

**MINUTES OF THE 111<sup>TH</sup> MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY (MCZMA) HELD ON 16<sup>TH</sup> JANUARY, 2016**

The 111<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), GoM on 16<sup>th</sup> January, 2016 at 10.30 am at Sachivalay Gymkhana, Mumbai. List of the members present during the meeting is enclosed as **Annexure I**.

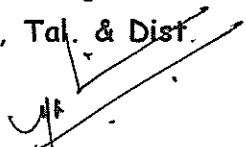
**Item No. 1:** CRZ status of site bearing CTS no. 4A/14 and 4A/15 of village Borla, "M" ward at P L Lokhande Marg, Chembur, Mumbai by M/s Assisi Co-operative Housing Society Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that PP has submitted the CRZ map in the scale of 1:4000 dated 7.8.2015 superimposing the site bearing CTS no. 4A/14 and 4A/15 of village Borla, M ward at P L Lokhande Marg, Mumbai & report prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai, the HTL demarcated by 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. In this case, the project site containing CTS no. 4A/14 & 4A/15 of village Borla in Ward M, Mumbai is conclusively situated beyond the buffer width from HTL (Creek). As per the approved CZMP 1991, it is observed that the area affected by CRZ is 79 sqm. based on the buffer width from HTL (Creek).

After deliberation, the Authority decided to confirm that plot bearing CTS no. 4A/14 and 4A/15 of village Borla, at P L Lokhande Marg, Chembur, Mumbai partly falls within CRZ setback of the creek as per approved CZMP. Area of the plot falls within CRZ is 79 Sqm. The Authority further decided that the PP should not undertake any construction activity in CRZ area.

**Item No. 2:** Proposed additional construction of first floor on existing ground floor for residential purpose on plot bearing S No. 32A, Hiss No. 2, CTS No. 914 at Ratnagiri, Tal. & Dist.

  
Member Secretary

  
Chairperson

**Ratnagiri by Shri. Sushil Suresh Shivalkar and Shri. Mahesh Suresh Shivalkar.**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for additional construction of first floor on existing ground floor for residential purpose on plot bearing S. No. 32A, Hissa No. 2, CTS No. 914 at Rahatgar village, Tal & Dist- Ratnagiri. The plot under reference falls in CRZ-II area & is situated on landward side of existing road. The plot under reference falls in Residential Zone. Total plot area under consideration is 280.00 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 additional construction of first floor 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. 3:** Redevelopment of Municipal Tenanted property on plot bearing New CS no. 1004 old C S No. 777(pt), 778 (pt), 779(pt) & 780(pt) of Worli Division, G/South Ward known as New Laour Camp at Sasmira Marg, Worli, Mumbai by M/s. Saumya Buildcon Private Ltd.

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

**Item No. 4:** Proposed reconstruction of commercial building of plot bearing S. No. 85, H. No. 1/2 O. P. Part 119, F. P. part 104, Rahatghar, Tal. & Dist. Ratnagiri by Shri. Rameshkumar Bhabutmal Shaha

  
Member Secretary

  
Chairperson


The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of commercial building on land bearing S. No.85, Hissa No. 1/2, T. P. scheme, O.P. Part 119, F. P. Part 104 at Rahatghar village, Tal & Dist-Ratnagiri. The proposed construction comprises of Ground + 2 floor on plot under reference. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior to 1991. The plot under reference falls in Residential Zone. Total plot area under consideration is 16967.70 sqm

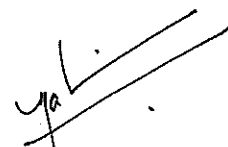
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

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. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 5 :** CRZ Status of project site bearing S No. 247, 250, 251, 253 to 259, 276 to 279, 283, 284 & 291 of village Varsoli of Tal. Alibaug, Dist. Raigad by Mrs. Shilpa Pratap Gambhir & Others.

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 dated August 2015 superimposing the project site bearing S. No. 247, 250, 251, 253 to 259, 276 to 279, 283, 284 and 291 of village Varsoli, Tal- Alibag, Dist- Raigad & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, the HTL demarcated by 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 and also changes in the Geomorphology.

  
Member Secretary

  
Chairperson

The Authority observed the CRZ map of IRS, Chennai and noted that the PP needs to submit the CRZ map demarcating HTL from creek from the HTL of creek & its 100 m CRZ setback as indicated in approved Coastal Land use map prepared by the SAC in the scale of 1:25000. Further, it was not clear how map of 1:25000 scale transferred to the scale of 1:4000. Therefore, it was decided to seek the report of IRS, Chennai on conversion of 1:25000 map old map to the scale of 1:4000 and its its level of accuracy, 2) IRS, Chennai to indicate the old HTL as reflected in the SAC, Ahemadabad map with setback line as per the CRZ norms 3) Indicate mangroves area, if any, with buffer zone 4) Conclusion of the survey report with respect to CRZ status of the plot.

It was also decided to request authorized agency to send one copy of the survey report to MCZMA directly.

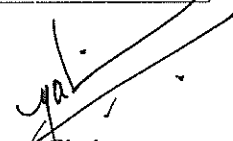
After deliberation, the Authority decided to defer the proposal for compliance of above information.

**Item No.: 6** CRZ clearance for setting up of Ground Based mast (GBM) and related equipment for providing telecom 4G broadband services and other related services at MCGM land by M/s. Reliance Jio Infocomm Limited

Mr. Vipul Raje, Senior Manager, M/s. Reliance Jio Infocomm Limited was present for the meeting and presented the matter before the Authority. The Project Proponent presented that 2 m X 2 m landscape on ground level & GBMs of size 0.85 m diameter with 25 m height are proposed on followings locations:

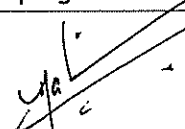
Sr. No.	Location
1.	MCGM land bearing 1290, 1991, 1992 of village Mulund (E), T - Ward, Mumbai
2.	MCGM land bearing F.P. No. 897 of TPS Bandra, Bandstand Garden, Bandstand, Bandra West, H/W Ward, Mumbai
3.	MCGM land bearing C.S. No. 6 of Division Fort, Veej Bhyavan, Gen.

  
Member Secretary

  
Chairperson

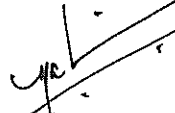
	Jagannath Bhosale Road, Nariman Point, A- Ward, Mumbai
4.	MCGM land bearing C.S. No. 86 of Division Fort, MC garden, Cuffe Parade, Opp. World Trade Center, Colaba, Mumbai
5.	MCGM land bearing C.S. No. 378 of Division Worli, Lion Garden, Opp. RTO Head Quarter, Pochkhanwala Road, Worli, G/S Ward, Mumbai
6.	MCGM land bearing CTS No. 1008D of village Versova, Yari road, Versova, Andheri - W, K/W Ward, Mumbai
7.	MCGM land bearing CTS No. 1113 of village Versova, Yari Road, Versova, Andheri - W, K/W Ward, Mumbai
8.	MCGM land bearing CTS No. 236A/1, 236A/3 of village Pahadi Goregaon, Ganesh Ghat, Bangur Nagar, Goregaon, P/S- Ward, Mumbai
9.	MCGM land bearing C.S. No. 176, 177A, 178, 178A of Division Fort, Free Press House, Free Press Journal Road, A- Ward, Mumbai
10.	MCGM land bearing C.S. No. 5 of Division Worli, Belani Cottage, Near nariman Road, Opposite Adarsh Nagar, Bldg No. 5, Prabhadevi, G/S Ward, Mumbai
11.	MCGM land bearing C.S. No. 54 of Division Lower Parel, Royal Garden (BMC Office & Staff quarters) Dr. A B Road, Worli, G/S Ward, Mumbai
12.	MCGM land bearing CTS No. 5/4 of village Borla, Acc Nagar, Nr Sankara Colon, Mankhurd, M/E ward, Mumbai
13.	MCGM land bearing CTS No. 1110/6 of Bandra -E village, in H/W Ward, Pali Hill, Union Park, Mumbai
14.	MCGM land bearing CTS No. 791 of Bandra -E village in H/W ward, BMC sewerage project, open plot / BWSL promenade, Worli Sea Link, Reclamation, Bandra W, Mumbai
15.	MCGM land bearing CTS No. 8 of village Parighkhadi, Maharashtra Nagar, Lal Bahadur Shastri Road, Kurla, L Ward, Mumbai
16.	MCGM land bearing CTS No. 641A of Bandra -B village in H/W ward, Supari Talao Ground, Bandra W, Mumbai
17.	MCGM land bearing CTS No. 1658 of Bandra-B village, H/W Ward, Joggers Park, Bandra W, Mumbai
18.	MCGM land bearing 674, 675, 676 of village Eksar in R/North Ward, Ghosalkar Garden, Nr LIC Quarter, Kandarpada, Dahisar W, Mumbai
19.	MCGM land bearing CTS No. 154 of village Kurla, BMC Pumping Station,

  
Member Secretary

  
Jointperson

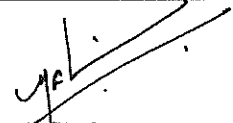
	Nr Sanjeeva Colony, LBS Marg, Kurla W, L-Ward, Mumbai
20.	MCGM land bearing C.S. No. 87A & 88B of Fort Division in A ward, Sadhu Vasvani Road, Cuffe Parade, Mumbai
21.	MCGM land bearing C.S. No. 72 of Mazgaon Division in E Ward, D.B. Marg, Hussain Patel Road, Mazgaon, Mumbai
22.	MCGM land bearing C.S. No. 242 of Division Worli, BMC Dispensary, Worli Koliwada, G/S Ward, Mumbai
23.	MCGM land bearing CTS No. 1209, 1213, 1219 & 1215 of village Versova, MCGM Garden Versova, Ward No. 56, Opp. Sangeeta Building, Punch Marg, Andheri (W), Mumbai
24.	BEST depot land bearing C.S. No. 430, 431, 1/322, 2A/322 at Colaba Division, Electric House, Colaba, A Ward, Mumbai
25.	BEST depot land bearing 778-780(pt), Worli Division, Worli Bus Depot, Annie Besant Road, Worli Naka, G/S Ward, Mumbai
26.	MCGM land bearing CTS No. 1301/16 of village Versova, MCGM Garden - Nana Nani Park, opposite Magnum Opus Apartment, Yari Road, Versova, Andheri (W), K/W Ward, Mumbai
27.	MCGM land i.e. Traffic island near CS No. 5 & 983 of Worli Division in G/S Ward, Near Sai Baba Mandir, Mahatma Phule Marg, A.G. Khan, Worli Seaface, Worli, Mumbai
28.	MCGM land i.e. Traffic island near CS No. 767, 769A & 809 of Worli Division in G/S Ward, Near Worli Police Camp, S. Pochkhanwala Road, Worli, Mumbai
29.	MCGM land i.e. Traffic island near CS No. 235, 236 of Fort Division in A Ward, near Air India Bldg, Magam Cama Road, Nariman Poin, Mumbai
30.	MCGM land i.e. Traffic island near CTS No. 791 of Bandra A village, H/W Ward, Ali yavar Junction Institute for the Hearing Handicapped, K.C. Marg, Bandra W, Mumbai
31.	MCGM land i.e. Traffic island near C.S. No. 836, 838 of Worli Division in G/S Ward, opp. Poddar Hospital, Dr. Annie Besant Road, Worli, Mumbai
32.	Best Depot land bearing CTS No. A96, A97, A99, A100 to A103, A107, A109, A118 at Bandra Bus Depot, Bandra Rly Station West, H/W ward, Mumbai
33.	Best Depot land bearing CTS No. 3525(pt) village Malvani, Malvani Bus

  
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	depot, Malvani, Malad (W), P/N Ward, Mumbai
34.	MCGM land bearing F.P. No. 1082 of TPS Mahim, Murari Ghag Marg, G/S Ward, Prabhadevi, Mumbai
35.	MCGM land bearing CTS No. 727 of village Bhandup, Adishakti Ekvira mata Kridangan, opp. Sadguru Co-op Hsg. Society, BMC Play ground, 90 feet Road, Bhandup W, S- Ward, Mumbai
36.	MCGM land bearing CS no. 9, Division Mazgaon, MCGM Eknath Bhai Badal maidan, Shree Pimpleshwar, Datta Mandir Marg, Dockyard - E, Mumbai
37.	MCGM land bearing FP no. 708 of Division Mahim of TPS No. IV, Behind K.H. College, Mumbai
38.	MCGM land bearing C.S. No. 174 Malbar Hill Division, S.M. Joshi Kridangan, Opp. Elizabeth Hospital, Dongasi Road, Mumbai
39.	MCGM land bearing FP No. 575/A, TPS No. III, Division Mahim, datta Mandir Play Ground, Mori Road, Mahim (W), Mumbai
40.	MCGM land bearing C.S. No. 375 of Malbar Hill Division, Kamla Nehru Park Bal Udyan, Ridge Road, Walkeshwar, Mumbai
41.	MCGM land bearing CS No. 45 of Worli Division, Next to Worli Dudh Dairy, A.P. Katre Marg, Worli, Mumbai
42.	MCGM land bearing near F.P. 1, 9, 87 & 98 of Division Dharavi, Dr. Babasaheb Ambedkar Chowk, Mukund Nagar, Dharavi Main Road, Dharavi, G/N Ward, Mumbai
43.	MCGM land bearing CTS No. 534 of Eksar village, next to Heritage CHS, Kanderpada, Dahisar (E), R/ North Ward, Mumbai
44.	MCGM land bearing CTS No. 1320B/17 of village Mulund E, Veer Savarkar Road, Mulund E, T- Ward, Mumbai (Nana Nani Park)
45.	MCGM land bearing C.S. No./ 1539(pt) of Division Lower Parel, BMC office, Sudhan Kalu Ahire Marg, Worli, G/S Ward, Mumbai
46.	MCGM land bearing near C.S. No. 1575 of Lower Parel Division, Near Nehru Planetarium, Dr. Annie Besant Road, Worli, Mumbai
47.	MCGM land bearing CTS No. 1426/1, 1419D of Dahisar village, Shakti Nagar, NI Complex, Dahisar(E), R/North Ward, Mumbai
48.	MCGM land bearing CTS No. 1478-A of Dahisar village, Shakti Nagar, NI Complex, Dahisar(E), R/North Ward, Mumbai

  
Member Secretary

  
Chairperson

49.	MCGM land bearing C.S. No. 78 of Division Salt Pan, BMC Water Station, Kokri Nagar, Sion, F/N Ward, Mumbai
50.	MCGM land bearing CTS No. 694 of village Bandra West, Katrak Park, Near Sachin Tedulkar Bungalow, Perry Cross Road, Chuim village, Bandra (W), Mumbai
51.	MCGM land bearing CTS No. C/788 of village Bandra West, Near Kantawadi, Perry Cross Road, Bandra (W), Mumbai
52.	MCGM land bearing CTS No. C/418, Bandra West, Saint Andrew Road, Off. Hill Road, Bandra (W), Mumbai
53.	MCGM land bearing CS No. 9/400 of village Bandra West, Opp. RBI Santacruz Society, Main Avenue, Vithalda Nagar, Santacruz West, Mumbai
54.	MCGM land bearing CTS No. D/1629, A1/2 of village Bandra West, Road No. 3, Pali Hill, Union Park, Khar (W), Mumbai
55.	MCGM land bearing CS No. 41(pt) of Division Worli, BMC Water Department, R JG Thadani Marg, Opp. Poddar Hospital, Worli, G/S Ward, Mumbai

The Authority noted that the proposals of setting up of Ground Based Mast (GBM) and related equipment for providing telecom 4G broadband services were taken up as special case in the interest of telecom in the meeting of 5.1.2016. In the said meeting, members of MCZMA had to wait for one hour for presentation of project proponent. In the said meeting, simple and clear instructions were given to the project proponent that it is necessary to submit CRZ map in 1:4000 scale prepared by MoEF authorized agency and project locations to be superimposed on this cadastral map through planning authority in order to ascertain the exact location of the sites from CRZ point of view. It was responsibility of Project Proponent and Consultants to comply with this guidance. In the meeting held on 16<sup>th</sup> January, 2016, the only documents presented by the PP are CRZ maps of 9 locations for obtaining the CRZ clearance for 55 sites. Authority observed that maps for 9 sites prepared by consultants are neither authenticated by the MoEF authorized agency nor attested by the MCGM. The PP agreed that the consultant or PP could have got the maps prepared in the period between two meetings.

  
Member Secretary

  
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In the light of above, the Authority has no option but to instruct the PP to submit CRZ map in 1:4000 scale superimposing the project sites & report prepared as per approved CZMP by MoEF authorized agency which is a requirement under provisions of CRZ Notification, 2011.

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

**Item No. 7:** CRZ Status of plot bearing F P No. 108, TPS II, CS No. 9B/647, and 747, L. J Road of Mahim Division, Mumbai by M/s. Jewel Villas and Developers LLP


The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that PP has submitted the CRZ map in the scale of 1:4000 dated august, 2015 superimposing the plot bearing F P No. 108, TPS II, CS No. 9B/647, and 747, L. J Road of Mahim Division, Mumbai & report prepared by IRS, Chennai is submitted. As per the said report of IRS, Chennai, the HTL demarcated by 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 map scale.

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. 108, TPS II, CS No. 9B/647, and 747, L. J Road of Mahim Division, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 8:** CRZ Status of project site bearing F. P. No. 740A of TPS III of Mahim Division, G/ N Ward situated at Swatantrya Veer Savarkar Road, Mumbai by M/s Namla Developers Pvt Ltd.

  
Member Secretary

  
Chairperson

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated September, 2015 superimposing the project site bearing F. P. No. 740A of TPS III of Mahim Division, situated at Swatantrya Veer Sawarkar Road, Mumbai & report prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by 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 map scale.

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.

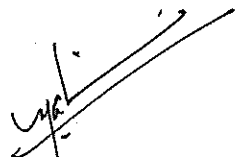
After deliberation, the Authority decided to confirm that plot bearing F. P. No. 740A of TPS III of Mahim Division, situated at Swatantrya Veer Savarkar Road, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 9:**      **Proposed reconstruction of residential building on plot bearing C.S. No. 1152 of Mauje- Murud Tal-Murud, Dist. Raigad by Shri. Imran N. Malik**

Mr. Prashant Pawar, Engineer from Murud Janjira Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of residential building comprising of stilt + 4 upper floors on land bearing C.S. No.1152 at village Murud, Tal- Murud & Dist- Raigad. The plot under reference falls in CRZ-II area and situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 564.00 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:

  
Member Secretary

  
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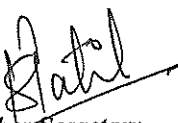
1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure that reconstruction of authorized building is allowed without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity

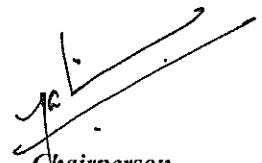
**Item No.10:      Proposed reconstruction of existing residential structure on plot bearing CS No. 1686, Mauje Murud, Dist Raigad by Shri. Rajendra Pandurang Masal**

Mr. Prashant Pawar, Engineer from Murud Janjira Municipal Council and Project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of existing residential structure on land bearing C.S. No.1686 at Murud village, Tal- Murud & Dist- Raigad. There exists residential house constructed prior to 1988-89 on plot under reference and reconstruction of it by demolishing the old house is proposed on site under reference. As per the approved CZMP of the area, the plot under reference falls in CRZ-II area. Total plot area under consideration is 700.03 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 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 reconstruction of authorized building is allowed without change in present use;
3. All other required permissions should be obtained prior to commencement of construction activity.

  
Member Secretary

  
Chairperson

**Item No. : 11: CRZ status of project site bearing CTS No. 87 of Girgaum Division in D Ward, situated at JSS Road, Mumbai by M/s Earth Graphics**

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 dated august, 2015 superimposing the project site bearing C. S. No. 87 of Girgaum Division, situated at JSS Road, Mumbai & 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 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 Back Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 87 of Girgaum Division in D Ward, situated at JSS Road, Mumbai is beyond 100 m CRZ setback line from Back Bay as well as beyond 500 m from the HTL of Arabian Sea.

**Item No. 12: CRZ status of project site bearing CS no. 1739 of Mahim Division in G/North ward situated at Dilip Gupte Road, Mumbai by M/s. Mahalasa Realty**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated august, 2015 superimposing the project site bearing CS No. 1739 of Mahim Division, situated at Dilip Gupte Road, Mumbai. & 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 1991 subject to the generalization error caused by the 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 the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that plot bearing CS no. 1739 of Mahim Division in G/North ward situated at Dilip Gupte Road, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

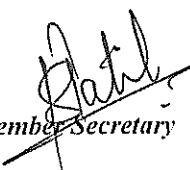
**Item No.13:** CRZ status at plot bearing survey no. 12, 13 & others of village Majiwada, Thane (W) by M/s Kapstone Constructions

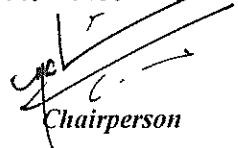
The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated July, 2015 superimposing the project site bearing S No. 12, 13 & others of village Majiwada, Thane (W) & report prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by IRS corresponds to the HTL shown in the CESS CZMP (approved CZMP) subject to the generalized error of variation in the scale of mapping.

The Authority observed that IRS, Chennai has not indicated the HTL of the approved CZMP on the CRZ map in the scale of 1:4000. However, setback line indicated is from the HTL as per the CRZ Notification, 2011 & CESS CZMP, 2011. To ascertain the CRZ status of the land under reference, IRS, Chennai is requested to indicate HTL as per the approved CZMP under CRZ Notification, 1991 of the Thane Municipal Corporation area & CRZ setback lines as per the CRZ Notification, 2011.

Authority after deliberation decided to request IRS, Chennai to submit the revised CRZ map in the scale of 1:4000 to enable the Authority to take appropriate decision in the matter.

**Item No. 14:** Proposed CNG Cylinder Hydrotesting Facility & CNG filling station at Versave Gaon, S. No. 19, H. No. 1,

  
Member Secretary

  
Chairperson

**Ghodbunder Road, Dist. Thane by M/s Apna Green Automobiles**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for development of CNG cylinder Hydro testing facility & CNG filling station on plot bearing survey no. 19, Hiss No. 1, Versave Goan, Dist- Thane. Area of the land under consideration is 28000 Sqft. The PP further presented that the land under reference falls in CRZ III area and facility has NoC dated 26.6.2014 from the Mira Bhayander Municipal Corporation.

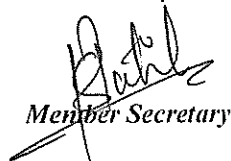
The Authority noted that PP to submit the project site superimposed on approved CZMP & distance of the site from HTL of creek. Further, the PP to submit permissibility of the proposed activity as per local DCR point of view from Mira Bhayander Municipal Corporation.

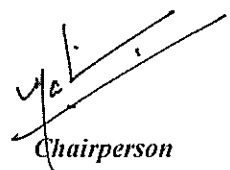
After deliberation, the Authority decided to defer the proposal for compliance of above information.

**Item No. 15:** CRZ Status of property bearing plot no. 90, C S No. 1800, Dr. M. B. Raut Road, Shivaji Park, Dadar, Mumbai by Ar. Satish Palav

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated 11.03.2015 superimposing the project site plot no. 90, C. S. No. 1800, Dr. M. B. Raut Road of Shivaji Park, Dadar, Mumbai & report prepared by IRS, Chennai. As per the conclusion of the IRS, Chennai report, the HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to generalization error caused due to 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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After deliberation, the Authority decided to confirm that plot bearing plot no. 90, C S No. 1800, Dr. M. B. Raut Road, Shivaji Park, Dadar, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No.16:** CRZ status of proposed residential project "Neptune Swarajya" at Village Ambivali, Tal-Kalyan, Dist-Thane by M/s. Neptune Ventures and Developers Pvt. Ltd.

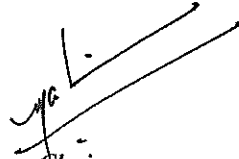
The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 and report dated 25.2.2015 prepared by IRS, Chennai superimposing the project site at village Ambivali, Tal- Kalyan, Dist- Thane. As per report of IRS, Chennai, the HTL demarcated by IRS matches with HTL as per approved CZMP subject to generalized error due to variation in difference in scale of mapping. The nearest and the distant corner of the plot is situated at approximately 3.2m and 121.4 m from HTL respectively. Around 4 % of project site under consideration has fall within the 100 meters buffer from HTL (River).

The Authority noted that PP to submit the survey no. wise CRZ status of the site along with area of the plot falling in CRZ area & Non CRZ area in tabular format through IRS, Chennai. Authorized agency is requested to also indicate distance of the plot from HTL of both sea and creek, as appropriate, near the plot

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

**Item No. 17:** CRZ status of project site bearing CS no. 3/1610 bearing plot no: 15E of the Shivaji Park Scheme, situated at Dr. Madhukar B Raut Road, Shivaji Park, Mumbai by M/s. Ankit Pankaj Parekh & Others.

  
Member Secretary

  
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The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted CRZ map in the scale of 1:4000 dated 31.8.2015 superimposing the project site bearing C. S. No. 3/1610, Plot No. 15 E of the Shivaji Park Scheme, situated at Dr. Madhukar B. Raut Road, Shivaji Park, Mumbai & 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 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.

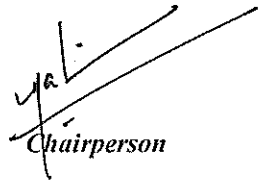
After deliberation, the Authority decided to confirm that plot bearing CS no. 3/1610, plot no. 15E of the Shivaji Park Scheme, situated at Dr. Madhukar B Raut Road, Shivaji Park, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 18:** CRZ Status of site bearing C S no. 5(pt) & 15(pt) of Mahim Division, Adarsh Nagar, Worli, Mumbai by M/s. Omkar Realtors & Developers Pvt. Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 dated 15.9.2015 superimposing the project C. S. No. 5 (pt) and 15 (pt) of Mahim Division, G/S ward, Adarsh Nagar, Worli, Mumbai & report prepared by IRS, Chennai. As per the conclusion of the IRS, Chennai report:

- HTL demarcated by IRS, Chennai for Mahim Bay does not 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.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay as per Para (ii) of CRZ Notification, 2011. In this case, the proposed project site in C. S. No. 5 (pt) & 15 (pt) of Worli (plot II), G/S

  
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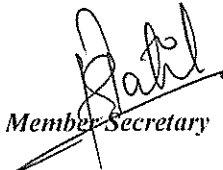



ward, Mumbai falls partly inside the 100m buffer from the HTL for Mahim Bay.

- The HTL demarcated by IRS, Chennai for Arabian Sea does not corresponds to the HTL as per approved CZMP in the vicinity of project site subject to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land/site within the 500m buffer zone from HTL for Sea as per Para (i) of CRZ Notification, 2011. In this case, the proposed project site in C. S. No. 5(pt) & 15(pt) of Worli (plot II), G/S ward, Mumbai falls partly inside the 500m buffer from HTL for Arabian Sea.
- The proposed project site in C. S. No. 5(pt) & 15(pt) of Worli (plot II), G/S ward, Mumbai falls outside 100m buffer from HTL for Mahim bay as well as falls outside 500m buffer from HTL for Arabian Sea as per approved CZMP.
- The area of project site falling within and outside CRZ boundary as per CRZ Notification, 2011 in the table below:

Area Statement (in sqm)			
Slum Plot		Non Slum Plot	
Area within CRZ II	Area outside CRZ II	Area within CRZ II	Area outside CRZ II
1023.56	1255.42	24.09	260.72

The Authority observed that, the project site under reference is fronting to both Mahim Bay and Arabian Sea and there is change in HTL with respect to Mahim bay and Arabian Sea. The site under reference is situated outside 100 m CRZ setback from approved HTL of Mahim Bay as well as beyond 500 m CRZ setback from the approved HTL of Arabian Sea, as per approved CZMP, prepared under provisions of CRZ Notification, 1991. However, the site under reference falls partly within 500 m CRZ setback from the new HTL demarcated by IRS, Chennai of Arabian Sea, as per provisions of CRZ

  
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Notification, 2011. Further, the site also falls partly within 100 m CRZ setback from the new HTL demarcated by IRS, Chennai of Mahim Bay

The Authority noted that preparation of the new CZMP as per provisions of CRZ Notification, 2011 are under progress which will be sent to MoEFCC, New Delhi for approval. The HTL of Arabian Sea and Mahim Bay in the instant matter demarcated by IRS, Chennai is as per provisions of CRZ Notification, 2011 which may be a part of CZMP of the Greater Mumbai which will be sent for final approval. In that case, the site under reference will fall partly in CRZ area, as per the new CZMP. In the light of this, the Authority felt that it will be appropriate to consider stringent criteria with respect to HTL of the Coastal water bodies in order to decide the CRZ status of the project sites.

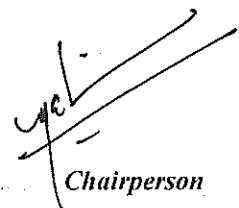
After deliberation, the Authority decided to recommend the matter to MoEFCC, New Delhi for further appropriate decision in the matter pertaining to CRZ status of the plot under reference.

**Item No. 19:**      Proposed construction of residential cum commercial building on plot bearing S. No. 64/1/4, at Mouje Saravali, Tal. Dahanu, Dist. Palghar by Shri. Ramdas N. Zaware

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential cum commercial building with Ground floor + 2 upper floors on plot bearing S. No. 64/1/4, at mouje Saravali, Tal. Dahanu, Dist. Palghar. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of existing road prior to 1991. Total plot area under consideration is 3300.00 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:

  
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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. 20:**      **Proposed addition of first floor on existing structure on plot bearing survey no. 41, Hissa no. 4, 9A, CS No. 1024, 1027A, Mauje Rahatagar, Tal & Dist Ratnagiri by Shri. Sanjay Anant Bhise**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for addition of first floor on existing ground floor on plot bearing S. No. 41, H. No. 4, 9A, C. S. No. 1024, 1027A, Mouje Rahatghar, Tal. & Dist. Ratnagiri. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of existing road prior to 1991. Total plot area under consideration is 1821.00 sqm.

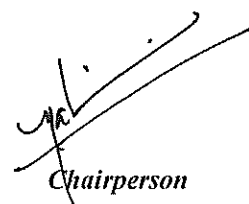
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. Local Body to ensure that FSI for additional construction of first floor 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. 21:**      **Proposed residential building on Plot No. 187, Sector No. 08, Vashi, Navi Mumbai by Cap. Amrik Singh & Mrs. Manohar Lata**

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

  
Member Secretary

  
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**Item No. 22:**      **Proposed construction of public rain shelter at Priyadarshini Park at Nepeansea Road, Mumbai by M/s. Samoon & Associates**

The project proponent was present for the meeting and presented the matter before the Authority. The PP presented that the proposal is for construction of public rain shelter of size 100' X 50' for sport activity at Priyadarshini Park at Nepeansea Road, Mumbai. As per the remarks of the MCGM, the plot is situated in 'R' zone and falls within the CRZ I area. Area under proposed public rain shelter is 456.56 sqm

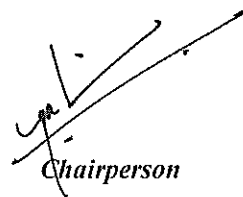
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. MCGM to ensure that proposed rain shelter is used for public purpose at Priyadarshini Park.
2. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 23:**      **Proposed reconstruction of residential building on plot bearing survey no. 46A, Hissa no. 6/1 to 6/7, CS no. 873 (pt), Mauje Rahatagar, Tal & Dist Ratnagiri by Shri. Sandip & Nitin Dhondu Jawre**

Mr. Thorat from Ratnagiri Municipal Council and project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of residential building on plot bearing S. No. 46 A, H. No. 6/1 to 6/7, C. S. No. 873 (pt), Mouje Rahatghar, Tal. & Dist. Ratnagiri. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of existing road prior to 1991. Total plot area under consideration is 2714.00 sqm

  
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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 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 reconstruction of authorized building is allowed without change in present use;
3. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 24:**      **Proposed addition of first floor on existing ground floor on plot bearing S. No. 44, Hissa no. 1D/1, CS no. 981/7 of Mauje Rahatghar, Ratnagiri by Shri. Shekhar Dattatreya Shetye**

Mr. Thorat from Ratnagiri Municipal Council and the project proponent was present for the meeting and presented the matter before the Authority. The proposal is for addition of first floor on existing ground floor on plot bearing S. No. 44, H. No. 1 D/1, C. S. No. 981/7, Mouje Rahatghar, Tal. & Dist. Ratnagiri. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of existing road prior to 1991. Total plot area under consideration is 478.10 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 total construction i.e. existing & proposed 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

  
Member Secretary

  
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**Item No. 25:** Proposed construction of toilet & bathroom structure on plot bearing survey no. 6A1A1B, Hissa no.2 & 3, CS No. 1753B & 1753, Tal & Dist-Ratnagiri by Shri. Sadanand Vishnu Shitre & Other

Mr. Thorat from Ratnagiri Municipal Council and project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of toilet blocks and bathrooms structure on plot bearing S. No. 6A 1A 1 B, H. No. 2 & 3, C. S. No. 1753 B & 1753, Mouje 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. Total plot area is 1154.00 sqm.

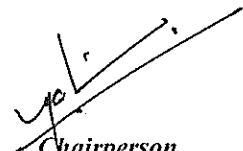
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. Local Body to ensure that FSI for construction of toilet and bathroom 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
3. Local Body to ensure that construction of toilet blocks, bathrooms in the existing buildings should be allowed at their level provided construction is not exceeding the permissible FSI.

**Item No. 26:** CRZ Status of plot bearing CTS No. A/770, A/771, A/772, A/773, A/774, A/775 & A/780, Bandra -A Village H/W Ward, Mumbai by M/s. YMS Consultants Limited.

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 dated 31.12.2014 superimposing the project CTS No. A/770, A/771,

  
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A/772, A/773, A/774, A/775 & A/780, Bandra A village, H/W ward, Mumbai & report prepared by IRS, Chennai. As per the report of IRS, Chennai:

- HTL demarcated by IRS with GPS survey conducted during 2014 for Arabian Sea corresponds to HTL indicated in approved CZMP for Mumbai subjected to the generalization error caused by the variation in scale of mapping.
- However, the HTL demarcated by IRS with GPS survey for Mahim Bay and Mahim Creek is not same as that of HTL in approved CZMP because of Reclamation in Bandra Area.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. The project site containing CTS Nos. A/770, A/771, A/772, A/773, A/774, A/775 & A/780, Bandra A village, H/W ward does not fall within the 100m buffer from HTL for Mahim Bay as per GPS survey conducted by IRS in 2014. The site does not also fall within 500m buffer from HTL for Arabian Sea.

After deliberation, the Authority decided to confirm that the project site containing CTS Nos. A/770, A/771, A/772, A/773, A/774, A/775 & A/780, Bandra A village, H/W ward does not fall within the 100m buffer from HTL for Mahim Bay as per approved CZMP. Also, the site under reference does not fall within 500m CRZ setback from HTL for Arabian Sea, as per approved CZMP.

**Item No. 27:** CRZ status of project site bearing F P No. 606 of TPS - III, G/N Ward, Mahim Division, Mumbai by M/s. Sarah Heights Pvt Ltd

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted CRZ map in the scale of 1:4000 dated 12.10.2015 superimposing the project site F. P. No. 606 of TPS III, G/N ward, Mahim Division, Mumbai & report prepared by IRS, Chennai. As per the report of IRS, Chennai, the HTL demarcated by IRS, Chennai for Mahim Bay corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in map scale.

  
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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 F P No. 606 of TPS -III, G/N Ward, Mahim Division, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

**Item No. 28:**      **Proposed residential building on plot bearing CTS no. C/715 of village Bandra (W), Mumbai by Shri. Shashi Kiran Shetty & Others**

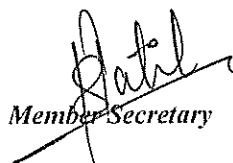
The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential building comprising of two level basement + stilt floor + 1<sup>st</sup> & 2<sup>nd</sup> upper floor levels + 3<sup>rd</sup> (pt) to 5<sup>th</sup> (pt) upper floor level on plot bearing CTS no. C/715 of village Bandra (w), Mumbai. As per the approved CZMP, the plot under reference falls in CRZ-II area & is situated on landward side of existing carter road prior to 1991. Total plot area under consideration is 603.70 sqm

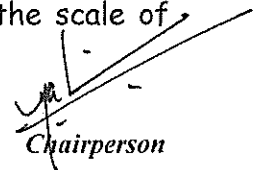
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

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. 29:**      **CRZ status to project site CTS no. 995 situated at Village Pahadi Goregaon, Link Road, Goregaon, Mumbai by M/s. Mayfair Housing Pvt. Ltd.**

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted CRZ map in the scale of

  
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1:4000 dated 13.1.2015 superimposing the project site bearing CTS No. 995 situated at village Pahadi Goregaon, Link Road, Goregaon (W), Mumbai & report prepared by IRS, Chennai. As per the conclusion of the IRS, Chennai report, there is change in HTL as demarcated by IRS as per CRZ Notification, 2011, than in HTL as shown in approved CZMP. The project site falls just outside 100m buffer of approved HTL. Also the site falls outside the 100m buffer of HTL of the Creek as per approved CZMP as well as CRZ Notification, 2011.

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

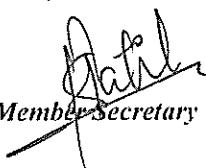
After deliberation, the Authority decided to confirm that plot bearing CTS no. 995 situated at Village Pahadi Goregaon, Link Road, Goregaon, Mumbai is beyond 100 m CRZ setback line from creek

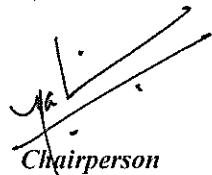
**Item No. 30:** CRZ status for project site bearing survey no. 81/1/3 & 81/1/12 at Village Vangaon, Tal- Dahanu, Dst-Palghar by Shri. Nirendra Brijraj Thakur

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 dated 19.10.2015 superimposing the project S. No. 81/1/3 & 81/1/12 at village Vangaon, Tal. Dahanu, Dist. Palghar & report prepared by IRS, Chennai. As per the report of the IRS, Chennai, the project site in S. No. 81/1/3 & 81/1/12 falls mostly outside CRZ area as per CRZ Notification, 2011. However a little area in the north western portion (rear side) of the project site falls in CRZ III.

The Authority observed the CRZ map in 1:4000 prepared by IRS along with report and noted that IRS, Chennai needs to provide the clear conclusion with respect to CRZ status of the plot as per approved CZMP of the area.

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

  
Member Secretary

  
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**Item No. 31: CRZ status of S no. 216, 217A/2, 240/1 at village Panchali, Tal- Palghar, Dist Palghar by M/s. Centennial Enterprises**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that PP has submitted CRZ map in the scale of 1:4000 dated 19.10.2015 superimposing the project site S. No. 216, 217 A/2, 240/1 at village Panchali, Tal. & Dist. Palghar & report prepared by IRS, Chennai. As per the report of the IRS, Chennai, the project site in S. No. 216, 217 & 240 at village Panchali, Tal. & Dist. Palghar falls completely outside CRZ area as per CRZ Notification, 2011.

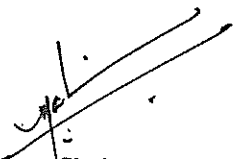
The Authority observed the CRZ map of IRS, Chennai and noted that the PP need to submit the CRZ map demarcating HTL from creek & its 100 m CRZ setback as indicated in approved Coastal Land use map in the scale of 1:25000 of SAC. Said CRZ map should also indicate survey nos. and clear cut conclusion with respect to CRZ status of the plot.

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

**Item No. 32: CRZ status of S. No. 153,154,186 at Village Saravli, Tal- Palghar, Dist. Palghar by Shri. Bajirao Padmakar & Others**

The project proponent was present for the meeting and presented the matter before the Authority. The PP has submitted CRZ map in the scale of 1:4000 dated 19.10.2015 superimposing the project S. No. 153, 154, 186 at Saravali, Tal. & Dist. Palghar & report prepared by IRS, Chennai. As per the report of the IRS, Chennai, the project site in S. No. 153, 154, 186 in Saravali Village, Tal. Dahanu, Dist. Palghar falls completely outside CRZ area as per CRZ Notification, 2011.

  
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The Authority observed the CRZ map of IRS, Chennai noted that the PP needs to submit the CRZ map demarcating HTL from creek & its 100 m CRZ setback as indicated in approved Coastal Land use map in the scale of 125000 of SAC. Said CRZ map should also indicate survey nos. and clear cut conclusion with respect to CRZ status of the plot considering both new and old HTL from the coastal water bodies.

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

**Item No. 33:** CRZ status of S no. 92/2 at Village Zai, Tal. Talasari, Dist. Palghar by Shri. Shivkumar Rawal

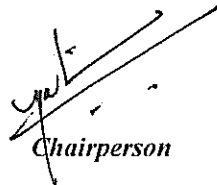
The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that PP has submitted CRZ map in the scale of 1:4000 dated 19.10.2015 prepared by IRS, Chennai for another plot superimposing the project S. No. 92/2 at Zai, Tal. Talasari, Dist. Palghar by Architect. However, PP has not submitted the CRZ map in 1:4000 scale superimposing the plot bearing S no. 92/2 at Village Zai, Tal. Talasari, Dist. Palghar and report prepared by IRS, Chennai.

The Authority observed the CRZ map of IRS, Chennai noted that the PP need to submit the CRZ map demarcating HTL from creek & its 100 m CRZ setback as indicated in approved Coastal Land use map in the scale of 125000 of SAC. Said CRZ map should also indicate survey nos. and clear cut conclusion with respect to CRZ status of the plot considering both new and old HTL from the coastal water bodies.

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

**Item No. 34:** Proposed construction of residential building in plot bearing Cut No. 233, Village Vadkun, Tal. Dahanu, Dist. Palghar by Shri. Champalal Punamiya

  
Member Secretary

  
Chairperson

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

**Item No. 35:**      **Proposal for setting up of ground based mast (GBM) and related equipment for providing telecom 4G broadband services and other related services on MSRDC land by M/s. Reliance Jio Infocomm Limited**

Mr. Vipul Raje, Senior Manager, M/s. Reliance Jio Infocomm Limited was present for the meeting and presented the matter before the Authority. The proposal is for setting up of Ground Based Mast (GBM) and related equipment for providing telecom 4G broadband services and other related services at four locations on land belonging to MSRDC 1) near Airoli Toll Naka; 2) Opp. side of MSRDC Office at Bandra, 3) Near RGSL toll plaza office and 4) near Vashi Toll Naka. The PP stated that the sites fall in CRZ II area.

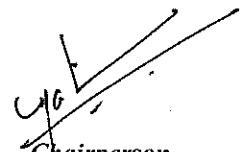
The Authority noted that PP has not submitted the project site superimposed on CRZ maps in 1:4000 scale prepared by one the MoEF authorized agency. The said CRZ map should also indicate the HTL & its CRZ area as per the approved CZMP

After deliberation, the Authority decided to defer the proposal for submission of the CRZ survey maps from MoEF authorized agencies indicating site locations.

**Item No. 36:**      **Proposed redevelopment of residential Building on plot bearing F P no.174 of TPS III of Mahim Division situated at Shivaji Park Road no. 5 Mumbai by Mrs. Bhanuben J. Chauhan & Others**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for redevelopment of Cess 'A' category building and one Non Cess ground floor structure on plot bearing F P no.174 of TPS III of Mahim Division, Shivaji Park No.5, Mumbai. Proposed

  
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building comprises of ground floor + 1<sup>st</sup> to 16<sup>th</sup> upper floors for residential purpose.

The PP further presented that there is earlier CRZ recommendation dated 17.2.2010 from MCZMA. Now, the project is proposed as per para 8.v.1 (c) of CRZ Notification, 2011 with FSI 2.5 for Cess category 'A' building and FSI 1.44 for Non Cess structure. Public consultation of legally entitled tenants was conducted on 7.3.2015 by MPCB. As per MCGM remarks, the plot under reference falls in CRZ II area i.e. within 500m from HTL of seafront. Plot area under consideration is 1506.70 sqm.

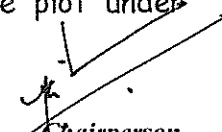
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. MCGM to ensure that FSI for redevelopment of CESS structure is as per prevailing DCR and FSI for non CESS structure is as per DCR existing and inforce as on 19.2.1991 i.e. DCR 1967 before issuing commencement certificate for the project.
2. PP to ensure that debris generated from the construction should be disposed in CRZ area.
3. All other required permissions should be obtained prior to commencement of construction activity

**Item No.37:** Proposed residential and commercial building on plot bearing C S No. 904/1, 902, 899, K900/A, K 900/B, K900/C, 900A/1, 900A/3, 900A/4, 900/1, 901, 900/2, 900A/2, K894AA, 894B, K898, 898/1, 898/2, 898/A, 898/B, of Mauje Alibaug by Mr. Pratap D Gambhir

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction residential cum commercial building comprising of ground floor + 4 upper floors on plot bearing CTS No. 904/1, 902, 899, K900/A, K900/B, K900/C, 900A/3, 900A/4, 900/1, 901, 900/2, 900/3, 900A/2, K897, 897A, 897B, K898, 898/1, 898/2, 898/A, 898/B at Alibag, Dist. Raigad. As per the approved CZMP, the plot under

  
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reference falls in CRZ-II area. Total plot area under consideration is 3385.33 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. Local Body to ensure that reconstruction of authorized building is allowed without change in present use;
3. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 38:**      **Proposed residential building on plot bearing Survey no. 33/1/3/1 of Mauje Vangaon, Tal- Dahanu by Shri. Digambar Sakharam Bhat**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential building comprising of Ground + 2 upper floors on land bearing S.No. 33/1/3/1 of Mauje Vaangaon, Tal Dahanu, Dist-Palghar. Total plot area under consideration is 3000.00sqm.

The Authority observed the coastal land use of the area and noted the remarks of the Town Planning office, Palghar, as per which, the plot under reference is situated partly within 150m to 500 mtr.of HTL of creek and partly outside 500m from creek. The Authority noted that the CRZ setback area is max 100 from the HTL of the creek, as per provisions of CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that plot bearing survey no. 33/1/3/1 of Mauje vangaon, Tal- Dahanu, Dist- Palghar is beyond 100 m CRZ setback line from creek

  
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**Item No. 39:**      **Proposed Holiday Resort on plot bearing Gut no. 359, Mauje Kolgaon, Alibag, Dist. Raigad by Shri. Ismail M. Sham**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of holiday resort on plot bearing Gut no. 359, Mauje Kolgaon, Alibag, Dist. Raigad. The proposed construction comprises of two type of building Type A (Ground floor) & Type B (Gr. +1 floor). Total plot area under consideration is 4030.00 sqm. The remarks of Town planning office mentions that as per coastal Land use map, plot falls in CRZ-III area and situated within 200-500m from HTL of sea/creek. The PP has submitted the CRZ map in the scale of 1:4000 of IRS, Chennai which shows that the plot is situated outside 100 m CRZ setback from the HTL of creek. However, the said CRZ map does not indicate the HTL and its CRZ area as per approved CZMP.


The Authority noted that PP to submit the proposal of development of resort on plot under reference in accordance with guidelines stipulated in Annexure III of CRZ Notification, 2011 along with CRZ map in 1:4000 scale indicating the HTL and CRZ setback area as per approved CZMP.

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

**Item No. 40:**      **Proposed residential building on plot bearing Gut no. 67 at Arathi, Shriwardhan, Dist. Raigad by Shri. Abdus Burud & Hamida Burud**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential building on plot bearing Gut no. 67 at Arathi, Shriwardhan, Dist. Raigad. The Authority noted the coastal land use of the area and remarks of the town planning office, Raigad which states that the plot under reference falls within 150 m to 500 m from the HTL of the creek.

  
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The Authority noted that the CRZ setback area is max 100 from the HTL of the creek, as per provisions of CRZ Notification, 2011.

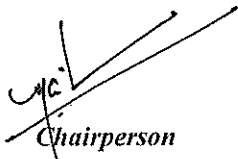
After deliberation, the Authority decided to confirm that plot bearing Gut no. 67 at Arathi, Shriwardhan, Dist. Raigad is beyond 100 m CRZ setback line from creek.

**Item No. 41:      Amendment to Environmental Clearance for development of fourth container Terminal and Marine Chemical Terminal at JNPT by JNPT**

The Officials of JNPT was present for the meeting and presented the matter before the Authority. The officials presented that Ministry of Environment & Forest vide letter no. 10-81/2008-IA-III dated 29<sup>th</sup> July, 2008 has issued Environmental Clearance (EC) for the project namely, "Construction of 4<sup>th</sup> Container Terminal and Marine Chemical Terminal at JN Port", which was valid for period of five years i.e. upto 28<sup>th</sup> July 2013. Further, MoEF vide letter no. 10-81/2008. IA. III dated 29<sup>th</sup> February, 2014 extended period of validity of Environmental Clearance for another five years i.e. upto July 2018.

Now, the JNPT has proposed the relocation of the Liquid Storage facilities/Tank farm to the port premises instead of keeping the same on reclaimed area. The JNPT has renamed the project from 'Development of Chemical Terminal' to 'Development of Additional Liquid Bulk Terminal'. The proposed tank farm area of 73 ha is owned by the Port and was earmarked for Port operational activities in the CZMP of the Port which is approved by the MoEF in January 2005. Officials from the JNPT further informed that shifting of Tank farms is proposed without making any significant changes in the parameters, design and the specifications in order to meet the EC conditions. Hence, no additional pollution load is envisaged due to relocation of the site. Officials of JNPT further presented that relocation of tank farm will isolate the liquid storage area from the port operations from safety point of view and will help in mitigating potential damage to marine habitat. The port has also carried out Rapid EIA for the Change in location of storage facility.

  
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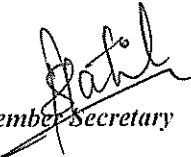
The JNPT is seeking the amendment in the EC granted by the MoEFCC, New Delhi and proposal for the same was submitted to MoEFCC, New Delhi. Accordingly, the proposal was considered in 151<sup>st</sup> meeting of Expert Appraisal Committee (EAC), wherein EAC suggested to resubmit the proposal along with recommendation of MCZMA.


The Authority noted the revised location of the tank farms and observed that JNPT needs to submit the compliance of the conditions stipulated in Environment Clearance granted by MoEFCC, New Delhi.

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to MoEFCC, New Delhi subject to submission of compliance as mentioned above.

**Item No. 42:** Proposed redevelopment of residential building on plot bearing C.S. No. 220 and 221 of Mazgaon Division, situated at 13-15-17, 1<sup>st</sup> Carpenter Street, E Ward, Mumbai by M/s. Nakhwa & Jasol Developers LLP.

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for redevelopment of existing Cessed 'A' category building on plot bearing CTS no. 220 and 221 of Mazgaon Division, Mumbai, as per para 8.v.1(c) of CRZ Notification, 2011. The proposed residential building comprises of ground floor + 1<sup>st</sup> to 19 (pt) upper floors on plot under reference. The MCGM has granted the IOD dated 27.5.2015 for the project. MHADA vide letter dated 10<sup>th</sup> May, 2014 granted the NoC for the project with FSI 2.5 or area of rehab + 60% incentive, whichever is higher. As per approved CZMP of Mumbai, the plot under reference falls in CRZ II area and situated on landward side of existing carter road prior to 19.2.1991. Plot area under consideration is 273.51 Sqm. The PP further presented that existing building on plot under reference is demolished and public consultation of legally entitled tenants was held on 7.10.2015.

  
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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 following conditions:

1. MCGM to ensure that FSI for the redevelopment of CESS structure is as per prevailing DCR before issuing commencement certificate for the project.
2. MCGM to ensure that all conditions of para 8.v.1(c) of CRZ Notification, 2011 is complied with.
3. PP to ensure that packaged STP is installed and put in operation before occupancy.
4. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 43:** CRZ status for project site bearing CS no. 1845, plot no. 135, Mahim Division, Shivaji Park Scheme, Dadar (W), Mumbai- 400028 by M/s Vilas Chaudhari & Associates

The Project Proponent was present for the meeting and presented the matter before the Authority. The PP has submitted the CRZ map in the scale of 1:4000 dated 25.10.2015 superimposing the project site bearing CS No. 1845, Mahim Division, Shivaji Park Scheme, Dadar (W), Mumbai & report prepared by IRS, Chennai. As per the said report of IRS, Chennai, the HTL demarcated by 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 map scale.

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 Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that plot bearing CS no. 1845, plot no. 135, Mahim Division, Shivaji Park Scheme, Dadar (W), Mumbai is beyond 100 m CRZ setback line from Mahim Bay

  
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**Item No. 44:** CRZ Status of project site bearing F.P. No. 721 & 724 of TPS- III of Mahim Division, Mahim, Mumbai by M/s. Mansoor Mehmood Sayyed

The Project Proponent was present for the meeting and presented the matter before the Authority. The PP has submitted CRZ map in the scale of 1:4000 dated 13.01.2015 superimposing the project of site bearing F. P. No. 721 & 724 of TPS III of Mahim Division, Mahim, Mumbai & report prepared by IRS, Chennai. As per the conclusion of the IRS, Chennai report, 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 Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that plot bearing F.P. No. 721 & 724 of TPS- III of Mahim Division, Mahim, Mumbai is beyond 100 m. CRZ setback line from Mahim Bay

**Item No. 45:** Proposed Fish Industrial Building on plot bearing S. No. 127B, CTS No. 829/23 Mauje Rahatghar, Dist. Ratnagiri by Shri. Anirudha M. Mestri

Mr. Thorat and project proponent were present for the meeting and presented the matter before the Authority. The proposal is for construction of Peeling Shed with ground floor on S. No. 127 B, C. S. No. 829/23, plot no. 23 at Mouje 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 industrial zone. Total plot area under consideration is 495.00 sqm. The PP further presented that the proposal involves only cleaning/cutting of fish heads and packaging. No fish processing activity would be undertaken.

  
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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 following conditions:

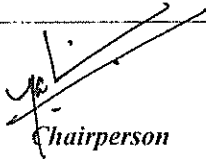
1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure no fish processing activity is allowed in the proposed construction.
3. PP to ensure that waste generated due to cleaning/ cutting of fish should not be disposed in CRZ area.
4. All other required permissions should be obtained prior to commencement of construction activity

**Item No. 46: Advertisement Hoarding Proposals**

The Authority noted the proposals of Advertisement Hoardings in CRZ II areas were received till date before the MCZMA. Details of proposals along with decision of the Authority, in the light of policy decision of MCZMA are tabulated as below:

Sr No.	Application / reply received on	No. and size of Hoarding	Location	Observation of the Authority	Decision
1.	Application dated 26.9.2015 by M/s Creation received on 30.9.2015	5 No.  Size - 60' x 20', 60' x 20', 40' x 20', 40' x 20', 20' x 20',  Existing Hoardings	4 No. of hoardings on the terrace and 1 no. of hoarding in the compound of Heera Panna Shopping Centre at the junction of Bhulabh Desai	The site under reference falls in CRZ-II as per CZMP of Mumbai.  MCGM has granted NoCs on 11.1.1974,	Recommended

  
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		Permit No. 795829740, 795829751, 795829752, 795829753, 795829754,	& Tardeo Roads, Haji Ali, Mumbai	3.11.1973,	
2.	Application dated 26.10.2015 by Mr. Ilyas A Gaffar received on 29.10.2015	2 No.  Size 20' x 20'  V -Shape Back to Back,	In the compound of Clergy House, C.S. No. 1353, S V S Road, Mahim, Mumbai	The site under reference falls in CRZ- II as per remarks of MCGM dated 16.12.2013 for land bearing C.S. No. 1353 of Mahim Division	Recommended
3.	Application dated 19.6.2013 by M/s. D.S. Mittle & Co. (India) Pvt. Ltd. received on 19.6.2013  Reply received on 30.10.2015	3 No.  size 30' X 20'-  Existing  Permit No. 761101203, 761101349, 761101355	In the compound of National Sports Club of India, Lala Lajpatrai marg, Worli, Mumbai - 400 018	The site under reference falls in CRZ- II as per CZMP of Mumbai.  MCGM has granted NOCs on 15.10.1983, 26.10.1983	Recommended
4.	Application dated 7.10.2015 by M/s. The NAB	5 No.  Size	In the premises of NAB	The site under reference	Recommended

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	Workshop for the blind received on 31.10.2015	30' X 20' (2 Nos.) & 20' X 20' (3 Nos.)  Existing  Permit No. 761101986, 761101989, 761101999, 761102000, 11391	Workshop of the Blind, Plot No. 267, 268, 269, 270 of Worli Estate, Mumbai	falls in CRZ-II as per CZMP of Mumbai.	
5.	Application dated 14.11.2015 by M/s Creation received on 16.11.2015	2 No.  Size - 20' x 20' Each  Existing  Permit No. 761128316, 761103463	In the property known as Mulchand Bhavan situated at 2/4, Walkeshwar Road, Mumbai	The site under reference falls in CRZ-II as per CZMP of Mumbai. MCGM has granted NoCs on 30.7.2001	Recommended
6.	Application dated 14.11.2015 by M/s Empress Advertising received on 16.11.2015	1 No.  Size - 30' x 20'  Existing  Permit No. 761102053	On the wall of property known as Mulchand Bhavan situated at 2/4, Walkeshwar Road, Mumbai	The site under reference falls in CRZ-II as per CZMP of Mumbai. MCGM has granted NoCs on 30.7.2001	Recommended
7.	Application dated	1 Nos. of	In the	The site	Recommended

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	11.2.2015 by M/s Silver Link received on 11.2.2015  Reply received on 20.11.2015	size 30'x20',  Existing  Permit No. 761100252	compound of J.N. Wadia Charitable Dispensary, S.T. Road, Mahim, Mumbai	under reference falls in CRZ-II as per remarks of MCGM dated 8.7.2013 for land bearing F.P. No. 622 of TPS Mahim No. III.  MCGM has granted NOC on 29.1.2002 & 30.12.2009	
8.	Application dated 31.5.2013 by M/s. Empress Outdoor Advertising Pvt. Ltd. received on 31.5.2013  Reply received on 17.12.2015	2 No.  size 30' X 20'  Existing  Permit No. 761100970 & 761100978	In the premises of SASMIRA situated at Dr. Annie Besant Road, Worli, Mumbai,	The site under reference falls in CRZ-II as per DP remarks dated 20.12.2013 for C.S. No. 972 & 1/372 of Worli Division.  MCGM has granted NoCs on 1.8.2000	Recommended
9.	Application dated 30.1.2013 by M/s.	2 Nos.	In the compound of	The site under	Recommended

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	In & out Advertising received on 1.2.2013	size 20'X20' Existing  Permit No. 761100222 & 761100314	Ornate House, S.V.S. Marg, Dadar (W), Mumbai	reference falls in CRZ- II as per remarks of MCGM dated 4.7.2013 for land bearing F.P. No 755, 756 & 757 of Mahim Division No. IV. MCGM has granted NOC on 19.6.2001	
10	Application dated 1.6.2013 by M/s M/s. De Zens received on 1.6.2013  Reply submitted vide letter dated 10.9.2015	150 Nos.  Size 3ft (w) X- 5 ft (h) each  Existing	At the worli seaface promenade (Khan Abdul Gaffar Khan Road) beginning from Opp. The Worli dairy till the end of the Worli Seface (North) i.e. till opp. Godrej Bay view Building	As per the remarks of MCGM, sites of display boards are in CRZ-II area.	The Authority noted that PP is seeking CRZ recommendation for 150 Nos. of Advertisement display boards.  After deliberation, the Authority decided to direct PP to submit the following:  • Locations of the each display site superimpos ed on approved CZMP & DP • Whether the each display site

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					<p>is landward side of existing road or existing structure.</p> <p>After deliberation, the Authority decided to defer the proposals for compliance of above information</p>
11	Application dated 21.11.2014 by M/s De Zens received on 21.11.2014	<p>3 No.</p> <p>Size - 40' x 40',</p> <p>New</p>	<p>At plot bearing CTS No. A 792, Bandra Reclamation, Mumbai.</p>	<p>PP need to submit DP remarks of MCGM approved CZMP of Mumbai indicating sites u/r.</p>	<p>After deliberation, the Authority decided to direct PP to submit the following:</p> <ul style="list-style-type: none"> <li>• Locations of the each Hoarding site superimposed on approved CZMP &amp; DP</li> <li>• Whether the each display site is landward side of existing road or existing structure.</li> </ul>

  
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					After deliberation, the Authority decided to defer the proposals for compliance of the above information.
12	Application dated 16.11.2015 by M/s Shri Chandrababa Mandir Trust received on 17.12.2015	1 No.  Size - 40' x 20',  Existing	In the compound of Chandrababa Mandir Trust, 86, Dr. Annie Besant Road, Worli Naka, Mumbai	The site under reference falls in CRZ-II as per CZMP of Mumbai.  MCGM has granted NoC on 10.5.1979	Recommended
13	Application dated 18.11.2015 by M/s Creation received on 19.12.2015	2 No.  Size - 40' x 20', 20' x 20',  Existing  Permit No. 761102047, 761102072	On the terrace of Giri Kunj Bulding, situated at 11-C, N.S. Patkar Marg, Mumbai.	The site under reference falls in CRZ-II as per CZMP of Mumbai.  MCGM has granted NoC on 1.8.1990	Recommended
14	Application dated 2.12.2015 by M/s Options Advertising received on 3.12.2015	4 No.  size 40'x40', Back to Back (V-shape)  New	At plot bearing CTS No. A 792, Bandra Reclamation, Mumbai.	PP need to submit Coordinates, DP remarks of MCGM & approved CZMP of Mumbai indicating sites u/r.	The Authority noted that proposal of 4 Nos. of Hoardings were discussed in 101 <sup>st</sup> meeting of the MCZMA, wherein the Authority

  
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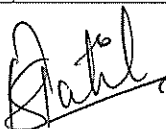
  
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					<p>rejected the proposal since, the hoarding sites were situated in CRZ I area, as per approved CZMP of Mumbai.</p> <p>The Authority further noted that PP has again submitted the new proposal of 4 Nos. of hoardings with approved CZMP. The Authority observed that locations of the 4 hoarding sites are not clear from CRZ point of view and whether PP has proposed the hoardings on different locations than previously considered locations.</p> <p>After deliberations, the Authority decided to direct PP to submit the followings:</p> <ul style="list-style-type: none"><li>• PP to submit the</li></ul>
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					<p>Clarification as to whether locations of 4 nos. of Hoardings in new proposal are different, than previously locations.</p> <ul style="list-style-type: none"><li>• PP to submit location of the Hoardings clearly superimposed on approved CZMP of Mumbai &amp; Google image.</li><li>• Whether the Hoardings are situated on landward side of existing road or authorized structure.</li></ul> <p>After deliberation, the Authority decided to defer the proposals for compliance of the above</p>
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					information
15	Application dated 16.7.2013 by M/s Shambhavi Ads received on 26.8.2013  Reply submitted vide letter dated 23.10.2015	1 No. size 20'x20'-  Existing  Permit No. 761100237	In the compound of Shri Niwas Building, 29, S.V.S.Marg, Cadell Road, Mahim, Mumbai-400016	The site under reference falls in CRZ-II as per DP remarks of MCGM dated 22.11.2013 for land bearing F.P. No. 625, 626 & 651 of TPS Mahim No. IV.	Recommended
16	Application dated 12.12.2012 by M/s. Enkon Pvt. Ltd received on 12.12.2012  Reply submitted vide letter dated 28.12.2015	1 No. size 20'X 20'  Existing  Permit No. 761101426	In the Premises of Dhuru compound, prabhadevi, S.V.S. Marg, Mumbai	The site under reference falls in CRZ - II as per DP remarks dated 1.4.2013 for Land bearing F.P. No. 1205 of TPS Mahim No. IV.  MCGM has granted NOC on 19.3.2002	Recommended
17	Application dated 12.12.2012 by M/s. Enkon Pvt. Ltd received on 12.12.2012  (101 <sup>st</sup> Meeting Compliance)	1 No. size 30'X 20'-  Existing  Permit No. 761101092	In the premises of Bengal Chemical & Pharmaceutica l Limited on S.V. Savarkar Marg, Prabhadevi,	The site under reference falls in CRZ - II as per DP remarks dated 6.5.2013 for Land bearing	Recommended

  
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	Reply submitted vide letter dated 28.12.2015		Mumbai	F.P. No. 1239 of TPS Mahim No. IV.  MCGM has granted permission vide Order dated 1.11.2008.	
18	Application dated 5.7.2013 by M/s. San Ads received on 12.12.2012  (101 <sup>st</sup> Meeting Compliance)  Reply submitted vide letter dated 4.1.2016	2 No.  size 40' X 40'-  New	In the compound of Ankur Condominium CHS Ltd, Opp. Hyper City, Goregaon Link Road, Mumbai	DP remarks issued by MCGM dated 23.7.2013 for land bearing 1406G/9A of village Malad (S) at Malad West, Mumbai does not mentioned about CRZ status.	Recommended
19	Application dated 30.5.2013 by M/s. Shree Swami Samarth Advertising received on 5.6.2013  Reply submitted	2 No.  size 40' X 20'-  Existing  Permit No. 761100259 & 761100261	In the compound of Hrishikesh Apartment, Plot No. 874, TPS IV, Veer Sawarkar Marg, Dadar (W), Mumbai - 400 028.	The site under reference falls in CRZ-II as per DP remarks dated 20.1.2013 for land bearing F.P. No. 874 of TPS Mahim No. IV.  MCGM has	Recommended

  
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*Minutes of the 111<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority held on 16<sup>th</sup> January, 2016*

				granted NOC on 27.12.1999, 7.7.1995	
20	Application dated 30.5.2013 by M/s. Shree Swami Samarth Advertising received on 5.6.2013  Reply submitted	1 No.of size 100' X 30'-  Existing  Permit No. 761100185	On the south side wall of the building known as Hrishikesh Apartment, Plot No. 874, TPS IV, Veer Sawarkar Marg, Dadar (W), Mumbai - 400 028.	The site under reference falls in CRZ-II as per DP remarks dated 20.1.2013 for land bearing F.P. No. 874 of TPS Mahim No. IV.  MCGM has granted NOC on 21.3.2002,	Recommended
21	Application dated 30.5.2013 by M/s. Shree Swami Samarth Advertising received on 5.6.2013  Reply submitted	1 No.of size 30' X 20'-  Existing  Permit No. 761100271	On a Unipole in the compound of Hrishikesh Apartment, Plot No. 874, TPS IV, Veer Sawarkar Marg, Dadar (W), Mumbai - 400 028.	The site under reference falls in CRZ-II as per DP remarks dated 20.1.2013 for land bearing F.P. No. 874 of TPS Mahim No. IV.  MCGM has granted NOC on, 13.7.2000.	Recommended

  
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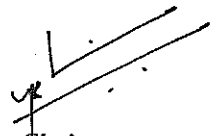
2	Application dated 24.2.2015 by M/s. Gurukrupa Advertising received on 24.2.2015  Reply submitted	Size - 45' X 45'  V Shape  New	At Bandra RoB, Railway Premises, Mumbai	The site under reference falls in CRZ-II as per DP remarks dated 5.10.2015 for land bearing CTS No. 8 PT of Parighkhadi.  The site under reference is landward side of existing road.	Recommended. MCGM to strictly ensure that the hoardings are situated on landward side of the existing road or existing authorized structure.
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**Item No. 47: Proposed reconstruction on Plot No. 107, 108 & 109 Sector 31, Vashi, Navi Mumbai by M/s. Swami Samarth Developers**

The project proponent was present for the meeting and presented the proposal before the Authority. The proposal is for construction of residential building comprises of ground + 3 upper floors + 4 (pt) by demolishing existing structure on plot bearing no. 107, 108 & 109, sector 31, vashi, Navi Mumbai. As per the CZMP, the land under reference falls in CRZ - II and situated on landward side of existing bund road. Total area of the plot under consideration is 555 Sqm. The PP further presented that existing building on plot under reference has Occupation Certificate (OC) dated 2.12.1994 issued by CIDCO.

The Authority further noted that the site visit was carried out on 18<sup>th</sup> Dec, 2015 by the Expert Member of the MCZMA. The Authority took on record the site visit report, as per which, there exists an old building comprising Gr + 2 upper floors on plot under reference. At present the existing building is unoccupied and certain portion of inner side of building are in damaged state.

  
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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 following conditions:

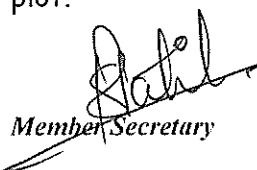
1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and inforce as on 19.2.1991 before issuing commencement certificate for the project
2. Local Body to ensure that reconstruction of authorized building is permitted without change in present use.
3. All other required permissions should be obtained prior to commencement of construction activity

**Item No.48:**      **Proposed construction of building on plot bearing S. No. Aa(24) 96 H.No.4, C.T.S.No.1744 at Murud, Tal. Murud, Dist. Raigad by Shri. Ramesh Dashrath Gurav**

Mr. Prashant Pawar, Engineer from Murud Janjira Municipa Council was present for the meeting and presented the matter before the Authority. He stated that construction on the proposed site belongs to local inhabitants and submitted documents as a proof for same. The proposal is for construction of residential building on plot bearing S. No. Aa (24) 96 H.No.4, CTS.No.1744 at Murud, Tal. Murud, Dist. Raigad.

The plot under reference falls in CRZ-II and landward side of existing road. As per plans submitted by PP, the proposal is for additional first floor on existing ground floor structure on plot under reference. Total plot area is 58.20 Sqm. Existing floor area is 24.93 Sqm and proposed area is 24.93 Sqm.

The Authority noted that, the proposal was earlier considered in 106<sup>th</sup> meeting 26<sup>th</sup> - 27<sup>th</sup> October, 2015 and it was decided to seek certain information from Murud Janjira Municipal Council. The Murud Janjira Municipal Council mentions that PP and his grandparents are local inhabitant since 1950. Further, the Authority noted that Municipal COuncil has not given status of construction on site under reference which was requested in earlier meeting of the MCZMA to ascertain whether the proposal is for new construction no vacant plot.

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

**Item No.49:** Proposed construction of building on plot bearing S.No.A(36) 106, H.No.11, S.No.(21)107, H.No.12, C.T.S.No.770 & 833, MurudJanjira Municipal Council by Shri. Madhukar Vinayak Bhayde


The Project Proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential building on plot bearing S. No. A(36) 106, H. No. 11, S. No. (21)107, H. No. 12, C. S. No. 770 & 833 at Murud Janjira Municipal Council, Dist. Raigad. The plot under reference falls in CRZ-II and landward side of existing road. As per plans submitted by PP, the construction is of ground floor structure on plot under reference. Total plot area is 1030 Sqm. Existing floor area is 76.625 Sqm and proposed area is 33.60 sqm. Total built up area is 110.225 Sqm.

The Authority noted that, the proposal was earlier considered in 106<sup>th</sup> meeting 26<sup>th</sup> - 27<sup>th</sup> October, 2015 and it was decided to seek certain information from Murud Janjira Municipal Council. The Murud Janjira Municipal Council mentions that PP and his grandparents are local inhabitant since 1950. Further, the Authority noted that Municipal Council has not given status of construction on site under reference which was requested in earlier meeting of the MCZMA to ascertain whether the proposal is for new construction no vacant plot.

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

**Item No. 50:** Proposed development of Holiday Resort on plot bearing Gut No. 1341, Mauje Diveagar, Tal. Shriwardhan, Dist. Raigad by M/s Talent Agro and Infrastructure Pvt Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for development of Holiday Resort

  
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on plot bearing Gut No. 1341, Mauje Diveagar, Tal. Shriwardhan, Dist. Raigad. As per approved Coastal land use map, the plot under reference falls in CRZ III area. As per remarks of town planning office, plot under reference is situated within 150 m to 500 m from the HTL of the creek. Total plot area-under consideration is 18920.00 sqm.

The PP presented that development of Hotel resort is proposed in accordance with provisions of CRZ Notification, 2011. The Authority noted that PP to submit the compliance of guidelines of Annexure III of CRZ Notification, 2011 in tabular format along with CRZ map in 1:4000 scale indicating the site under reference prepared by one of the MoEF authorized agency.

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

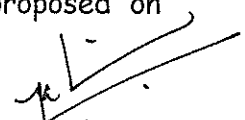
**Item No. 51:      Proposed Coastal Road Project Mumbai by MCGM**

Dr. Sanjay Mukharjee, AMC, MCGM was present for the meeting and presented the proposal before the Authority. The MCGM has proposed Coastal Road having total length of 30.07 km along the western coastal stretch of the Mumbai. The proposed road is divided in two phases, 1) From Tambe Chowk to Bandra -Worli Sea Link and 2) Bandra -Worli sea link to Kandivali Junction. It is combination of land reclamation, bridges on sea, elevated roads, road on stilt and undersea tunnels. Proposed coastal road is having total 8 lanes (4+ 4 lanes) and eleven (11) interchanges for dispersal of traffic. Total area of reclamation for the project is 181 Ha.

The MCGM further presented that two tunnels are proposed 1) from Tambe Chowk to Priyadarshani Park (2.3 km) and 2) From end of Khar Danda village to Ritumbara College near Juhu Beach (5.875 km). The tunnel would be located 20-30 m below sea level.

The AMC, MCGM further presented that promenade with cycle track and seating decks will be provided. Landscape areas with jogging track, Open air museum, kids Play area, public toilets and other facilities are proposed on

  
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landward side of coastal road. All weather bus shelters, public facilities, police chowky, taxi stands and surveillance cameras will be provided. Considering the storm surge impacts and climate change; a well-designed break water wall on seaward side of proposed coastal road is planned.


The length of alignment falls in CRZ IA is 9866 m, CRZ IB is 11789 m, CRZ II is 3685 m, CRZ III is 1462 m and CRZ IV is 14793 m. MCGM has submitted EIA/EMP report prepared by M/s STUP Consultants.

During the presentation, the Authority observed as follows:

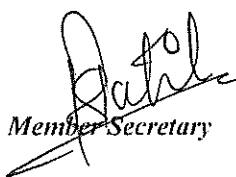
1. MCGM may consider option of Tram service instead of BRTS. Tram service is more eco-friendly and will provide boost to ecotourism in the area. Further, tram service should be on seaward side of the part of the proposed road.
2. It is observed that cycle track is not provided for entire stretch of the road. MCGM to provide dedicated cycle track with entry and exit provision at all the interchanges. MCGM to also provide cycle parking areas at appropriate locations. Further, MCGM to provide sitting/ resting benches at appropriate intervals.
3. It is observed that there are few interchanges proposed on mangroves. MCGM to ensure that there is no reclamation on mangroves area at any of the interchange as well as other mangroves areas. MCGM to provide elevated / stilt road of appropriate height at the interchange. Further, Malvani patch 4 should also be on the stilt instead of mangroves.
4. Mangroves play important role in flood mitigation as well as protection from the coastal Hazards. Therefore, mangroves along the coastal road should be converted into mangroves parks. Efforts should also be done to increase the water flow in the mangroves areas to have more density by way of fish bone like channels. Adequate nos. of watch towers / sitting arrangement may be provided fronting the mangrove areas.
5. It is observed that detailed flood management analysis should be undertaken.
6. MCGM to explore providing solar streetlights or hybrid system along the coastal road.

  
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7. MCGM to provide the real time monitoring for air quality & water quality at appropriate locations in consultation with expert institute.
8. MCGM to submit the socio-economic studies indicating benefits due to the proposed project.
9. It is observed that Coastal road will have impact on nearby habitats of traditional coastal communities and their livelihood. Therefore, MCGM to ensure that habitats and livelihood of these communities are not affected during construction and operation of the project. MCGM to ensure that navigational channels are not blocked at koliwada areas. Further, suggestions of NIO should be taken for construction near the IRLA Nalla.
10. It is observed that protection wall is proposed for the protection of the landward structures. MCGM to explore the possibility of combination of engineered structures and green structures for protections of the coast, facing the coastal road.
11. System for monitoring environmental issues should be set comprising national and international experts for day to day monitoring. Monitoring protocol and SOPs for environmental issues should be developed.
12. Expert monitoring committee comprising reputed scientific institutes, MoEF, State Environment Dept, MPCB coordinated by the Chief Engineer, MCGM for construction & operation phase. MCGM may explore possibility of setting up dedicated monitoring cell.
13. MCGM to submit the traffic analysis report indicating level of service as on today of existing road in periphery of 2 Km around the project site. Traffic study should also indicate air and noise pollution impacts due to proposed activities and measures to reduce the impacts as per the recommendations of the studies.
14. MCGM to submit the Environmental Cost Benefit analysis of the proposed project.
15. MCGM to formulate project specific disaster management plan and standard operating procedures for the plan during construction and operation phase of the project.
16. MCGM to submit studies relating to impact of proposed road on existing storm water drainage pattern and measures to mitigate the impacts.

  
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17. MCGM to submit proposed coastal road alignment on approved CZMP in 1:4000 scale prepared by MoEF authorized agency.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to MoEFCC, New Delhi subject to compliance of following conditions & above observations:

1. MCGM to ensure that proposed construction of Coastal Road is as per provisions of CRZ Notification, 2011 (amended time to time).
2. MCGM to ensure that all construction equipment are fully fitted with mufflers and exhaust silencers to contain the noise levels. Machinery used during construction should be properly maintained to minimize the air and noise emissions.
3. MCGM to ensure that minimum damage is caused to mangroves ecosystem and restore the service roads post construction.
4. MCGM to set aside an amount of about 2% of the project cost towards mitigation measures; restoration & Conservation of mangroves/birds/flora/fauna and mudflats restoration.
5. MCGM to ensure that no fishing activity is hampered during construction and operation phase of the project.
6. MCGM to submit the impact of clearing of mangroves on surrounding low lying areas from flood point of view. However, post construction such areas should be restored with mangroves plantation.
7. MCGM to ensure that five times the number of mangroves destroyed or cut during the construction process shall be replanted and plans for the same indicating areas of plantation should be submitted.
8. MCGM to obtain prior High Court permission for clearing of mangrove, if any.
9. MCGM to undertake Green belt development as suggested in the EMP.
10. For road safety, guidelines in respect of road signage, service roads, bus bays, inter-sections, pedestrians crossings, etc. shall be strictly adhered to.
11. All other required permissions should be obtained before the commencement of the project.

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

  
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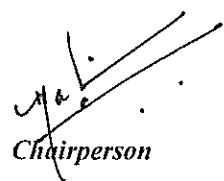
**Annexure I**

List of members present during the meeting:

- 1) Mr. Avinash Patil, Jt. Secretary, Urban Development Dept., GoM,
- 2) Mr. M. G. Mulay, Dy. Ch.E. (DP)-II, MCGM,
- 3) Dr. M. C. Deo, Expert Member, MCZMA,
- 4) Dr. Mahesh Shindikar, Expert Member, MCZMA,
- 5) Dr. B. N. Patil, Member Secretary, MCZMA

  
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