

**MINUTES OF THE 110th MEETING OF MAHARASHTRA COASTAL ZONE
MANAGEMENT AUTHORITY (MCZMA) HELD ON 5th JANUARY, 2016**

The 110th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), GoM on 5th January, 2016 at 11.00 am at Sachivalaya Gymkhana, Mumbai. List of the members present during the meeting is enclosed as **Annexure I.**

Item No.1: Proposed construction of residential building on site bearing S. No. 17 25, Hissa No. 1B of village Karle, Tal & Dist. Ratnagiri - by Mr. Vikrant M Surve

Mr. Thorat from Ratnagiri Municipal Council and project proponent were present for the meeting and presented the proposal before the Authority. The proposal is for construction of residential building comprising of ground+ 1st floor on site bearing S. No. 17 25, Hissa No. 1B of village Karle, Tal & Dist. Ratnagiri. Plot area under consideration is 12375.79 sqm.

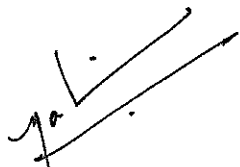
During the discussion, the Authority observed as follows:

- PP to submit the plot under reference superimposed on approved CZMP of the area in order to ascertain the CRZ status of the plot under reference.
- PP to submit the DP plans & Google image showing the site under reference

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

Item No.2: CRZ status of project site bearing F. P. No. 1274 of TPS IV of Mahim Division, in G /South Ward, Mumbai by M/s. Sanghavi Gruha Nirman Pvt. Ltd.


Member Secretary


Chairperson

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of project site bearing F. P. No. 1274 of TPS IV of Mahim Division, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 25.2.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP of 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

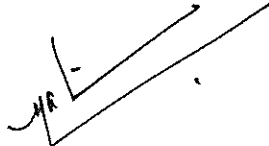
After deliberation, the Authority decided to confirm that plot bearing F. P. No. 1274 of TPS IV of Mahim Division, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No.3: CRZ status for project site bearing F P No. 759 of TPS III of Mahim Division in situated at Swatantrya Veer Sawarkar Road, Mahim, Mumbai by Dr. Naseem Quereshi.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of plot bearing F P no. 759 of TPS III, Mahim, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 31.8.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP of 1991 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.


Member Secretary


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After deliberation, the Authority decided to confirm that plot bearing F P No. 759 of TPS III of Mahim Division, Mahim, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No.4: CRZ Status of site bearing S. No. 116/1 to 116/6, 117/3C, 153/1 & 1544/3/1P at Village Malodi, Kharbau, Tal. Bhiwandi, Dist. Thane by Shri. Sonesh L. Dedhia

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status regarding site bearing S. No. 116/1 to 116/6, 117/3C, 153/1 & 1544/3/1P at village Malodi, Kharbau, Tal. Bhiwandi, Dist. Thane. The PP has submitted the CRZ map in the scale of 1:4000 dated 1.7.2015 superimposing the project site under reference & report prepared by IRS, Chennai.

The Authority observed the CRZ map of IRS, Chennai and noted the plot is fronting to creek. However, report of IRS mentions about seafront and 500 m CRZ belt.

After deliberation, the Authority decided to seek a clarification from the IRS, Chennai regarding nature of coastal water bodies present in the vicinity of the site under reference and the CRZ area limit from the HTL of said coastal water bodies i.e. from sea as well as creek, as per approved CZMP. IRS, Chennai to send one copy of the report directly to MCZMA.

Item No.5: Proposed redevelopment of plot bearing C T S no. B/870/B , village Bandra, Kane Road, Mount Marry Hill, Bandra(W), Mumbai by Mr. Devidas Kanje

The project proponent was present for the meeting and presented the proposal before the Authority. The MCGM has forwarded the proposal for construction of residential building comprising of two basements + ground floor


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+ 5 upper parking floors + 1st - 12th upper floor levels for flats / rooms for residential use as per para 8.V.1.(c) of CRZ Notification, 2011 vide application dated 17.7.2015 As per approved CZMP of Mumbai, the plot under reference falls in CRZ-II area and situated on landward side of the existing Byramji Jeejeebhoy road existing prior to 19.2.1991). Total plot area under consideration is 919.30 sqm.

The PP further presented the detailed background of the matter. As presented by PP, proposal of construction of building comprising of two basement + stilt + 4th upper floors has earlier CRZ clearance dated 16.6.2008 by MoEF, New Delhi and accordingly, plans were sanctioned by MCGM in the year 2009.

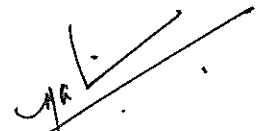
Further, the building plans were amended comprising of two level basement + stilt + 28th upper floors, which was approved by MCGM in the year 2011 with a conditions to obtain revise CRZ NoC from MCZMA.

Accordingly, the PP submitted the said amended proposal through MCGM vide application dated 3.10.2012 to MCZMA under DCR of 1967, which was discussed in 77th and 81st meeting of MCZMA held on 9.10.2012 and 26.4.2013 respectively. This proposal was not under 8.V.1.(c) of CRZ Notification, 2011

Based on the decision of the 81st meeting, the MCZMA vide letter dated 30.5.2013 recommended the said proposal from CRZ point of view subject to condition that FSI should be as per DCR existing as on 19.2.1991 i.e. DCR 1967.

Subsequently, the MCZMA received a complaint in the matter alleging FSI violation in the proposal, which was sent to MCGM for examination. The MCGM sent a letter dated 3/4/2014 to MCZMA seeking a clarification whether the said proposal can be processed under para 8.v(1)(c) of CRZ Notification, 2011 wherein DCR as on 6.1.2011 is applicable.


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The matter was discussed in 91st meeting where the MCZMA decided that MCGM at its own level should decide on applicability of para 8.v.c of CRZ Notification, 2011.

Further, MCGM was requested to take action, if there is violation of CRZ, 2011 and send factual report. The MCGM sent a reply vide letter dated 18.6.2014, which was discussed in 94th, meeting wherein the MCZMA observed that reply of MCGM is unsatisfactory with respect to violation aspect of the matter. Accordingly, the MCZMA sought a reply from the MCGM again.

Thereafter, the MCGM vide letter dated 31.1.2015 informed MCZMA that work on site is carried out without revised CRZ NoC and without CC. Hence, there is a violation. MCZMA may initiate action for violation.

Accordingly, the matter was sent to Environment Department for action on violation as per OM dated 12.12.2012, 27.6.2013 and 24.7.2014 of MoEF.

After due hearing given to pp, Environment Department vide letter dated 25.3.2015 directed M/s Samudrda Developer to stop construction work till obtain clearance from MCZMA. Further, MPCB was directed to file a case before appropriate court of law under Environment (Protection) Act of 1986.

The Authority noted that now, the MCGM has forwarded a proposal of construction of 2 level basements+ ground floor+ 5 upper parking floors + 1st to 12th upper floors for residential use as per para 8.v. (1)(c) of CRZ Notification, 2011, with FSI 1 + TDR 1 on the basis of that the building on plot under reference was declared dilapidated in the year 2009. The Authority noted the MCGM letter dated 20.10.2009 which mentions that certain structure to which a portion of the building on premises is in ruinous condition & likely to fall and dangerous. However, MCGM is silent on whether entire building was dilapidated or so.

The MCZMA during discussion observed the following:

1. CRZ clearance was issued by the MoEF, New Delhi for redevelopment of upto 4th floor in the year 2008, under the provisions of existing DCR i.e.


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DCR 1967 and accordingly, construction was initiated as per the CC issued by the MCGM.

2. MCGM forwarded the revised proposal upto 28th floor, which was considered in 81st meeting of the MCZMA. Proposal forwarded by the MCGM was under existing DCR of 1967 as per the provisions of CRZ Notification, 2011. MCZMA had recommended proposal as per the existing DCR as on 19.2.1991 i.e. DCR 1967.
3. However, from the subsequent communications received from MCGM in response to complaint in the matter, it is observed that PP had used FSI as per prevailing DCR instead of existing DCR of 1967, which was not legally entitled. Therefore, matter of violation was referred to Environment Department.
4. MCGM also requested to ascertain whether this proposal can now be given permission under para 8.v.1.(c) of CRZ Notification, 2011 i.e. under the category of Redevelopment of dilapidated building. However, it was not clear whether existing building on plot under reference in the year 2008 was entirely dilapidated, and if it was dilapidated, then why the proposal was not submitted by the MCGM as per the para 8.v.1.(c) of CRZ Notification, 2011 in the year 2012. It was also observed that construction has already been carried out on the site, as per earlier CRZ permission issued.

After deliberation, the Authority decided to constitute a sub-committee comprising of Expert members of MCZMA, MCGM officials & Under Secretary, Environment Department, who will be the secretary of the sub-committee. The subcommittee will examine the matter on following issues:

1. Whether application of the PP forwarded by MCGM in the year 2013 to MCZMA was under para 8.II. CRZ II (DCR 1967 is applicable) or para 8.V.1(c) of CRZ Notification, 2011 (DCR 1991 is applicable)
2. Why the PP had not submitted the application under 8.v.1.c of CRZ Notification, 2011 in the year 2012 to MCZMA.



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3. Issue of declaration of the building as dilapidated by the MCGM on 22.10.2009 post issuance of Commencement Certificate (CC) on 24.6.2009.
4. Whether due procedure was followed for declaring building as dilapidated. Details of the documents.
5. Whether the existing structure on site under reference, which was declared as dilapidated by the MCGM in the year 2009 was illegal.
6. Current status of construction on plot under reference.
7. Complaint/ Court cases, if any in the matter.

The subcommittee will submit a report to MCZMA for further appropriate decision in the matter.

Item No.6: CRZ status of project site bearing CTS No. C/474 of Bandra village, on St. Cyril Road, Bandra, Mumbai by Shri. Rohit Lobo

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status regarding CTS No. C/474 of Bandra village, on St. Cyril Road, Bandra, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 16.12.2015 superimposing the project site under reference & report prepared by IRS, Chennai.

The Authority observed the said CRZ map of IRS, Chennai and noted that approved HTL and HTL demarcated by IRS, Chennai is not corresponding. Further water body indicated in the old approved czmp appears to be not considered in CRZ demarcation. However, report states that HTLs of both the maps are corresponding.

After deliberation, the Authority decided to seek a clarification regarding the abovementioned point through IRS, Chennai. Authorized agency may submit one copy directly to the MCZMA.

Hence, the matter was deferred for compliance of above observations.


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Chairperson

Item No.7: CRZ status of plot bearing S. No. 691, 692 & 696, TPS IV of Mahim Division, G/N ward, Mahim, Mumbai by M/s Enviro Analysts & Engineers Pvt. Ltd.

Mr. Patrawala, Architect was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of plot bearing S. No. 691, 692 & 696, TPS IV of Mahim Division, G/N ward, Mahim, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 22.5.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to the generalization error cause by the variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

During the meeting, the PP presented that there is a family division of CTS No. 696 into plot CTS No. 696 & 696(1) and there is separate property cards for these subdivided plots. PP requested to incorporate the sub divided plot for confirming the CRZ status of plot since it is part of the CTS 696.

After deliberation, the Authority decided to confirm that plot bearing S. No. 691, 692, 696 and 696(1) in TPS IV of Mahim Division, G/N ward, Mahim, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No.8: Proposed redevelopment of building on plot bearing C.T.S. No. 1060/1 of Juhu Village , of Juhu Tara Road, Santacruz (W), Mumbai by M/s. Pebbles Infra Projects Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for redevelopment of building on


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plot bearing C.T.S. No. 1060/1 of Juhu village, Juhu Tara Road, Santacruz (W), Mumbai. The existing ground + 1st upper floor was declared unsafe by MCGM on 19.6.2010. Proposed building comprises of stilt with mechanized puzzle parking with pit, entrance lobby + 1st (pt) floor for residential and partly with fitness center + 2nd to 10th + 11th (pt) upper floors for residential use. The MCGM has granted IOD on 23.6.2015. As per approved CZMP of Mumbai, the plot under reference falls within CRZ-II area and situated on landward side of the existing Juhu-Tara road / H.B. Gawade road existing prior to 19.2.1991. Total plot area under consideration is 648.00 sqm.

During the presentation, the Authority observed the following:

1. PP to submit the plans for modular/ packaged STP for treatment of sewage in the project.
2. PP to ensure the provisions for fire fighting measures in the project. Submit NOC from fire department.
3. Details of storm water capacity and sewer connectivity from flooding point of view.

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

Item No.9: Proposed redevelopment on plot bearing CTS No.956, 956/1 to 83 of village Juhu on Juhu Tara Road, vile Parle (W), Mumbai by M/s. Green Town Realtors

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for residential building comprising of Basement for car parking + Lower ground floor or Game rooms, Gymnasium & Mini Theater + 1.80 m service floor for services + Upper ground floor + 1st upper floor + 2nd (pt) upper floor flats / rooms for residential use. Redevelopment is proposed by demolishing existing structure on plot under reference. As per approved CZMP of Mumbai, the plot falls in CRZ II area and it is situated on seaward side of existing Juhu Tara Road, which is in existence


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prior to 19.2.1991. Total plot area under consideration is 10354.50 sqm, Permissible FSI is 1.00 and Total area of proposed construction is 17,078.74 Sqm.


The PP further presented that there is earlier CRZ clearance dated 4.7.2007 from the MoEF, New Delhi for development of 5 Starred category Residential Hotel with additional FSI on property bearing CTS No. 956, 956/1 to 83 of village Juhu, Mumbai. Further, MCGM vide letter dated 26th Dec, 2008 granted IOD for the project. Accordingly, construction of basement is completed. The PP stated that project of residential Hotel has been cancelled and now, PP has proposed the construction for residential building.


During presentation, the Authority observed as follows:

- MCGM to ensure that proposed construction is situated on landward side of authorized structure existing as on 19.2.1991 or authorised existing road, as submitted by the PP.
- MCGM to ensure that use of the proposed building is not changed while redeveloping the existing building on site under reference.
- PP to submit the plans for packaged /modular STP for treatment of waste water. MCGM to ensure the provision for STP in the plans before issuing commencement certificate.
- PP to submit details of capacities of storm water and sewer line to ascertain the probability of flooding.

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

Item No.10: Proposed construction of residential building on plot bearing S. No. A (36) 106, Hissa No. 5A, C. S. No. 826 of Mauje Murud, Tal. Murud, Dist. Raigad.


Member Secretary


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The project proponent was absent for the meeting. Hence, the matter was deferred. PP to submit the current dated site photographs for ascertaining the present status of the construction on site under reference.

Item No.11: Proposed reconstruction of residential building on plot bearing S. No. 110, Hissa No. 6, C. S. No. 813 of Mauje Murud, Tal. Murud, Dist. Raigad by Smt. Saida M. Reshmam

The project proponent was absent for the meeting for the meeting. Hence, the matter was deferred. PP to submit the current dated site photographs for ascertaining the present status of the construction on site under reference.

Item No.12: Proposed residential and commercial building on plot bearing S. No. 142 (68), Hiss No. 12A, 3 A, CTS. No. 1681 of Mauje Murud, Tal. Murud, Dist. Raigad by Shri. Manohar R. Choulikar.

The project proponent was absent for the meeting for the meeting. Hence, the matter was deferred. PP to submit the current dated site photographs for ascertaining the present status of the construction on site under reference.

Item No.13: Proposed development on plot bearing no. S.no. 435, 436/2, 437/1 to 3,5 to 11, 438/1 to 3,6, 439/1 to 6,8, 440/1, 3 to 8,11,12,13 , village Navghar Mira Bhayandar, Dist- Thane by M/s. Ravi Developments

The project proponent was present for the meeting and presented the proposal before the Authority. The PP presented that plot bearing no. S.no. 435, 436/2, 437/1 to 3,5 to 11, 438/1 to 3,6, 439/1 to 6,8, 440/1, 3 to 8,11,12,13 village Navghar Mira Bhayandar, Dist- Thane falls partly in CRZ area II area as per approved CZMP of the Greater Mumbai. Total plot area under consideration is 99630.00 sqm. The PP stated that development is proposed on Non CRZ portion of plot under reference and STP is proposed in CRZ II portion


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of plot under reference. FSI of CRZ portion of plot is not proposed to be utilized on non CRZ portion of plot under reference.

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to following conditions.

- Only, construction of STP is allowed in CRZ II portion of the plot.
- FSI of CRZ portion of plot is not allowed to be utilized in Non CRZ portion of plot.

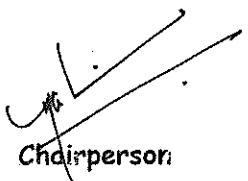
Item No.14: Proposed development of property bearing CS No. 7/138 of Mazgaon Division at near Dockyard Road, Mumbai by M/s. Jakhubhai Lalji Dalmills Pvt. Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for residential building comprising of stilt + 1st to 6th + 7th (pt) upper floors with total height of 24.55 m on plot bearing CS No. 7/138 of Mazgaon Division at near Dockyard Road, Mumbai. MCGM has granted IOD on 24.8.2012 and CC was issued up to top of stilt level on 22.3.2013. As per CZMP of Mumbai, the plot under reference falls in CRZ II area and situated on landward side of existing road, which is reflected on DP plan 1968. Plot area under consideration is 1004.18 Sqm and Permissible FSI is 1.33

The Authority noted that the proposal was earlier discussed in 91st & 99th meeting of MCZMA held on 29th to 31st May, 2014 and 16th May 2015. As per decision taken in 99th meeting the PP has submitted the proposal of new development on vacant plot through the MCGM. The PP further stated that the plot under reference is in Residential zone and structure of Dal mill was not confirming to zoning of the plot under reference. It was further stated that the structure of Dal mill was illegal on site under reference and it was closed by Labour commissioner. Now, the structure is demolished on site and development is proposed on the plot under reference with FSI as per DCR existing as on 19.2.1991 i.e. DCR 1967.


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

1. MCGM to ensure that FSI for the proposed construction is as per DCR existing and inforce as on 19.2.1991 (i.e. DCR 1967) before issuing commencement certificate for the project.
2. All other required permissions should be obtained prior to commencement of construction activity.

Item No.15: CRZ status for plot bearing C. S. No. 1706 of Girgaum Division at Harishchandra Goregaonkar Road, Gamdevi, Mumbai by Shri. Pravin Dharamchand Jain

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of plot bearing C. S. No. 1706 of Girgaum Division, Harishchandra Goregaonkar Road, Gamdevi, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 22.7.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS for Back Bay does not corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error cause by the variation in the scale of mapping

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, 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 plot bearing C. S. No. 1706 of Girgaum Division, Harishchandra Goregaonkar Road, Gamdevi, Mumbai is beyond 100 m CRZ setback line from Back Bay.


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Item No.16: Proposed reconstruction of residential building on plot bearing C. S. No. 966, K 966 of Mauje Alibag, Dist. Raigad by Shri. Adinath S. Patil


The project proponent presented the proposal before the Authority. The proposal is for residential building comprising stilt + ground floor + 1st floor on plot bearing C. S. No. 966, K 966 of Mauje Alibag, Dist. Raigad. As per approved CZMP of the area, the plot under reference falls in CRZ II and situated on landward side of existing road existing prior 1991. As per the DP of Alibag, the plot under reference is in Residential zone. Total plot area under consideration is 126.26 sqm.

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

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

Item No.17: CRZ status to project site bearing C S no. 1767 of Mahim Division, Dadar, Mumbai by M/s Victoria Enterprises Ltd.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of project site bearing C S no. 1767 of Mahim Division, Dadar, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 29.6.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP of 1991 subject to the generalized error of variation in the scale of mapping.


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The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, 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 C S no. 1767 of Mahim Division, Dadar, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No.18: CRZ status regarding F. P. No. 675 & 676 TPS III of Mahim Division at Wanja Wadi Lane, Mumbai by M/s Mama & Sons.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of project site bearing F. P. No. 675 & 676, TPS III of Mahim Division, Wanja Wadi Lane, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 18.3.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS matches with HTL as per approved CZMP, subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, 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. 675 & 676 TPS III of Mahim Division at Wanja Wadi Lane, Mumbai beyond 100 m CRZ setback line from Mahim Bay.

Item No.19: CRZ status to project site bearing C S No. 1577 of Girgaum Division, Mumbai at vallabh Terrace, Mumbai by M/s Bhanupur Infrastructure Pvt Ltd.

The project proponent was absent for the meeting. Authority noted that The PP is seeking CRZ status in respect of project site bearing C S No. 1577 of


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Girgaum Division, Mumbai at Vallabh Terrace, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 11.6.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai,

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Back Bay, as indicated in approved CZMP of Mumbai.

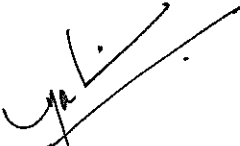
After deliberation, the Authority decided to confirm that plot bearing project site bearing C S No. 1577 of Girgaum Division, Mumbai at Vallabh Terrace, Mumbai 100 m. setback line from Back Bay.

Item No.20: Proposed reconstruction of residential Building at CTS No. B/701 of village Bandra, Perter Dias Road, Bandra (W) Mumbai by Shri. Karan K. Gupta

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for reconstruction of residential building at CTS No. B/701 of village Bandra, Perter Dias Road, Bandra (W) Mumbai. There is existing old ground + 1 upper floor structure on plot under reference. Proposed residential building comprising of lower basement for parking + upper basement for storage user + part stilt + part ground floor + 3 upper floor for residential user. MCGM has granted IOD on 11.6.2015. As per approved CZMP of Mumbai, the plot u/r falls within CRZ-II area and situated on landward side of the St. Mary road in existence prior to 19.2.1991. Total plot area under consideration is 657.20 sqm and FSI permissible is 1.00.

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


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1. MCGM to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 (i.e. DCR 1967) before issuing commencement certificate for the project
2. MCGM to ensure that no change of present use of the structure is allowed for reconstruction of the existing structure.
3. All other required permissions should be obtained prior to commencement of construction activity.

Item No.21: Proposed construction of residential building on property bearing Survey no. 108/1, CTS no. 1193, Kille Gaothan, situated at village Shahabaj, Belapur, Navi Mumbai by M/s. Brite Infra Developers

The project proponent is absent for the meeting. Hence, the matter was deferred.

Item No.22: CRZ status for project site bearing S.no. 179/5+181/4A plot no.6 of Versoli Village of Alibag ,Dist-Raigad - by Mr. Shailesh A Khot & Savita S Khot.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of 2 types of residential building comprising Ground + 1st on site bearing S.no. 179/5+181/4A plot no.6 of Versoli village of Alibag, Dist-Raigad. The Authority observed the approved Coastal land use map of the area and noted that the site under reference is fronting to creek and site is located beyond 100 m CRZ belt from the HTL of the creek.

After deliberation, the Authority decided to confirm that project site bearing S.No. 179/5+181/4A plot no. 6 of Versoli village of Alibag ,Dist-Raigad is situated beyond 100 m. setback line from creek.


Member Secretary


Chairperson

Item No.23: Proposed construction of residential building on S. No. & CTS No. 683, E at village Dahanu, Tal. Dahanu, Dist. Palghar by Shri. Hukmichand H. Shethia

The project proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.24: CRZ status of plot bearing FP no. 41 & 42, Gopi Tank Road, TPS II, Mahim Division, Matunga (E), Mumbai by M/s. Khalsa Sabha Mumbai (Matunga)

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of plot bearing FP no. 41 & 42, Gopi Tank Road, TPS II, Mahim Division, Matunga (E), Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 7.8.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subjected to the generalized error caused by variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, 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 project site bearing final Plot no. 41 & 42, Gopi Tank Road, TPS II, Mahim Division, Matunga (E) Mumbai. is beyond 100 m CRZ setback line from Mahim Bay.

Item No.25: CRZ status of project site bearing C S No. 3/291 of Malabar Hill Division in D ward, Mumbai by M/s Crystal Star Housing Developers (P) Ltd.


Member Secretary


Chairperson

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status in respect of project site bearing C S No. 3/291 of Malabar Hill Division in D ward, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 3.7.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, the HTL demarcated by IRS for Arabian Sea corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.


The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, 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 project site bearing C S No. 3/291 of Malabar Hill Division in D ward, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No.26: Proposed ice & cold storage building S. No. 54 A 1 A, Hissa No. 8 A, 8 K/2, C. S. No. 829/57 at Rahatghar, Tal. & Dist. Ratnagiri by Shri. Imtiyaz H. Mukadam.

Mr. Thorat from Ratnagiri Municipal Council and project proponent were present for the meeting and presented the proposal before the Authority. The proposal is for construction of Ice & Cold storage building comprises of ground floor + 2 upper floors on land bearing S. No. 54 A 1 A, Hissa No. 8 A, 8 K/2, C. S. No. 829/57 at Rahatghar, Tal. & Dist. Ratnagiri. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side road prior 1991. As per DP of Ratnagiri, the land under reference is situated in fish industrial zone. Total plot area under consideration is 1394.00 sqm. Permissible FSI is 1.00


Member Secretary


Chairperson

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

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure ice cold storage is only allowed.
3. All other required permissions should be obtained prior to commencement of construction activity.

Item No.27: Proposed ice & cold storage building on plot bearing S. No. 146, CTS No. 1274/7, plot no. 7, 8 & 9 at Zadgaon, Tal. & Dist. Ratnagiri by Shri. Shahid H. Mirkar.

Mr. Thorat from Ratnagiri Municipal Council and project proponent were present for the meeting and presented the proposal before the Authority. The proposal is for construction of Ice & Cold Storage building comprises of ground floor + 2 upper floors on land bearing S. No. 146, CTS No. 1274/7, Plot No. 7, 8 & 9 at Zadgaon, Tal. & Dist. Ratnagiri. As per the approved CZMP, the plot under reference falls in CRZ-II & is on landward side road. As per DP of Ratnagiri, the land under reference is situated in light industrial zone. Total plot area under consideration is 1485.00 sqm and Permissible FSI - 1.00

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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure only ice cold storage is only allowed.
3. All other required permissions should be obtained prior to commencement of construction activity.


Member Secretary


Chairperson

Item No.28: Proposed construction of new residential building on project site bearing S. No. 70, Hissa no. 2/1/2, of village Guhagar, Tal - Guhagar & Dist. Ratnagiri - by Mr. Gangadhar M Vichare.

Mr. Thorat from Ratnagiri Municipal Council and project proponent were present for the meeting and presented the proposal before the Authority. The proposal is for construction of new residential building comprises of Ground + 1 floor on plot bearing S. No. 70, Hissa No. 2/1/2, of village Guhagar, Tal. Guhagar & Dist. Ratnagiri. As per approved Coastal land use map, the plot under reference is situated in CRZ III area i.e. within 500m of HTL of Seafront. Plot area under considerations is 1300.00 sqm.

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

1. Local Body to ensure that local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)
2. Local Body to ensure that Construction or reconstruction of dwelling units is within the ambit of traditional rights and customary uses such as existing fishing villages and gaonthans.
3. Local Body that the proposed construction should only be used for resident purpose of the project proponent and no commercial use is allowed.
4. All other required permissions should be obtained prior to commencement of construction activity.

Item No.29: CRZ status to project site bearing S. No. 54, 55/2A, 55/2B & 55/2C of village Chendhare of Alibag and survey no.13 of village Veshvi, Dist. Raigad by Mr. Chetan Patel & Mr. Satyajit Dali.


Member Secretary


Chairperson

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status for site bearing S. No. 54, 55/2A, 55/2B & 55/2C of Chendhare village of Alibag and survey no.13 of Veshvi Village, Dist. Raigad. The PP has submitted the CRZ map in the scale of 1:4000 dated 14.8.2015 superimposing project site & report dated 14.08.2015 prepared by IRS, Chennai. As per said report of IRS, Chennai, the HTL demarcated by IRS, Chennai 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 CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of creek, as indicated in approved CZMP of area.

After deliberation, the Authority decided to confirm that project site bearing S. No. 54, 55/2A, 55/2B & 55/2C of village Chendhare of Alibag and survey no. 13 of village Veshvi, Dist. Raigad is beyond 100 m CRZ setback line from creek.

Item No.30: CRZ status to project site bearing S. No. 14 to 17 of Lonare village of Alibag, Dist. Raigad by Mrs. Shilpa P Gambhir

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status for site bearing S.no. 14 to 17 of Lonare village of Alibag ,Dist.Raigad. The PP has submitted the CRZ map in the scale of 1:4000 dated 14.8.2015 superimposing the site & report prepared by IRS, Chennai. As per said report of IRS, Chennai, the HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.


Member Secretary


Chairperson

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of creek, as indicated in approved CZMP of area.

After deliberation, the Authority decided to confirm that project site bearing S. No. 14 to 17 of Lonare village of Alibag, Dist. Raigad is beyond 100 m CRZ setback line from creek

Item No.31: Proposed building for fish net repairing on plot bearing S. No. 146, C. S. No. 1274/38, plot No. 46 at mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Dipak P. Gadre

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of building for fish net repairing with ground floor on plot bearing S. No. 146, C. S. No. 1274/38, plot No. 46 at mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of road existing prior 1991. As per DP of Ratnagiri, the land under reference is situated in light industrial zone. Total plot area under consideration is 502.50 sqm and Permissible FSI is 1.00.

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

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

Item No.32: Proposed Health Centre building on plot bearing S. No. 445 A & 445 B, C. S. No. 1368 & 1369 of Mauje Zadgaon, Tal. & Dist. Ratnagiri


Member Secretary


Chairperson

Mr. Thorat from Ratnagiri Municipal Council was present for the meeting and presented the proposal before the Authority. The proposal is for construction of Urban Primary Health Centre building comprises of ground floor + first floor on land bearing S. No. 445 A & 445 B, C. S. No. 1368 & 1369 of mauje Zadgaon. As per the approved CZMP, the plot under reference falls in CRZ-II & is situated on landward side of road existing prior to 1991. As per DP of Ratnagiri area, the land u/r is in residential zone. Total plot area under consideration is 422.90 sqm and Permissible FSI is 1.00.


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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure that Bio-medical waste is handled and managed as per BMW Rules, 2002.
3. All other required permissions should be obtained prior to commencement of construction activity.

Item No.33: Proposed reconstruction of residential building on project site bearing S.no. 287 A1, Hissa no. 6 & 7A, C S No. 3714 A , 3714B & 3715 of Village Zadgaon , Tal & Dist. Ratnagiri - by Mr. Bashir Ismail Majgaonkar .

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is reconstruction of residential building comprising of Ground + 1st floor site bearing S.no. 287 A1, Hissa no. 6 & 7A, C S No. 3714 A, 3714B & 3715 of village Zadgaon, Tal & Dist. Ratnagiri. As per approved CZMP of the area, the site falls in CRZ II area and is situated on landward side of existing road. Plot area under consideration is 201.10 Sqm.


Member Secretary


Chairperson

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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure that present use of the existing structure is not changed while reconstruction of the same.
3. All other required permissions should be obtained prior to commencement of construction activity.

Item No.34: CRZ status of project site bearing S No. 263, RSC - 15, MHADA, Malwani, Malad (W), Mumbai by M/s. Vinayak Developers

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status for site bearing S no. 263, RSC- 15 , MHADA, Malwani, Malad (W), Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 07.08.2015 superimposing the site under reference & report prepared by IRS, Chennai.

As per the report of IRS, Chennai, the HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subjected to the generalized error caused by variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of creek, as indicated in approved CZMP of area.

After deliberation, the Authority decided to confirm that site bearing S No. 263, RSC - 15, MHADA, Malwani, Malad (W), Mumbai is beyond 100 m CRZ setback line from creek

Item No.35: CRZ status to project site bearing CTS No. 620 of village Juhu, Mumbai by Mrs. Kanaklata D Gandhi


Member Secretary


Chairperson

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status to project site bearing CTS No. 620 of village Juhu, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 23.04.2015 superimposing the project site under reference and report prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL as 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 said report further states that the site falls outside the CRZ area, which is 500m from HTL of 1991 approved CZMP. Also, the site falls outside the 500m buffer zone (i.e CRZ II) as per 2011 CRZ Notification guidelines.

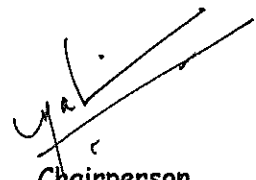
After deliberation, the Authority decided to confirm that the site bearing CTS No. 620 of village Juhu, Mumbai is beyond 500 m CRZ setback line from Arabian Sea.

Item No.36: CRZ status for plot bearing C S No. 1849, 1/1849, 1850 & 1/1850, Shivaji Park, Mahim division of G/N ward, Mumbai by M/s Urbania Realty.

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking the CRZ status for plot bearing C S No. 1849, 1/1849, 1850 & 1/1850, Shivaji Park, Mahim division, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 23.5.2015 superimposing the project site under reference & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, The HTL demarcated by IRS for Mahim Bay corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error cause by the variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.


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Chairperson

After deliberation, the Authority decided to confirm that the plot bearing C S No. 1849, 1/1849, 1850 & 1/1850, Shivaji Park, Mahim is beyond 100 m CRZ setback line from Mahim Bay.

Item No.37: Advertisement Hoarding Proposals

The Authority noted that the Advertisement Hoarding proposals are received before the MCZMA. Details of the Hoarding applications and decision taken by the MCZMA in the light of policy decision of the MCZMA is tabulated as below:

Sr. No.	Application / reply received on	No. and size of Hoarding	Location	CRZ Status & MCGM NoC	Decision of the Authority
1.	Application dated 27.8.2015 received on 28.8.2015 by M/s Creation	Size - 20'x 20' 1 No. Existing Permit No. 761105443	Situated in the property known as "Pleasant Park", situated at 65, Dr. Gopalrao Deshmukh Marg, Mumbai	As per CZMP of Mumbai the site under reference falls in CRZ-II and landward side of existing road. MCGM has granted NoC on 12.10.2001	Recommended
2.	Application dated 27.8.2015 received on	Size - 20'x 20' 1 No.	Situated in the property known as "Purnima Apartments" of	As per CZMP of Mumbai the site under	Recommended


Member Secretary


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*Minutes of the 110th meeting of Maharashtra Coastal Zone Management Authority held on
5th January, 2016*

	28.8.2015 by M/s Creation	Existing Permit No. 761101057	Fullmoon CHSL situated at 43, Ridge Road, Walkeshwar Road, Mumbai by M/s Creation	reference falls in CRZ- II and landward side of existing road. MCGM has granted NoC on 8.1.1993	
3.	Application dated 27.8.2015 received on 28.8.2015 by M/s. Asian Advertising	Size - 20'x 20' 1 No. Existing Permit No. 761102065	In the property known as Dhiraj Mansion situated at 11, Dr. Goparaon Deshmukh Marg (Peddar Road), Mumbai.	As per CZMP of Mumbai the site under reference falls in CRZ- II and landward side of existing road. MCGM has granted NoC on 9.5.1970	Recommended
4.	Application dated 27.8.2015 received on 28.8.2015 by M/s. M.P. Publicity Services	Size - 30'x 20' 1 No. Existing Permit No. 761103549	On the terrace of Mulchand Bhavan, situated at 2/4, Walkeshwar Road, Mumbai	As per CZMP of Mumbai the site under reference falls in CRZ- II and landward side of existing	Recommended


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				road. MCGM has granted NoC on 5.4.1986.	
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Item No.38: CRZ status of project site bearing F P No. 760 of TPS IV of Mahim Bandra Carter Road, Bandra (W), Mumbai by M/s Vision Nest

The project proponent was present for the meeting and presented the proposal before the Authority. During the meeting, the PP submitted the name change application, as per which, now, the project proponent is M/s Yashraj Developers. The PP is seeking the CRZ status regarding F P No. 760 of TPS IV of Mahim Bandra Carter Road, Bandra (W), Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 03.02.2015 superimposing project under reference & 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 subject to the generalized error of variation in the scale of mapping.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, 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 site bearing F P No. 760 of TPS IV of ~~Mahim Bandra Carter Road, Bandra (W),~~ Mumbai is beyond 100 m CRZ setback line from Mahim Bay.


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Item No.39: Proposed redevelopment of building on plot bearing CTS No. D/961, village Bandra Carter Road, Bandra (W), Mumbai by Shri. Farooque Shaikh

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for redevelopment of building on plot bearing CTS no. D/961, Village Bandra Carter Road, Bandra (W), Mumbai. Proposed residential building comprises of basement + ground + 1st to 2nd upper floor and MCGM has granted IOD on 1.10.2014. There is old existing structure comprising of ground floor and at present no work has been commenced. As per approved CZMP of Mumbai, the plot under reference falls in CRZ-II area and situated on landward side of the Chuim village road existing prior to 19.2.1991. The plot under reference falls in residential zone as per old DP (1967) as well as revised sanctioned DP (1993). Total plot area under consideration is 130.40 sqm and FSI permissible is 1.00

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

1. MCGM to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 (i.e. DCR 1967) before issuing commencement certificate for the project.
2. All other required permissions should be obtained prior to commencement of construction activity.

Item No.40: Proposed construction on plot bearing S. No. 29A/1, Shribag No. 2, Plot Not. 14 at Alibag, Tal. Alibag, Dist. Raigad by Smt. Dipika Deepak Ghosalkar

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of residential building comprising of stilt + ground + 1st floor on plot bearing survey no. 29A/1, Plot no. 14, of Shribag no.2, Tal- Alibag, Dist- Raigad. As per remarks of the Alibag Municipal Council dated 20.12.2014, the plot under reference falls in


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CRZ-II area & situated on landward side of existing road. Further, as per remarks dated 2.12.2015 of Alibaug Municipal Council, the plot under reference is situated outside 50m line from mangroves. Total area of plot under consideration is 99.00 Sqm. As per current DP of the Alibaug, the site under reference is situated in residential zone outside congested area.

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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure the proposed construction is outside 50 m mangroves buffer zone.
3. All other required permissions should be obtained prior to commencement of construction activity.

Item No.41: Proposed construction of residential building in S. No. 8/18/3/3 at village Dahanu, Dist. Palghar by Shri. Satyan D. Dahanukar & Smt. Shraddha S. Dahanukar

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of residential building comprising of Stilt + 1st upper floor on plot bearing S. No. 8/18/3/3 at village Dahanu, Dist. Palghar. As per CZMP of Dahanu Municipal Council area, the plot under reference falls in CRZ-II area. As per remarks dated 26.11.2015 of the Dahanu Municipal Council, the site under reference is situated on the landward side of the existing authorized structures as shown in the survey map from Taluka Inspector of Land Records- Dahanu. Plot area under consideration is 1075 Sqm.


Member Secretary


Chairperson

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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure the proposed construction is outside 50 m mangroves buffer zone.
3. All other required permissions should be obtained prior to commencement of construction activity.

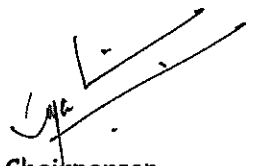
Item No.42: Regarding permission for disposal of MSW in 52.5 Ha area in CRZ area at Kanjur processing site, Mumbai

The Mrs. Pallavi Darade, Additional Municipal Commissioner (AMC), MCGM and Mr. Minesh Pimple, Dy ChE, SWM, MCGM were present for the meeting and presented the proposal before the Authority. The AMC, MCGM presented the current scenario of handling of Municipal Solid Waste Management in Greater Mumbai. As per the presentation Mumbai City and Suburban generates a total 9400 MT MSW every day and there are Solid waste dumping sites at Deonar, Mulund and MSW treatment facility at Kanjur Marg.

The AMC, MCGM presented that the Government of Maharashtra on specific direction of Supreme Court and High Court had allotted the total land admeasuring 141.77 Ha to MCGM for Kanjur Municipal Solid Waste facility. Out of the said total area of land allotted, 52.5 Ha of land falls in CRZ III and 20.76 Ha is under Mangroves area (presently around 23 Ha area is area under mangroves) and 65.96 Ha land is in Non CRZ area, as per approved CZMP of the Greater Mumbai.

The AMC, MCGM stated that the MoEF, New Delhi vide letter dated 17.3.2009 has accorded the Environment clearance (EC) under CRZ Notification,


Member Secretary


Chairperson

1991 & EIA Notification, 2006 for the MSW processing and sanitary landfill project at Kanjur site in 65.96 Ha area on land which is Non CRZ area only. The MoEF, New Delhi has granted the EC for processing of 4000 TPD waste by windrow composting, construction of sanitary landfill. Further, MCGM proposed the change of technology and obtained the Environment Clearance dated 5th Dec, 2014 from the SEIAA for Bioreactor landfill of capacity 4000- 6500 TPD and windrow composting for 1000 TPD. Accordingly, MCGM is processing 3000 TPD of MSW and construction of 1000 TPD is under progress on the said site.

The AMC, MCGM further presented that now the MCGM has proposed the utilization of the remaining balance land admeasuring 52.5 Ha for MSW processing facility, which falls in CRZ III area and is not situated within 50 m mangroves buffer zone. MCGM has proposed to expand the existing Bioreactor Cells lengthwise in order to achieve the processing capacity 4000 to 6500 TPD.

AMC specifically mentioned that EIA studies have been carried out for the total land area of 141.77 Ha and MCGM is ensuring environmentally sound management of the MSW facility and effective measures are taken for pollution abatement. Bioreactor cell is properly capped with top soil. There is provision for leachate collection system along with leachate treatment plant. In order to reduce the load on leachate treatment plant, leachate is re-circulated to Bio-Reactor Cell. Methane gas generated from the land fill site is flared and not let into atmosphere.

The Authority noted the para 3(v) (c) of CRZ Notification, 2011 and para 7(i) of EIA Notification, 2006 and after deliberation decided to recommend the project from CRZ point of view to SEIAA subject to following conditions:

1. MCGM to submit the Rapid EIA, EMP and Monitoring Plan for the project to SEAC and SEIAA.
2. MCGM to implement Sensor based air quality monitoring in and around the site instead of conventional monitoring methodology. Location of the air monitoring shall be decided in consultation with MPCB and NEERI.

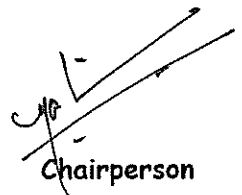

Member Secretary


Chairperson

3. Monitoring should incorporate protocol for monitoring air pollution in the morning and evening periods specifically and develop online display system for information of public. Periodic reports on the same shall be submitted to Environment Department.
4. MCGM to ensure that no garbage is burned on the dumping ground. Further, incidents have been reported that garbage is burned at the various collection points. MCGM to instruct concerned responsible ward officer/authority to stop the same.
5. MCGM to ensure that 50 m mangroves buffer zone should be maintained around of mangroves patches at southwest & Eastern side of the project. No activity is permitted within 50 m mangroves buffer zone. MCGM to improve the saline water circulation in the mangroves area by providing adequate number culverts at appropriate locations.
6. MCGM to ensure the measures for preventing leachate into coastal water or ecosystem surrounding the area. Leachate from the facility shall be collected and treated in leachate treatment plant to meet the prescribed standards.
7. MCGM to ensure all the measures/efforts are taken to control odour nuisance and especially implementation of measures to control the odour. The odour level should be measured at strategic location considering the wind directions and location of habitats. This aspect should be part of the Environment Management and monitoring Plan for the project.
8. MCGM may also explore the system of biological control of odour nuisance.
9. Odour control program and its implementation schedule should be displayed for public information on strategic location.
10. MCGM to ensure that methane gas generated from the facility is not be emitted in the atmosphere. MCGM to maintain the emission inventory.
11. MCGM to ensure there shall be no drawl of ground water in the project.
12. MCZGM to ensure zero spillage of the garbage during transportation and compliance of MSW (M&H) Rules, 2000.
13. MCGM to ensure the regular sprinkling of water for control of fugitive dust.



Member Secretary



Chairperson

14. All the other statutory clearances/ approvals shall be obtained from competent Authority before commencement of project activities.
15. MCGM to also submit comprehensive report on air quality of Deonar and other dumping sites and compare the results with MPCB. Report on the same shall be submitted to Environment Department within a month.
16. MCGM to have an Environment Monitoring Cell, including an independent member to monitor the compliance of conditions of EC.

Item No.43: Proposed construction of Residential Servant quarters at Chief Justice House Bungalow premises building on CTS 215 at N. D. Road, Malabar Hill, Mumbai by PWD

The project proponent was absent for the meeting. The Authority noted that the project is for residential servant's quarters at Chief Justice Bungalow premises building comprising of Ground + 3rd floor on CTS-215 at N D Road, Malabar Hill, Mumbai. The proposal was earlier discussed in 105th meeting of the MCZMA held on 15th & 16th Oct, 2015, wherein the concern officer of PWD was absent for the meeting. Based on the decision taken in said meeting, the MCZMA sought certain required information from PWD. The PWD vide letter dated 23.11.2015 replied to MCZMA.

The Authority noted that PP was absent for 105th and 110th meeting of the MCZMA. Further, the reply submitted by the PWD is incomplete: Authorization details of the existing structure with photographs are not submitted.

In the light of above, the Authority decided to write to PWD to remain present for the MCZMA meeting along with authorization details of the existing structure on site under reference along with site photographs. Otherwise, the proposal will be delisted from the records of the MCZMA.


Member Secretary


Chairperson

Item No.44: CRZ status of 5 nos. of plots situated at Bandra, Mumbai by
Dr. Akhtar H. Rizvi

The project proponent was present for the meeting and presented the proposal before the Authority. The PP is seeking CRZ status of 5 nos. of 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 are received to MCZMA. The PP has submitted the CRZ map in the 1:4000 scale dated 18.11.2015 & report prepared by NCESS, Thiruvanthpuram. Details of the plots and conclusion of the report is as follows:

Sr. No.	Plot Nos. (Village Bandra)	CRZ map in 1:4000 scale of CESS	Conclusion of CESS report
1.	CTS No. 178 to 190	Map shows HTL of Mahim Bay & 100 m CRZ area limit from HTL of Bay.	The site proposed for development (CTS No. 178 to 190 in village Bandra) is landward of the 100 m from the HTL and hence outside CRZ.
2.	CTS No. 220 to 229	Map shows HTL of Mahim Bay & 100 m CRZ area limit from HTL of Bay.	The site proposed for development (CTS Nos. 220 to 229 in Bandra village) is landward of the 100 m from the HTL and hence outside CRZ.
3.	CTS No. A/449, A/350, A/351	Map shows HTL of Mahim Bay & 100 m CRZ area limit from	The site proposed for development (CTS Nos. 220 to 229 in Bandra


Member Secretary


Chairperson

		HTL of Bay.	village) is landward of the 100 m from the HTL and hence outside CRZ.
4.	CTS No. A/449, A/350, A/351	Map shows HTL of Arabian sea & 500 m CRZ area limit from HTL of Arabian Sea	The site proposed for development (CTS Nos. 1007,1008, 1009 ad 1010 in Bandra village) is landward of the 500 m CRZ from the HTL and hence outside CRZ.
5.	CTS no. 1096 and 1097	Map shows HTL of Mahim Bay & 100 m CRZ area limit from HTL of Bay.	The site proposed for development (CTS Nos. 1096 and 1097 in village Bandra) is landward of 100 m from the HTL and hence outside CRZ area.

The Authority noted that as per the CRZ map in the scale of 1:4000 of NCESS, Thirvanthpuram, above mentioned plots are 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 following sites are beyond 100 m CRZ setback line from Mahim Bay, as per approved CZMP:

- 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

-----*Meeting ended with vote of thanks*-----



Member Secretary


Chairperson

Annexure I

List of members present during the meeting:

- 1) Jt. Secretary, Urban Development Dept., GoM,
- 2) Mr. V. T. Sawant, Jt. Commissioner, Fisheries Dept., GoM,
- 3) Mr. Sanjay Mali, DFO, Mangrove Cell, Mumbai,
- 4) Mr. M. G. Mulay, Dy. Ch.E. (DP)-II, MCGM,
- 5) Dr. Rakesh Kumar, Expert Member, MCZMA,
- 6) Dr. Baban Ingole, Expert Member, MCZMA,
- 7) Dr. Mahesh Shindikar, Expert Member, MCZMA,
- 8) Dr. B. N. Patil, Member Secretary, MCZMA


Member Secretary

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Chairperson