZMP of Mumbai. The hoardings area situated within the compound of Primroase CHS Ltd.

The Authority noted the decision taken in 96<sup>th</sup> and 101<sup>st</sup> meeting of the MCZMA as well as Hon. High Court order in WP (L) no. 1917/2015 regarding Advertisement Hoarding proposals. It was noted that MoEFCC, New Delhi has not yet replied to the resolution made by MCZMA.

Authority after discussion decided to recommend the proposals from CRZ point of view to concern planning Authority subject to compliance of following conditions:

  
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1. MCGM should ensure that Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. MCGM should ensure that No hoardings shall be installed in mangrove areas and its 50 m buffer zone.
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other necessary permissions from different competent authorities shall be obtained.

**Item No.29:** WP (L) No. 1770/2015 & 2003/2015 regarding Site visit to plots in MHADA layouts - Charkop & Malvani.

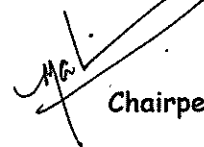
The MCZMA is in receipt of applications of Charkop Jyotirmay Sahakari Grihnirman Sanstha Maryadit & Malvani Radhakrishna Sahakari Grihnirman Sanstha Maryadit requesting site visit of MCZMA members. Applicants have pointed out the High Court order dated 22nd June, 2015 passed by the Hon'ble High Court of Mumbai in the subject petitions. The Hon'ble High Court has directed MCZMA to visit the site and submit a report about the approximate area of mangroves and distance of the plot from the mangroves.

After discussion, the Authority decided to make site visit to ascertain that the plot is on the landward side of the road and distance from the mangroves etc to the spots by constituting subcommittee comprising MCZMA members, MHADA and Mangrove Cell before 15<sup>th</sup> Dec, 2015 and submit the site visit report to the Hon. High Court.

**Item No.30:** Clarification regarding Para 8. V (c) of CRZ Notification, 2011

The Authority noted that the MCGM vide letter dated 15<sup>th</sup> Oct, 2015 requested MCZMA to issue clarification on applicability of DCR rules in cases of Cessed, dilapidated and unsafe buildings falling in the category of para 8.V.1.(c) of CRZ

  
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Notification dated 6.1.2011 in light of the Hon. High Court order dated 17<sup>th</sup> Feb, 2015. In the said order, Hon. High Court directed MoEF to modify CRZ Notification dated 6.1.2011 and set aside MoEF Notification dated 29<sup>th</sup> march, 2011.

The Authority noted the order of Hon. High Court dated 17<sup>th</sup> Feb, 2015. Further the Authority also noted the letters No. of MoEFCC, New Delhi F. No. 19-20-/2015-IA-III dated 10<sup>th</sup> March, 2015 and letter No. 11-702 dated 28.9.2015 and letter dated 29.9.2015 of MoEFCC, New Delhi. Vide these letters MoEFCC, New Delhi communicated that MoEFCC had issued an office memorandum dated 29<sup>th</sup> March, 2011 restricting the application of FSI / FAR for projects falling in 8.v.1(c) category as on 6.1.2011. However, the said OM/ corrigendum has been quashed by High Court of Judicature, Bombay in WP 2305/2014. Therefore, MoEF vide above mentioned letters further clarified that applicable FSI/ FAR for such development projects in dilapidated, cessed and unsafe buildings will be as on date on which the project is granted approval by the concern competent Authority.

The Authority after deliberation decided to implement the directions given by MoEFCC, New Delhi vide above mentioned letters in light of High Court order and decided as follows. *Henceforth, FSI/ FAR norms for the project falling in category 8.v.1(c) of CRZ Notification, 2011 i.e. projects of redevelopment of Cessed, dilapidated and unsafe buildings will be as on date on which the project is granted approval by the concern competent Authority.*

**Item No. 31:** Issue of Critical Vulnerable Area (CVCA)-Malvan, Dist-Sindhudurg

The Authority noted that as per para 8(V) 4. (a) of CRZ Notification, 2011, 'Malvan' and 'Achra' areas in Maharashtra have been notified as Critical Vulnerable Coastal Areas (CVCA) which shall be managed with the involvement of the local coastal communities including the fisher folk. For CVCA areas, the Integrated Management Plans (IMPs) has to be prepared based on the guidelines of MOEF. The MCZMA requested guidelines for preparation of

  
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Integrated Management Plan for CVCA area from the MoEF, New Delhi. Further, Environment Dept vide letter dated 4.7.2015 requested MoEFCC, New Delhi that Malvan area should be deleted from the CVCA area and should be treated as CRZ II area as per CRZ Notification, 2011. However, reply from the MoEFCC, New Delhi is awaited.

The Chief Officer, Malvan was present for the meeting and presented that the proposals of construction/ reconstruction of local inhabitants are held up due to status of CVCA for Malvan. The Authority noted that the matter was taken up with MoEFCC, New Delhi by the Environment Department and the issue is under consideration by them. Chief officer requested that Malvan Municipal Council area may be excluded from the CVCA status. He submitted development plan and draft CRZ demarcation map prepared by NCESS, Kerala as per CRZ Notification, 2011. He requested that these maps may be submitted to NCSCM, Chennai with a request to finalize the CVCA area excluding the Malval Municipal Council area.

The Authority after deliberation decided to provide the development plan and CRZ map submitted by Chief Officer, Malvan to NCSCM, Chennai for finalizing CVCA areas in Maharashtra with copy to MoEFCC. Authority also decided that Chief Officer, Malvan and officers from the Environment Department may visit the NCSCM, Chennai & MoEFCC, New Delhi to follow up the matter at the earliest.

**Item No.32:** Regarding reconstruction on C.S. No. 2(pt), Worli Division "Shah House" building - MoEFCC, New Delhi letter dated 11.9.2015 to MCZMA

The Authority noted that the MCZMA is in receipt of letter no. F. No. 11-25/2014-IA-III dated 11<sup>th</sup> Sep, 2015 in the matter of reconstruction on C.S. No. 2(pt), Worli Division 'Shah House' building. The MoEFCC, New Delhi sought a clarification from the MCZMA as to what kind of approval/NoC has been given to the project proponent since as per the CRZ Notification, 2011, the land use can not be changed. MoEFCC, New Delhi has requested to furnish the said information from MCZMA.

  
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The Authority noted that conditions of 'without change in present use' for reconstruction of existing structure is stipulated in the para 8.II. CRZ II (iii) of CRZ Notification, 2011. However, the proposal under consideration was as per para 8.V.1(c) of CRZ Notification, 2011.

The Authority further noted the proposal under reference was deliberated in 88<sup>th</sup> and 98<sup>th</sup> meeting of the MCZMA held on 31.1.2014 and 31.1.2015 respectively, wherein the Authority observed the proposal is for redevelopment of property in accordance with para 8.V. (c) of CRZ Notification, 2011 wherein the country & town planning regulations as prevailing as on 6.1.2011 is applicable.

As per the discussion taken in the 98<sup>th</sup> meeting, the MCZMA vide letter dated CRZ 2013/ CR 352 / TC 4 dated 10.4.2014 recommended the project from CRZ point of view to concern<sup>ed</sup> planning authority.

After deliberation, the Authority decided to communicate the same to MoEFCC, New Delhi with reference to letter dated 11.9.2015 .

**Item No.33:** Construction on land bearing S. No. (327) 363/H. No. 1&3, S. No. (328) 365 H. No.1,2,3,4,5,6,7 S. No.(329) 364 S. No.(330), 367,H. No. 7 & 8, S. No.(331) 366 H.No.1,2,3, S. No.(332) 368 H. No. 1,3,5,6 of village Juchandra, Tal. Vasai, Dist. Palghar by M/s. Rashmi Housing Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction on land bearing S. No. (327) 363/H. No. 1&3, S. No. (328) 365 H. No.1,2,3,4,5,6,7 S. No.(329) 364 S. No.(330), 367,H. No. 7 & 8, S. No.(331) 366 H.No.1,2,3, S. No.(332) 368 H. No. 1,3,5,6 of village Juchandra, Tal. Vasai, Dist. Palghar by M/s. Rashmi Housing Pvt. Ltd.

  
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As per the CZMP of Vasai Virar prepared by IRS, Chennai in 1:4000 scale, the land under reference partly falls in non CRZ, partly in CRZ III and partly in CRZ IA and partly in CRZ IB and situated on the landward side of the existing road.

The Vasai - Virar City Municipal Corporation (VVMC) has issued Development permission and amalgamation letter dated 3.07.2012 for proposed residential with shophline building on land bearing S. No. (327) 363/H. No. 1 & 3, S. No. (328) 365/H. No. 1,2,3,4,5,6,7, S. No. (329) 364 & (330) 367/ H. No. 8, S. No. (331) 366/ H. No. 2,3, S. No. (332) 368/H. No. 1,3,5,6 village. Juchandra, Tal. Vasai, Dist. Palghar.

The Authority noted that the proposal was earlier discussed in 98<sup>th</sup> and 102<sup>nd</sup> meeting of the MCZMA held on 31.1.2015 and 1<sup>st</sup> August, 2015. In 102<sup>nd</sup> meeting, the project proponent presented that the construction of buildings is not in CRZ area. Only, construction of STP falls in CRZ area. The Authority in its 102<sup>nd</sup> meeting decided that MCZMA members will make site visit in the proposal. Accordingly, the MCZMA members visited the site of M/s Rashmi Housing Pvt Ltd on 11<sup>th</sup> August, 2015 along with representatives of M/s Rashmi Housing Pvt Ltd. The Authority in its 106<sup>th</sup> meeting took the site visit report on record.

The Authority noted the observations of the site visit which are as follows:

1. The members visited buildings sites, Sewage Treatment plant, marble cutting establishment and office premises of M/s Rashmi Housing Pvt Ltd.
2. There are total five (5) phases of building development activities. Out of these, four phases are under implementation and fifth phase of development is not yet started. In Phase I, there are nine (9) buildings which are completed. In phase 2 & 3 & 4 there are respectively 3, 2 and 2 Nos of buildings which are under construction. In order to ascertain their CRZ status of these buildings, as per approved CZMP, corresponding survey nos. of the buildings are sought from the project proponent.
3. Sewage Treatment Plant (STP) is found to be constructed and commissioned. The STP is in CRZ area as per the approved CZMP and it falls within 50 m mangroves buffer zone. In draft CZMP also, the STP is seen in 50 m mangroves buffer zone area.

  
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4. Marble cutting activities are found operational. This facility is under temporary shed but surrounded by constructed compound wall. In this facility, marble cutting machines, power press, drilling machine are available. This facility is apparently located in CRZ area, however, corresponding survey no. is sought from PP for confirmation.
5. Office premises & sample flats are also established & PP has been asked to submit the superimposition of the office premises & sample flats on the approved CZMP in 1:4000 & submit the corresponding survey nos.
6. PP has also been asked to submit the Commencement Certificate of the buildings falling within 150 m from the approved HTL.

The PP vide letter dated 28.8.2015 submitted the CRZ map in the scale of 1:4000 scale showing temporary fabrication plan, sale office superimposed on it. Further, PP has submitted the copy of the Commencement Certificate and compliance letter dated 22.5.2015.

Authority during presentation observed the following:-

1. Sewage treatment plant is in operation and located in the 50 m buffer zone area of the mangroves. As per the approved CZMP, area falls in CRZ II but in mangroves buffer zone. Since, area is mangroves buffer zone construction & operation of STP is not desirable. Therefore, MCZMA felt that PP should dismantle the STP from its present location and shift it beyond 50 m mangroves buffer zone or in Non CRZ area. It was also observed by the Authority that STP is in operation and its immediate dismantling will result in water pollution and therefore PP to immediately start construction of STP beyond 50 m mangroves buffer zone or in Non CRZ area on priority and put it in operation before dismantling the existing STP. Further PP to ensure that no other construction in the project in CRZ as well as Non CRZ area will commence unless new STP is constructed and put in operation. Local body to ensure the same before issuing Occupation Certificate (OC) to the project.
2. PP to ensure that no building construction is done in CRZ area as proposed in the project. Further, PP to stop marble cutting unit which is located in CRZ area.

  
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3. Temporary constructions, if any, in CRZ area should be removed immediately.

The Authority, after deliberation decided to recommend the project from CRZ point of view to SEIAA subject to strict compliance of above conditions.

**Item No.34:** Proposed development of residential building on plot bearing C. S. No. 572 of Malbar and Cumbala Dn. August Kranti Marg, Mumbai by Shri. Pankaj Mehta

Shri Prakash Mehta presented the proposal before the Authority in the meeting. The proposal is for development of residential building on plot bearing C. S. No. 572 of Malbar and Cumbala Dn., August Kranti Marg, Mumbai by retaining existing authorized buildings on plot under reference. The proposal involves two buildings viz, B1, which is of ground floor + 3 upper floors and building B2, which has wings A to G of Ground + 3 upper floors for residential use. The proponent has submitted IOD dated 6.5.2011 issued by the Municipal Corporation of Greater Mumbai. The PP further presented that proposal involves utilization of balance FSI on the plot under reference as per DCR existing and in force as on 19.2.1991. The area of plot under consideration is 37497.68 Sqm. The MCGM vide letter dated 3.6.2014 mentions that, as per approved CZMP of Mumbai; the plot under reference falls in CRZ II (within 500 m from HTL) and situated on landward side of existing Laxmibai Jagmohandas Marg in existence prior to 19.2.1991.

The Authority noted the remarks of MCGM dated 3.6.2014 which mentions that the plot under reference is situated in Residential zone as per old DP and not reserved for any public purpose. The land is partially affected by reservation of Green Hill Slope in Residential zone.

The MCGM vide letter dated 29.7.2015 sent a reply, as per which:

1. As mentioned earlier, there are two structures on the existing property, Bldg No. (1) comprises of Building A,B and C ( each having 26 upper floors)

  
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with 14 Nos. of Row Houses interconnected with a podium. The second building is of 27 upper floors. The approvals have been given for FSI 1.33 as per DCR 32.

2. The entire plot has always been in R Zone. The existing Green Hill slope (G.H.S.) Reservation/ Designation was reflected in the last DP i.e. 1991. Non construction is proposed on the portion of the plot marked as G.H.S.
3. In the earlier approval, the reservation of G.H.S. was not shown and accordingly the plans were approved as per the then prevailing DC Rules. Thereafter, in S.R.D.P. 1991, a reservation of G.H.S. was shown on part of the plot as per 1967 DCR. Being a plot in CRZ area the DCR as well as DP provision as existed on 19.2.1991 i.e. date of MoEF notification were made applicable and since the DP of 'D' ward was sanctioned on 16.9.1991, the DP requirement were not made applicable for the subsequent sanction and proposal was scrutinized as per DC Rules of 1967.
4. Balance FSI proposed is in accordance with DCR of 1967. The Architect has submitted the documents of "Right of Way" to the land locked adjoining plots prior to any approval on this layout, and the benefit of the same was not taken into account in the earlier approvals.
5. Opinion of MCGM legal Dept is submitted confirming that the department may process any proposal for construction.

During presentation, the Authority observed the following:

1. It is observed that the proposal is in CRZ II area and in residential zone. However, it is also observed that land is also partially affected by reservation of Green Hill Slope. Therefore, while computation of FSI as per DCR existing as on 19.2.1991, it will be responsibility of the MCGM to ensure that the balance FSI is available as per DCR of 1967 for the proposed work before issuing Commencement certificate.
2. MCGM to ensure that FSI calculations and land use is strictly as per the DCR of 1967 before issuing Commencement Certificate to the project.
3. All other necessary permissions from different competent authorities shall be obtained.

  
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After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning authority subject to compliance of above observations.

**Item No.35:** SRA Scheme on plot bearing C.S. No. 20(pt), 22(pt), 23(pt), 24(pt), 38(pt) of Worli Dn. G (South Ward at B. G. Kher Marg, Worli for Mayanagar Achanak CHS by M/s. Hubtown

The project proponent presented the proposal before the Authority in the meeting. The PP presented the background of the matter that the MCGM has approved the proposed Slum Redevelopment on plot bearing C.S. No. 24(pt) of Worli Div. for Mayanagar / Achanak Nagar vide letter dated 13.6.1996. The SRA has issued Letter of Intent (LoI) for proposed Slum Rehabilitation Scheme on plot bearing C.S. No. 32(pt), 38(pt) of Worli Division, G/South Ward, Mumbai (FSI 1.76) vide letter dated 20.8.1998. The SRA has issued revised LoI on 18.12.2007 and again amended in 23.2.2011. M/s. Ackruti Nirman vide letter 6.2.2007 submitted application to MCZMA for obtaining NoC from CRZ point of view. The matter was considered in the 52<sup>nd</sup> meeting of MCZMA held on 14.5.2009 and as per the presentation of the proponent site under consideration for SRA Scheme is in CRZ-II and on the landward side of existing road. However, as per D.C. Regulation 1967, the land is reserved for proposed Garden. Project proponent reported that though site is reserved for proposed garden, it was occupied by slum dwellers prior to 1976. Authority, after detailed discussion had recommend the matter to MoEF for further appropriate discussion in the matter as per CRZ Notification of 19.2.1991 and as per the CZMP approved by MoEF. The MoEF vide letter dated 31<sup>st</sup> August, 2009 rejected the proposal stating development of residential / commercial use of such garden / open space are not permissible.

The PP filed an appeal to NCZMA, New Delhi on 1.10.2010 and contended that category of land was CRZ II. Since, no action taken on appeal dated 1.10.2010, the Writ petition No. 930/2011 (Mayanagar Achanak CHS & Ors Vs Union of India & Ors) was filed in Hon. Mumbai High Court. The petition was disposed off

  
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with a direction to MoEF to decide the petitioner's representation dated 1<sup>st</sup> October, 2010 as expeditiously as possible.

The NCZMA had discussed the matter in its 23<sup>rd</sup> meeting held on 4.1.2012 wherein it was decided that -

- The petitioner request amounts to reclassification of the CRZ area from CRZ III to CRZ II which cannot be considered as re-engineered CRZ Notification, 2011 has been issued and the procedure has been detailed in the OM dated 8<sup>th</sup> August, 2011.
- Since the scheme is for slum improvement, the MCZMA shall consider such issues in the CZMP to be prepared under CRZ Notification, 2011 so as to prevent the hurdles for such socially important projects.

The project proponent filed an appeal before National Green Tribunal (NGT ), New Delhi No. 13/2012 against the decision of NCZMA dated 4.1.2012 and appeal No. 19 of 2012 against the order of MoEF dated 31.8.2009.

The main observations of Green Tribunal orders (NGT order) are:

1. A close scrutiny of the record shows that there was no existence of garden or parks on the subject plots since project is much prior to 1991. It is admitted fact that the area is covered by hutments. It is a fact that a large group of hutments dwellers falls under the census carried out by the Govt agency in or about 1976. In other words, the subject plots were treated as gardens / parks only because of the CRZ, 1991.
2. There is no magic wand under CRZ, 1991 to make disappear such slums which already existed since long before issuance of the CRZ, 1991
3. The Notification dated 3.6.1992 issued by UDD, GoM under section 3(1) of the MRTP Act, 196 recognized the fact that the slums were in existence in the areas which were not designated as residential areas. This Notification of UDD dated 3.6.1992 appears to have been ignored by the NCZMA. The communication served by the MoEF which are challenged in present appeals, area passed by rendering Non-speaking orders. The NCZMA (MoEF) appears to have given no tangible reasons in support of their decisions. The decisions passed by MoEF are contrary to principals of natural justice. Non- speaking order is one of the category which violates the principles of natural justice.

  
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4. Considering the legal and factual position, the NCZMA and MoEF ought to have properly exercised the discretion by harmonious interpretation of CRZ, 1991 and subsequent Notification dated 1992 as well as the purpose of classification under the CRZ Notification, 1991.

a) Excerpts of the Hon. NGT directions are as follows:-

"For the reasons discussed herein above, we partly allow both the appeals ( appeal no. 13 & 14 of 2012 ) and directed the MoEF to restore the earlier representation of the appellants ( M/s Hubtown ) and to take a fresh decision in the light of observation made above. It is clear that we have not given any finding on merits of the matter and it will be within discretion of the competent authority to taken any decision which will be backed by reasons"

The MCZMA noted that, the project work under reference is in progress and as on date the rehab buildings are under construction which have consumed 55% of the approved FSI.

PP has requested to issue CRZ clearance for the project under reference for the approved FSI, as the sale building cannot be commenced.


The MCZMA vide letter dated 28.1.2015 requested SRA to submit certain information. Accordingly, SRA vide letter dated 11.6.2015 submitted its reply which is as follows:-

**1) Cognizance of the provisions of CRZ Notification, 1991 while approving the said scheme.**

The LOI to the subject S.R. Scheme was granted on 13.6.1996. In the issued LOI, the condition regarding development in CRZ-II point of view was not incorporated. As per notification dated 22.4.2003 of MoEF, New Delhi the clearance of Govt. of India is required for proposals in CRZ-II with project cost exceeding 5.00 crores. However as per clarification issued vide letter of Principal Secretary UD-1, Govt. of Maharashtra, the said notification dated 22.4.2003 was applicable only to the new proposals which are submitted only after the date of said notification. As such proposal under reference was submitted and also approved prior to

  
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22.4.2003 and thus clearance of MoEF, Govt. of India as stated in notification dated 22.4.2003 of MoEF, Govt. of India, is not necessary for the present case and thus NOC was not insisted.

- 2) Whether any change in project profile which has been approved by SRA / MCGM prior to 4.2.2002.

Details of project profile	Prior to 4.2.2002	After 4.2.2002
Plot Area	7136.84 Sq.m.	5565.00 Sq.m.

- 3) Present status of the plot / construction.

Rehab Bldg. No.	No. of floors	Remarks
1	Gr. + 7	Full OCC
2	Gr. + 7	part OCC to 1 <sup>st</sup> to 7 <sup>th</sup> floor building work completed
3	Gr. + 22 (pt)	Full CC for Wing 'A' only and accordingly work in progress

Plinth CC to sale bldg. has been granted on 29.7.2013

- 4) Whether present construction on plot under reference is as per approval by SRA / MCGM prior to 4.2.2002.

The present construction of the rehab & sale bldg. on the plot is partly as per approval by the SRA prior to 4.2.2002 and partly as per amended approved plan after 4.2.2002.

- 5) Plot Numbers involved in the SRA project.

C.S. No. 20(pt), 22(pt), 23(pt), 24(pt) & 38 of Worli Division, G/ South Ward are involved in the S.R. Scheme under reference.

  
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**6) Zoning of land under reference of SRA Scheme.**

As per DP remarks issued by MCGM dated 4.12.1997 the slum plot u/ref. falls in residential zone.

**7) FSI permissible for SRA scheme as on 19.2.1991 & proposed FSI for the Scheme**

FSI permissible for SRA scheme as on 19.2.1991 was 1.33 and proposed FSI of the scheme is 1.33 + 25 % additional FSI over permissible zonal FSI, as per Government Directives u/ no. TPB/4387/4350/UD-11 dated 19.4.2006 i.e. 1.6625

The matter was earlier discussed in the 102<sup>nd</sup> meeting of MCZMA held on 31.7 & 1.8.2015, wherein the representative of PP presented the proposal. During the meeting, authority decided that PP to submit the city survey map showing the site under reference, in order to ascertain the existence of slum on site u/r. M/s Hubtown vide letter dated 23.10.2015 sent its reply. The said reply mentions as follows:

1. At the outset PP wish to state that the City Survey map shows structures which were existing before the datum line of 1964, hence the slum structures which are tolerated structures cannot be made available on the C.S. map.
2. The aforesaid project is being implemented under SRA and is sanctioned under DCR 33(10). The eligibility of a slum dweller for redevelopment scheme shall mean a protected occupier as defined in the Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971.
3. For the purpose of definition, slums shall mean those censused, or declared and notified in the past, as having been censused in the year 1976
4. The joint survey plan certified by the Colony officer of the MCGM showing the slum structures on the plot u/r is submitted. Further, certified report of the Ward officer G/ South ward dated 12.1.1996, interalia that there were 183 existing structures of hutment dwellers which were censused in 1976 in Mayanagar Slum Colony and 32 similar protected structures existed in Achanaknagar Slum Colony on the said

  
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plot. Since these structures were censused in 1976 their existence on the plot under reference much prior to 1991 is proved.

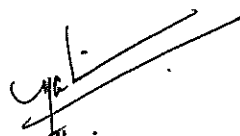
5. The aforesaid contention that the slum was in existence much prior to 1991, is also admitted as fact by the NGT in its order date 17.10.2012

During presentation the Authority observed the following:

1. MCGM approved the SRA in 1996 and SRA issued Letter of Intent (LOI) in the year 1998. Revised LoI was issued on 18.12.2007 and again amended in 23.2.2011. Then PP submitted the proposal to MCZMA in the year 2007 for CRZ NOC.
- Authority in its 52<sup>nd</sup> meeting decided to recommend the matter to MoEF for further appropriate discussion in the matter as per CRZ Notification 19.2.1991 and as per the CZMP approved by MoEF.
- It is noted that, the MoEF vide letter dated 31<sup>st</sup> August, 2009 rejected the proposal stating development of residential / commercial use of such garden / open space are not permissible.
- The project proponent filed an appeal before National Green Tribunal ( NGT ), New Delhi No. 13/2012 against the decision of NCZMA dated 4.1.2012 and appeal No. 19 of 2012 against the order of MoEF dated 31.8.2009, intimated to the MCZMA and noted directions of Hon. NGT given in Appeal no. 13 & 14 of 2012.
- Also observed that project work under reference is in progress and as on date the rehab buildings are under construction which has consumed 55% of the approved FSI.
- It is also noted that as per D.C. Regulation 1967, the land is reserved for proposed Garden and as per para 8. V. 1. (e) of CRZ Notification, 2011, the gardens in CRZ II areas in development plans is CRZ III area. However, as pointed out by NGT, the existing slums on land under reference is prior to CRZ Notification dated 19.2.1991.

After deliberation, considering all above points and orders of Hon. NGT, the Authority decided to recommend the project from CRZ point of view to MoEFCC, New Delhi for further appropriate decision.

  
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**Item No.36:** Proposed construction of building on plot bearing S. No. (25) 97, H.No.6B, CTS No. 791 at Murud, Tal. Murud, Dist. Raigad by Shri. K.K. Kokate

The project proponent presented the proposal before the Authority in the meeting. The proposal is for construction of building comprising of Ground + 1<sup>st</sup> upper floor on plot bearing S. No. (25)97, H.No.6B, CTS No. 791 at Murud, Tal. Murud, Dist. Raigad. As per the CZMP of Murud - Janjira, the plot falls in CRZ II and situated on the seaward side of the existing road prior to 1991. The plot area under consideration is 1750.00 Sqm. Permissible FSI is 1.00.

The Murud Janjira Municipal Council vide letter dated 7.8.2015 submitted its reply. As per the said reply, the proposed construction is reconstruction by demolition of old existing structure. The proposal is for regularization.

After deliberation, the Authority decided to defer the project for want of following information from Murud Janjira Municipal Council:

1. Clarification whether the proposal is for redevelopment of existing authorized structure or regularization of completed building.
2. Site photographs and google image of the site.

**Item No.37:** Proposed construction of school building "New Horizon World School" on plot no. 58 to 62, sector 20, Koparkhairne, New Mumbai - by M/s Lalbahadur Shastri Mission Developers.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of school building "New Horizon World School" comprises of Ground + 3 upper floors on plot no. 58 to 62, sector 20, Koparkhairne, New Mumbai. The plot area under consideration is 3705.327 Sqm and permissible FSI is 1.00. As per CZMP of Navi Mumbai, the plot under reference falls in CRZ II & is situated on landward side of existing bund road. The PP has submitted the CRZ map in the scale of 1:4000 superimposing the site under reference, prepared by IRS, Chennai. As per

  
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report of IRS, Chennai, the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to generalization error of variation (if any) in the scale of mapping as well as anthropogenic activities. Further, 66 percent of the area is in CRZ 1A (mangroves buffer zone) and 34 percent of area in CRZ II out of total area of 3705 Sqm.


The Authority noted that PP has submitted an undertaking stating that the mangroves buffer zone shall remain free of construction of any kind and shall be used as play-ground for children. However, as per the requirement of NMMC rules, a part of the ground shall be used for loading and unloading of children as the same cannot be done outside the premises. PP further confirmed that, this ground shall not be paved and shall be used by children for outdoor activities.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. Local body to ensure that construction is not undertaken in 50 m mangroves buffer zone area. Debris should not be dumped in mangroves area.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.38:** Proposed reconstruction of residential building in S. No. 1/3 at village Malyan, Tal. Dahanu, Dist. Palghar by Shri. Trevor L. D'Souza

Shri Trevor L. D'Souza was present for the meeting and presented the proposal before the Authority. The proposal is for existing structure on plot bearing S. No. 1/3 at village Malyan, Tal. Dahanu, Dist- Palghar for residential purpose. As per remarks of the Dahanu Municipal Council, present use of the existing structure is commercial. As per the approved CZMP of the area, the plot under

  
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reference falls in CRZ II area. The plot area under consideration is 626. 00 Sqm. Permissible FSI is 1.00 and Total proposed BUA is 623.40 Sqm.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. Local body to ensure that the proposed structure on the site under reference is for commercial purpose.
3. All other permissions as and when required should be obtained prior to commencement of construction activity.

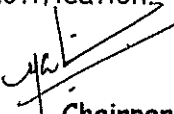
**Item No.39:** Proposed stacking of Minerals & Non-mineralized soil, temporary office shed & temporary weigh-bridge at S. No. 12, 25, 26/a, 26 ph.5, village Redi, Tal.Vengurla, Dist. Sindhudurg by M/s. New India Mining Corporation Pvt. Ltd

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for stacking of Minerals & Non-mineralized soil, temporary office shed & temporary weigh-bridge at S. No. 12, 25, 261, 26 ph. 5, village Redi, Tal. Vengurla, Dist. Sindhudurg- M/s New India Mining Corporation Pvt. Ltd. The proposal was earlier deliberated in 102<sup>nd</sup> meeting of the MCZMA held on 31.7.2015 & 1.8.2015.

The PP has submitted the CRZ map dated 31.8.2015 in the scale of 1:4000 and report prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP of 1991 subject to generalization error of variation in the scale of mapping and also geomorphological variation. The project site containing old S.No. 182 part, 235 part, 235, 261 part and 266 part Redi village, Vengurla Taluka, Dist- Sindhudurg has 23.91 acres in CRZ III and the remaining area of the project site admeasuring 55.21 acres is in Non CRZ as per 2011 Notification. But the 18.05 acres is in CRZ III and 63.07 acres is in Non CRZ as per 1991 Notification. The

  
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total area of the project is 32.83 Ha. i./e 81.12 Acres. The nearest and the distance corner of the plot is situated at approx 280.8 m and 924.1 m from the HTL respectively.

The Authority observed that activity of stacking of Minerals & Non-mineralized soil, temporary office shed is not permissible in CRZ area as per provisions of CRZ Notification, 2011. The PP should undertake such activities in Non CRZ portion of the land under reference. After deliberation, Authority decided to reject the proposal.

**Item No.40:** Construction of extension of second floor of school building in S. No. 86/1/2 Part at Manphodpada in Reserved for Yzad School Tal. Dahanu, Dist. Thane by M/s. Yzad Education Trust

The project proponent presented the proposal before the Authority in the meeting. The proposal is for construction of extension of second floor of school building in S. No. 86/1/2 Part at Manphodpada in Reserved for Yzad School Tal. Dahanu, Dist. Thane-M/s. Yzad Education Trust. As per the approved CZMP of Dahanu, the plot under reference falls in CRZ II and situated on landward side of existing road. As per the sanctioned Development Plan of Dahanu, the plot under reference is in Educational zone and reserved for Yazad school zone. The land area under consideration is 20,000.00 Sqm and permissible FSI is 1.00. As per remarks of the Dahanu Municipal Council, building plans and NA permission was given to Yzad Education Trust, by Addl Collector- Thane, H.Q.W., Jawahar vide his order dated 20.5.1994, recommendation was given by ADTP Thane vide his officers letter dated 5.3.1993 and building permission was given by C.S. Dahanu on 23.3.1993.

The Authority, after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

  
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1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.41:** Proposed reconstruction and construction of residential & commercial building on plot bearing S.No.50A, Hissa No. 75 & S. No. 26, Hissa No. 8, Mouje Kille, Tal. & Dist. Ratnagiri by Shri. Umesh S. Shetye

Shri Umesh Shetye and Mr. Thorat, Ratnagiri Municipal Council were present the proposal before the Authority. The proposal is for reconstruction of existing structure for residential cum commercial purpose (Gharguti Khaval) on plot bearing S.No.50A, Hissa No. 75 & S. No. 26, Hissa No. 8, Mouje Kille, Tal. & Dist. Ratnagiri As per CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ II area and landward side of the existing road. The Development Plan indicates that the plot under reference falls in residential zone. The plot area under consideration is 3800.00 Sqm and permissible FSI is 0.90.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the said project.
2. Local body should ensure that proposed activity is not for resort.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.42:** Advertisement hoarding at main gate of Mahim BEST Bus Depot, Mumbai by M/s. Symboisis Advertising

  
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The Authority noted that the proposal is for existing advertising hoarding- 1 No. of size 60' X 20' at main gate of Mahim BEST Bus Depot, Mumbai- Symbiosis Advertising. The proposal was earlier discussed in 101<sup>st</sup> meeting of the MCZMA. As per submissions, the site falls in CRZ II area. M/s Symbiosis Advertising vide letter dated 6.10.2015 submitted a reply stating that the said Advertisement Hoarding is in existence since 1988 i.e. prior to 19.2.1991.

Authority after discussion decided to recommend the proposal from CRZ point of view to concern<sup>ed</sup> planning Authority subject to compliance of following conditions:

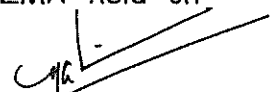
1. MCGM should ensure that erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road or existing authorized structure or within the periphery/ terrace/wall of existing authorized structure.
2. MCGM should ensure that no hoardings shall be installed in mangrove areas and its 50 m buffer zone.
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other necessary permissions from different competent authorities shall be obtained.

**Item No.43:** Proposed development of plot bearing CTS No. 1A/1/B/7A/1, 1A/1/B/7A/2, 1A/1/B/7A/3, 1A/1/B/7A/4, 1A/1/B/4, 1A/1/B/5 and 1A/1/B/8 village Goregaon, Mumbai by M/s. Windsor Grande Residence & Windsor Corporate Park

Shri Gopal Narag presented the proposal before the Authority in the meeting. The proposal is of development of plot bearing CTS No. 1A/1/B/7A/1, 1A/1/B/7A/2, 1A/1/B/7A/3, 1A/1/B/7A/4, 1A/1/B/4, 1A/1/B/5 and 1A/1/B/8 village Goregaon, Goregaon (W), Mumbai by M/s. Windsor Realty Pvt. Ltd. The PP presented that the plot under reference abuts nalla on North boundary of the plot, where CRZ belt is prescribed as per approved CZMP. Proposed construction is beyond this CRZ belt, by using captive FSI potential (1.00) of CRZ belt. The matter was earlier deliberated in 102<sup>nd</sup> meeting of the MCZMA held on

  
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31.7.2015 & 1.8.2015. The PP has submitted the report of IRS, Chennai dated 14.8.2014, as per which, the building plan provided by the PP has been superimposed on CRZ map prepared by IRS. The building line as shown in approved plan after superimposition is found beyond the CRZ belt from the HTL demarcated by the Chief Hydrographer in April, 1991.


After deliberation, the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to following conditions:

1. The MCGM should strictly ensure that the construction on the site under reference is in Non CRZ area. No construction should be allowed in CRZ portion of the land under reference.

**Item No.44:** Proposed development of plot bearing CTS No. 1-A/4 of village Pahadi Goregaon(W) situated at Plot No. 20-A, Bangur Nagar, Goregaon(W), Mumbai by M/s. Laxmi Asbestos Products Ltd.

The project proponent presented the proposal before the Authority in the meeting. The proposal is for development at plot bearing CTS No. 1-A/4 of village Pahadi Goregaon (W), situated at Plot No. 20-A, Bangur Nagar, Goregaon (W), Mumbai. As per remarks of MCGM, the plot under reference falls in CRZ II area. The plot area under consideration is 3677.30Sqm. The proposal was earlier discussed in 91<sup>st</sup>, 94<sup>th</sup>, 96<sup>th</sup> & 102<sup>nd</sup> meeting of MCZMA held on 29<sup>th</sup> to 31<sup>st</sup> May, 2014, 24<sup>th</sup> to 25<sup>th</sup> November, 2014, 17<sup>th</sup> January, 2015 & 31<sup>st</sup> July-1<sup>st</sup> August, 2015 respectively. The Authority noted the observations of the site visit report of the sub-committee constituted by MCZMA.

The Authority discussed the status of the plot with respect to landward or seaward aspect. It was noted that the plot under reference is not situated on the existing road prior to 19.2.1991. The Authority noted the remarks of the MCGM which states that the information regarding year of construction of 9.15 m wide road in west side of the plot under reference is not available within MCGM. Further, it was stated by BMC official that it is not D.P. road. Authority observed that developer has constructed layout road as a part of plot

  
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development Further, authority noted that in the approved CZMP there is no road indicated near the plot and plot is adjoining to mangroves. Further, mangroves maps submitted to Court also does not indicate DP road or layout road abutting the plot and it shows mangroves on the boundary of plot.

The Authority deliberated upon the issue and observed that the site is abutting the mangroves as per the approved CZMP. Further it was also noted that in the approved CZMP there is no DP road indicated in between mangroves and the plot. MCZMA noted that official of the MCGM also confirmed that there is no DP road on record in between plot and mangroves and plot is on seaward side of the existing road. Therefore, authority concluded that as per provision of CRZ Notification, 2011 proposed construction on the site under reference is not permissible and decided to reject the proposal.

**Item No.45:** Proposed Fish Processing Factory Building on land bearing CTS No.829, S.No. 54A1A/11/12/13KK, H. No. 54A1A/9/A at Mouje Rahatghar, Tal. & Dist. Ratnagiri by Shri. Rafiq M. Naik

The project proponent presented the proposal before the Authority in the meeting. The proposal is for fish processing factory building having Ground + 1<sup>st</sup> upper floor on plot bearing CTS No.829, S.No. 54A1A/11/12/13KK, H.No. 54A1A/9/A at Mouje Rahatghar, Tal. & Dist. Ratnagiri.

As per CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ II area and on landward side of the existing road. The DP of the area indicates that the plot under reference falls in industrial zone. The plot area under consideration is 3654.00 Sqm and permissible FSI is 1.00.

The Authority noted the para 3 of CRZ Notification, 2011 which stipulates that setting up and expansion of fish processing units including warehousing except hatchery and natural fish drying in permitted areas, is prohibited activity.

  
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The Authority noted the aim of the CRZ Notification, 2011 is to promote the development through sustainable manner. There is a need to ensure livelihood security to local fishermen communities and other local communities living in other traditional local in the coastal areas.

The Authority observed that fish processing units and ancillary activities to traditional fishing needs to be allowed in CRZ II areas keeping in view the livelihood aspect of the local coastal communities.

After deliberation, the Authority decided to recommend the matter to MoEFCC, New Delhi for consideration and appropriate decision in the matter with regards to allow the fish processing unit as a ancillary activity to fishing for exclusively traditional fishing community inhabiting in the area.

**Item No.46:** Proposed resort (Holiday Home) building on plot bearing Nos. 2159/2 of village Nagaon, Tal. Alibag, Dist. Raigad by Shri. Karwarkar

Shri Karwarkar presented the proposal before the Authority in the meeting. The proposal is for construction of resort (Holiday Home) building on plot bearing Nos. 2159/2 of village Nagaon, Tal. Alibag, Dist. Raigad.

The PP has submitted the approved Coastal landuse map in 1:25000 scale prepared by SAC. As per the said maps, the plot under reference falls in CRZ III area and situated within 200m to 500m from HTL of seafront. The area of the plot under consideration is 6500.00 sqm (0.65 hector)

During presentation the Authority observed the following:-

- 1) PP has not submitted Environment Management Plan (EMP) of the proposed project along with layout plan of the resort.
- 2) PP to submit project layout superimposed on approved CZMP.
- 3) PP to submit Solid and Liquid Waste Management Plan
- 4) PP to submit green belt and landscape plan.

  
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After deliberation, the Authority decided to defer the matter for compliance of above information.

**Item No.47:** CRZ Status of plot bearing CTS No.1/A (pt) & 3(pt) of village Deonar, M/W ward, Mumbai by M/s. Phulkar and Phulkar Arch.


The project proponent was present for the meeting and presented the proposal before the Authority. The application is for seeking CRZ Status of plot bearing CTS No.1/A (pt) & 3(pt) of village Deonar, M/W ward, Mumbai by M/s. Phulkar and Phulkar Arch.

The Authority noted that the PP has submitted the CRZ map dated 28.5.2014 in the 1:4000 scale superimposing the site under reference prepared by IRS, Chennai. The CRZ map prepared by IRS Chennai indicates that, the plot under reference falls beyond CRZ area. However, the said CRZ map does not indicate the CRZ status of the plot as per the HTL in the approved CZMP.

The Authority noted that the MCGM vide letter dated 23.10.2015 submitted its reply stating that maps are prepared showing the original HTL as per the CZMP sanctioned by MoEF with setback line, output cadastral map with scale 1:4000 showing the HTL for plot bearing CTS No. 1/A (pt) & 3(pt) of village Deonar, Mumbai.

The Authority noted that the MCGM has superimposed the Development Plan on the CRZ map in the scale of 1:4000 prepared by IRS, Chennai which indicates approved HTL and CRZ set back area as per the approved CZMP. this shows that the site under reference partly within the HTL of the Nalla, partly within CRZ setback line of the Nalla and partly outside CRZ area from the HTL of the Nalla.

After deliberation, the Authority decided to confirm that the plot under reference partly within the HTL of the Nalla, partly within CRZ setback line of the Nalla and partly outside CRZ area from the HTL of Nalla, as per approved CZMP of Mumbai with following condition:

  
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- Local body to ensure that there should not be any construction under taken in the CRZ portion of the plot under reference.

**Item No.48:** Dr. Rizvi - 5 proposals of CRZ status of following plots: a) CTS No. 178 to 190 in village Bandra, Mumbai. b) CTS No. 220 to 229 in village Bandra, Mumbai. c) CTS Nos. A/449, A/350, A/351 in village Bandra, Mumbai, d) CTS No. 1007, 1008, 1009 and 1010 in village Bandra, Mumbai, e) CTS no. 1096 and 1097 of village Bandra, Mumbai

The project proponent was present for the meeting and presented the proposal before the Authority. The application is for seeking CRZ status for following 5 sites -

- 1) CTS No. 178 to 190 in village Bandra, Mumbai,
- 2) CTS No. 220 to 229 in village Bandra, Mumbai,
- 3) CTS Nos. A/449, A/350, A/351 in village Bandra, Mumbai,
- 4) CTS No. 1007, 1008, 1009 and 1010 in village Bandra, Mumbai,
- 5) CTS no. 1096 and 1097 of village Bandra, Mumbai.


The PP submitted CRZ delineation map prepared by CESS for the area. The authority observed that the CRZ map in 1:4000 scale prepared by NCESS Kerala and noted that 100 m setback line HTL of Mahim Bay does not indicated on the map.

After deliberation, the Authority decided to defer the proposal for compliance of the following:

- PP to resubmit revised CRZ demarcation map from NCESS, Kerala indicating 100 m setback line from the approved HTL of the Mahim Bay, as indicated in the approved CZMP.

**Item No.49:** Proposed construction on land bearing S.No.62, H.No.1,7 S.No.63, H.No.2/1,2/2, S.No.64 H.No.2,3, S.No.65, S.No.68

  
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H.No.1,2,3 etc. village Gokhivare, Tal. Vasai, Dist. Palghar by  
Shri. Devendra R. Ladhani

The project proponent was present for the meeting and presented the proposal before the Authority.

It was also noted that, the proposal was discussed in 102<sup>nd</sup> MCZMA meeting held on 31<sup>st</sup> July and 1<sup>st</sup> August, 2015 wherein the the project proponent presented the proposal before the Authority.

As per the Town Planning Vasai Virar City Municipal Corporation vide letter dated 01.11.2014, Proposed construction is of residential & commercial building on plot bearing Survey No. 62, Hissa no. 1,7; S.no 63, H.no. 2/1, 2/2, S.no: 64, H.no. 2,3; S.no. 68, H.no. 1,2 & 3 , S.no.: 69/1,2,3,4,5; S.no.85, H.no. 3B,10 & 12, S.no.:87, H. no.2A,2B,3 & 7, S.no. 88, H.no.1A, 1B, 2A & 2B, S.no.89, H.no. 1, 2,&4 , S.no. 272, S.no. 274/2,3, S.no. : 275/1,2 , S.no. 276/1,2,3,4, S.no. 277, H.no. 2 & 3, S.no. :278, H.no. 1,2,3, S.no. 279/1, S.no.: 280/1,2,3,4,5, Village: Gokhivare, Tal-Vasai, Dist, Palghar.

As per the Town Planning Vasai Virar City Municipal Corporation vide letter dated 01.11.2014,

- S.no. 62,63,73,64,227 of village Gokhiware is affected by CRZ landward of HTL buffer zone area as per cess map of CRZ plan.
- The S.no. 75,76,77,79,81,84 of village Gokhiware is not affected by CRZ as per CESS map of CRZ Plan.
- The S.no. 275 &278 of village Gohiware is affected by Mangrove area, Mangroves Buffer Zone area and CRZ landward of HTL Buffer Zone area as per CESS map of CRZ Plan.
- The S.no. 276 of village Gohiware is affected by Mangrove area, Mangroves Buffer Zone area and CRZ landward of HTL Buffer Zone area as per CESS map of CRZ Plan.

M/s. Devendra R. Ladhani vide letter dated 24.7.2015 informed that no construction work has been started on the CRZ belt. Based on the approved CZMP prepared by CESS, VVMC has granted permissions for residential

  
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buildings in Non CRZ area, without claiming FSI advantage of CRZ buffers. In the approved CZMP, CRZ buffer of 150 m was shown. The layout in Non CRZ area has been granted Environment clearance under No. SEAC-2013/ CR 198/ TC 1 dated 31.5.2014 and the work of the buildings have been started in Non CRZ area only. It was further informed that PP desires to avail benefit of reduction in creek buffer from 150 m to 100 m, based on CRZ Notification, 2011 as well as advisory issued by MoE and also intends to claim FSI advantage of CRZ buffer to be utilized in Non CRZ area

Authority also noted the IRS, Chennai report dated June, 2015 which states as follows:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to generalization error caused by the variation in the scale of mapping. The change in HTL on south side of the proposed project site is clearly shown.
- CRZ shall be applied for the land / site within the width /100 m buffer zone from HTL for Bay/ creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011.
- The project site falls outside the 50 m buffer from Mangroves

Authority during presentation observed the following -

1. Part of the plot falls in CRZ area of the creek which is no development zone. PP to ensure that no construction is undertaken in CRZ area of the creek.
2. PP to ensure that no swimming pool, STP and MSW facility undertaken in CRZ portion from the creek.
3. PP to ensure that no construction is undertaken in mangroves 50m buffer zone.
4. Local body to note that there is no FSI potential in the No Development Zone of the CRZ area 100 m from HTL of creek.

Authority after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of above observations.

  
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**Item No.50:** Proposed construction on land bearing S. No. 2443, 2444, 2446, 2449, 2452, 455, 2441, 2451, 2447, 2453, 2450, 2442, 2448 at Mouje Chinchani, Tal. Dahanu, Dist. Thane by Shri. Krishakumar Mishra

The project proponent was present in the meeting and presented the proposal before the Authority. The proposal is of construction on land bearing S. No. 2443, 2444, 2446, 2449, 2452, 455, 2441, 2451, 2447, 2453, 2450, 2442, 2448 at Mouje Chinchani, Tal. Dahanu, Dist. Thane by Shri. Krishakumar Mishra is received on 9.7.2014 from the Town planning dept, Palghar.

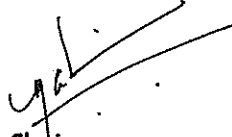
The PP vide letter dated 26<sup>th</sup> Oct, 2015 submitted the CRZ map in the scale of 1:4000 superimposing the site under reference and report prepared by IRS, Chennai. The conclusion of the report states that proposed project site in survey nos. 2441 to 2444, 2446 to 2453 and 2455 at Chinchani village, Dahanu Taluka, Palghar District falls completely outside CRZ area as per CRZ Notification, 2011.

The Authority observed the said CRZ map and noted the site under reference is situated partly within 100 m CRZ setback buffer area from the HTL of the creek as per approved CZMP and decided to confirm the same on the basis of IRS Chennai report for CRZ demarcation.

**Item No. 51:** Proposed redevelopment of Residential building on plot bearing C.S. No. 83, 84 and 85 of Malbar Hill Dn. Banganga Road, D Ward, Mumbai by M/s. Fairdeal Constructions

The project proponent was present for the meeting and presented the proposal before the Authority. The MCZMA noted that, it has earlier recommended the proposal for redevelopment on plot bearing C.S. No. 84 & 85 of Malbar Hill Dn. Banganga Road, D Ward, Mumbai from CRZ point of view under provision of 8 (V) (C) of CRZ Notification, 2011.

  
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The PP presented that the proposal is revised and now redevelopment is proposed on C.S. No. 83, 84 and C.S. No. 85 of Malbar Hill Division, Banganga Road, Mumbai under para 8.v.1(c) of CRZ Notification, 2011. The proposal is for building having two wings Wing - 'A' and Wing - 'B' with height of 13.09 m and 69.40 m respectively.

The Authority further noted that as per approved CZMP, the plot under consideration falls in CRZ II area and situated on landward side of existing Walkeshwar Road.

The plot under reference falls in Residential Zone as old DP (1967) as well as revised sanctioned DP (1993) and is not under any reservation as per both of these development plans. The Plot Area under consideration is 821.45 sqm.

The Authority also noted that as per MCGM letter dated 2.8.2008 and 9.3.2012, subject property falls under category "A" (R) as per the record. Public hearing was conducted on 6.10.2012 by MPCB. The public hearing report was taken on record.

Authority after deliberation decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. Local body to ensure that FSI for the proposed construction is as per the DCR as applicable in the CRZ Notification, 2011 before issuing commencement certificate for the said project.
2. All other permissions as and when required should be obtained prior to commencement of construction activity.

**Item No.52:** Advertisement hoardings in the compound of Fellowship of the Physically Handicapped, Lala Lajpat Rai Road, Haji Ali, Mumbai by M/s Fellowship of the Physically Handicapped

  
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The Authority noted that the proposal is for existing 4 Nos. of Advertisement hoardings of size 40' X 20' in the compound of fellowship of the Physically Handicapped, Lala Lajpat Rai Road, Haji Ali, Mumbai by M/s Fellowship of the Physically Handicapped. The sites under consideration is situated in CRZ II area and hoardings within the compound of existing structure.

Authority after discussion decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. MCGM should ensure that erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road or existing authorized structure or within the periphery/ terrace/wall of existing authorized structure.
2. MCGM should ensure that no hoardings shall be installed in mangrove areas and its 50 m buffer zone.
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other required permissions from different competent authorities shall be obtained

**Item No.53:**

1) Illuminated hoarding of size 20' x 20' on the top of garage of Surya Prakash Building at Babulnath Road, C. S. No. 398 of Malabar Hill Division, Mumbai & 2) Illuminated hoarding of size 20' x 20' in the compound of Satnam Sagar Peddar Road, C. S. No. 750 of Malabar Hill Division, Mumbai by M/s. Paramount Advertising Services

The Authority noted that the proposal is for 1) Illuminated hoarding of size 20' x 20' on the top of garage of Surya Prakash Building at Babulnath Road, C. S. No. 398 of Malabar Hill Division, Mumbai & 2) Illuminated hoarding of size 20' x 20' in the compound of Satnam Sagar Peddar Road, C. S. No. 750 of Malabar Hill Division, Mumbai by M/s. Paramount Advertising Services.

  
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The Authority noted that the sites under consideration fall in CRZ II area and hoardings situated on the top of garage of Surya Prakash Building & in the compound of Satnam Sagar Building.

Authority after discussion decided to recommend the proposals from CRZ point of view to concern planning Authority subject to compliance of the following conditions:

1. MCGM should ensure that erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road or existing authorized structure or within the periphery/ terrace/wall of existing authorized structure.
2. MCGM should ensure that no hoardings shall be installed in mangrove areas and its 50 m buffer zone.
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other required permissions from different competent authorities shall be obtained.


**Item No. 54:** Illuminated hoarding situated at Ketty House, Kemps Corner, Reddar Road of size 20 × 20, C. S. No. 616 of Malbar Hill Division by M/s. Cosmos Advertising

The Authority noted that the proposal is for 2 nos. of hoardings of size of 20'X 20' situated at Ketty House, Kemps Corner, Reddar Road, C. S. No. 616 of Malbar Hill Division. The site under reference falls in CRZ II area and situated in the compound of Ketty House, Kemps Corner, Mumbai.

Authority after discussion decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of following conditions:

1. MCGM should ensure that erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road or existing authorized structure or within the periphery/ terrace/wall of existing authorized structure.

  
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2. MCGM should ensure that no hoardings shall be installed in mangrove areas and its 50 m buffer zone.
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other required permissions from different competent authorities shall be obtained.

**Item No.55:** Proposed residential with Shopline buildings Group Housing Scheme on S. No. 1, 2, 3, 4, etc. at village Rajawali, Tal. Vasai, Dist. Palghar by M/s. Sai Rydam Realtors Pvt. Ltd

The project proponent was present for the meeting and presented the proposal before the Authority. The PP presented that the proposed development of residential with shopline buildings is proposed on Non CRZ portion of the land having S.No. 1, 2, 3, 4,... at village Rajawali, Tal. Vasai, Dist. Palghar. The FSI of CRZ portion of the plot under reference is proposed to be utilized on Non CRZ portion of the plot under reference. The landscaping and Recreational ground is proposed in CRZ portion of the plot. The PP has submitted the CRZ map in the scale of 1:4000 superimposing the site under reference.

The proposal was earlier discussed in 104<sup>th</sup> meeting of the MCZMA held on 1<sup>st</sup> Sept, 2015.

Authority also noted that, the PP vide letter dated 30.10.2015 submitted i) The report about the probable Environment Impact in CRZ area due to activities that will be carried out in Non CRZ area, ii) The proposal of plantation in CRZ area.

Authority during presentation observed the following-

1. PP has proposed entire development under the project in Non CRZ area. In the CRZ area there are reservations of RG and PG. Local body to ensure that FSI of RG and other open space reservation should be as per CRZ-III potential only. In the CRZ III RG areas maximum permissible FSI is 15% for gymnasium and related activities only.
2. Local body and PP to ensure that there is no construction in CRZ area.

  
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3. PP to develop green belt in CRZ area reserved for RG and Open spaces.
4. No STP and MSW treatment facilities should be undertaken or plan in CRZ area.

Authority, after deliberation decided to recommend the project subject to compliance of above observations.

**Item No. 56:** CRZ Status of properties bearing CTS Nos. 557/A, 556, 560/A, B, C, D, E, F, 558 A, B, 555/A, B, C, F, 566/A, B, 567/A, 553/B, 554/E, E, 570, 571/A/1, 575/1, 2, 3, 5, 6, 7, 571/B, 572/C, 574, 646, 578, 577, 581/A, E, 583/B, 586, 600, 601, 602, 603, 604, 590/1,3, 587/A, B, 589/B, 565, 649 of village Eksar, Borivali (W), Mumbai by M/s. Shubjeevan Builders Pvt Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. Application is for seeking CRZ status for properties bearing CTS No. 557/A, 556, 560/A, B, C, D, E, F, 558A, B, 555/A, B, C, F, 566/A, B, 567/A, 553/B, 554/D, E, 570, 571/A/1, 575/1, 2, 3, 5, 6, 7, 571/B, 572/C, 574, 646, 578, 577, 581/A, E, 583/B, 586, 600, 601, 602, 603, 604, 590/1, 3, 587/A, B, 589/B, 565, 649 of village Eksar, Borivali (W), Mumbai.

The PP has submitted the CRZ map in the scale of 1:4000 dated January, 2012 superimposing project site, report & corrigendum dated 27.1.2015 prepared by IRS, Chennai.

The PP has again submitted the revised CRZ map in the scale of 1:4000 and report dated 26.10.2015 of IRS, Chennai. The said report of IRS, states that the area within CRZ and outside CRZ with reference to HTL in approved CZMP subjected to generalization error caused by scale change and generalization in superimposition of approved CZMP for the proposed project site of M/s Shujeevan Builders Private Ltd, Mumbai.

  
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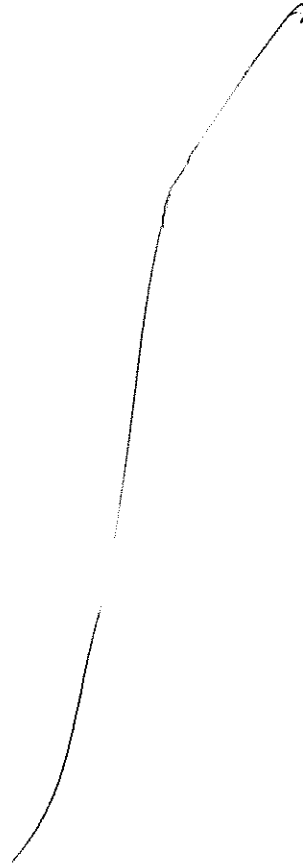
  
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Further 100 m CRZ setback buffer area is shown from both the HTLs. There is change in both HTL. The said CRZ map indicates that the site under reference partly falls within 100 m CRZ setback buffer area from the HTL as per the approved CZMP. Area within CRZ is 16,767.6 Sqm and Area outside CRZ is 10617.5 Sqm.

After deliberation the Authority decided to confirm that the project site site under reference partly falls within 100 m CRZ setback buffer area from the HTL as per the approved CZMP. Area within CRZ is 16,767.6 Sqm and Area outside CRZ is 10,617.5 Sqm.



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**Annexure I**

List of Members present for the meeting:

1. Mr. B.G. Choudhari, DyChE, MGGM, Member MCZMA
2. Dr. Rakesh Kumar, Expert Member, MCZMA
3. Dr. Baban Ingole, Expert Member, MCZMA
4. Dr. M.C. Deo, Expert Member, MCZMA
5. Shri. B.N. Patil, Member Secretary, MCZMA