

MINUTES OF THE 113<sup>TH</sup> MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY (MCZMA) HELD ON 8<sup>TH</sup> TO 11<sup>TH</sup> AUGUST,  
2016

The 113<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment), GoM on 8<sup>th</sup> to 11<sup>th</sup> August, 2016 at 11.00 am at Sachivalay Gymkhana, Mumbai. List of the members present during the meeting is enclosed as Annexure I.

**Item No. 1:** Reclassification of land bearing CTS No. 38 A & 38 B Goregaon (W), Mumbai by M/s. Omkar Realtors & Developers Pvt. Ltd. (WP (C) No. 1247 of 2015)

The Authority noted that Project proponent (M/s. Omkar Realtors & Developers Pvt. Ltd) vide letter dated 5.5.2014 & 16.1.2015 submitted a representation to MCZMA stating that the subject plot does not fall under CRZ area, based on the 5 ppt salinity concentration criteria.

The Authority noted that the matter of reclassification of CTS No. 38 A & 38 B Goregaon (W), Mumbai was considered in 30<sup>th</sup> and 31<sup>st</sup> meeting of the NCZMA, New Delhi on 29<sup>th</sup> February, 2016 and 24<sup>th</sup> May, 2016 respectively. As per Decision taken by the NCZMA, New Delhi in its 31<sup>st</sup> meeting which is as follows:

*"Taking into account recommendation of Maharashtra, the report IRS Chennai and the submissions of NCSCM, the Authority after deliberation decided to recommend the changes in approved CZMP as error evident on record and as recommended by the Maharashtra CZMA vide their letter No. Mczma 2014/CR 39/ TC 4 dated 27<sup>th</sup> Jan, 2016. The Authority further desired that the Maharashtra CZMA may make necessary changes/ modifications in the approved subject to the approval of the competent Authority. MCZMA should also ensure that above demarcation are clearly marked in the CZMP so revised"*

The Authority also noted that the orders of the Hon. High Court in the WP (L) No.1247/2015 filed by M/s Omkar Realtors & Developers (P) Ltd.

The Authority after deliberation decided to make necessary changes/ modifications in the approved CZMP with regards to CTS No. 38 A & 38 B Goregaon (W), Mumbai as approved and directed by MoEF, New Delhi.

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**Item no. 2:** Reclassification of land bearing plot No. 2A in CTS No. 1 (pt), Goregaon (W), Mumbai by M/s. Wadhwa Group Holdings Pvt Ltd. (WP (L) No. 2351 of 2015)

The Authority noted that, the matter pertains to reclassification of the Plot bearing CTS No. 1 (pt), abutting Oshiwara river at Goregaon (W), Mumbai. PP submitted the CRZ survey report dated September, 2011 and map prepared by NIO, Goa carried out the CRZ survey in the year 2011, claiming that the site is situated outside CRZ area.

The Authority noted that the matter of reclassification of plot No. 2A in CTS No. 1 (pt), Goregaon (W), Mumbai was considered in 30<sup>th</sup> and 31<sup>st</sup> meeting of the NCZMA, New Delhi on 29<sup>th</sup> February, 2016 and 24<sup>th</sup> May, 2016 respectively. The decision taken by the NCZMA, New Delhi in its 31<sup>st</sup> meeting is as follows:

*"Taking into account recommendation of Maharashtra, the report IRS Chennai and the submissions of NCSCM, the Authority after deliberation decided to recommend the changes in approved CZMP as error evident on record and as recommended by the Maharashtra CZMA vide their letter No. Mczma 2014/CR 39/ TC 4 dated 27<sup>th</sup> Jan, 2016. The Authority further desired that the Maharashtra CZMA may make necessary changes/ modifications in the approved subject to the approval of the competent Authority. MCZMA should also ensure that above demarcation are clearly marked in the CZMP so revised"*

The Authority also noted that the orders of the Hon. High Court in WP (L) No. 2351 of 2015 filed by M/s Wadhwa Group Holdings Pvt Ltd.

The Authority, after deliberation decided to make necessary changes/ modifications in the approved CZMP with regards to plot No. 2A in CTS No. 1 (pt), Goregaon (W), Mumbai as approved and directed by MoEF, New Delhi.

**Item No. 3:** Reclassification of land bearing Building No. 40 on CTS No. 195 (pt) of village Andheri, Mumbai by M/s. New D. N. Nagar Gurukrupa CHSL. (WP (C) No. 2808 of 2014)

The Authority noted that, M/s D.N. Nagar Gurukrupa CHS Ltd has filed WP No. 2808/2014 against the Union of India & Ors in the matter of reclassification of M/s D.N. Nagar Gurukrupa CHS having property bearing CTS No. 195, D.N. Nagar, Andheri, Mumbai. The Hon. High Court of Mumbai has

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passed an order dated 20<sup>th</sup> April, 2016 in the WP No. 2808/2014 directing MCZMA to share the verified CRZ status/ HTL demarcation for the site to MoEF&CC in response to its letter 4<sup>th</sup> April, 2016 to MCZMA.

The Authority noted that the MoEF, New Delhi sent a letter dated 14<sup>th</sup> June, 2016 to MCZMA. The said letter of MoEF, New Delhi has pointed out the Hon. NGT order dated 10<sup>th</sup> February, 2016 in Application no. 117/2015 (WZ), Pune. Further, MoEF stated the modified order dated 26<sup>th</sup> May, 2016 of NGT, Pune.



*"You are aware that as per the CRZ Notification, 2011, State Governments through their respective Coastal Zone Management Authority are required to recommend the changes proposed in the approved CZMP for coastal area under their jurisdiction. Pending the recommendation of State Government/ MCZMA, the Ministry cannot consider the proposal of change in approved Coastal Zone Management Plan of the Maharashtra state.*

*You are therefore, requested to examine the proposal in accordance with the CRZ Notification, 2011 and office memorandum dated 8.8.2011 of this Ministry regarding reclassification of CRZ area based on error evident on record and in the light of the observation of the Hon. High Court of Bombay made vide their order dated 20.4.2016. Otherwise, inform to the Hon. High Court appropriately"*

The Authority noted that the PP has not made any application along with CRZ survey maps prepared by MoEF authorized agencies, as stipulated in the CRZ Notification, 2011. Therefore, after deliberation Authority decided to dispose off the matter.

**Item no. 4: Reclassification of project site bearing CTS no. 831/14 of Ambivali Village in K/West Ward, Situated at Char Bungalow Road, Andheri (W) Mumbai by M/s. Indrasukh CHSL (WP (O) No. 2944 of 2015)**

The Authority noted that, M/s. Indrasukh CHSL vide letter dated 28.7.2015 submitted an application for CRZ status of site bearing CTS No. 831/14 of Ambivali village in K/West Ward, situated at Char Bungalow Road, Andheri (W) Mumbai. The PP has submitted CRZ map in the scale of 1:4000 superimposing of site bearing CTS No. 831/14 of Ambivali village in K/West

  
  
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Ward, Situated at Char Bungalow Raod, Andheri (W) Mumbai & report dated 15.5.2015 prepared by IRS, Chennai. As per the report dated 15.5.2015:


- 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 site under reference falls outside the CRZ II area, the setback line from HTL is marked as 100m, because of the presence of Varsova Creek. In approved CZMP, 1991, the set back line is 500m, not considering this fact. The site is outside of 100m setback line from the approved HTL as well as CRZ Notification, 2011.
- There are mangroves present in the vicinity of the project site. The project site falls outside the 50m mangrove buffer zone.

The Authority noted that, the MCZMA in its 109<sup>th</sup> meeting held on 19<sup>th</sup> December, 2015 deliberated the matter wherein the Authority observed that the CRZ map in the scale of 1:4000 prepared by IRS, Chennai indicates that the site under reference is fronting to Arabian Sea. Further the CRZ map indicates 500 m CRZ setback line from the approved HTL. The site falls within 500 m from the approved HTL of the Arabian Sea i.e. in CRZ area. However, there are 100 m and 150 m CRZ setback lines demarcated in the said CRZ map. The MCZMA in its 109<sup>th</sup> meeting decided that this is a case of reclassification of CRZ area and matter should be processed in the light of OM dated 8.8.2011 issued by MoEF, New Delhi.

The Authority noted that, M/s PNK Space Development Pvt Ltd has filed a WP No. 2944/2015 before the Hon. High Court of Mumbai wherein during the hearing on 4<sup>th</sup> July, 2016, the Hon. High Court has directed MCZMA to process the matter as per said OM dated 8.8.2011 of MoEF, new Delhi within 15 days and sent the matter to MoEF, New Delhi.

Therefore, the Committee comprising 1) Dr. Mahesh Shindikar, Expert Member, MCZMA, 2) Dr. A.K. Chaubey, Chief Scientist, National Institute of Oceanography, RC-Mumbai, 3) Member Secretary, MCZMA and 4) Concerned official, Municipal Corporation of Greater Mumbai (MCGM) was constituted to make a site visit. Accordingly, the Committee (Dr. A.K. Chaubey, Dr. Mahesh Shindikar and Mr. Raisingh, MCGM) conducted a field inspection on 14<sup>th</sup> July, 2016. In addition, representatives from Indrasukh Society, M/s PNK Space Development Pvt Ltd were also present during the field inspection.

  
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The Authority noted the committee's observations on the field visit which are as follows:

- i. The committee visited the society namely "Indrasukh CHS" on plot bearing CTS No. 831/14 of Ambiwali village, situated in Char Bungalow Road, Andheri (W), Mumbai. The representatives from the said society have informed that the said society has commenced its construction in the year 1972 and completed in 1977. The society members further informed that since the society is old, redevelopment is proposed. The said society is located near to St. Louis Convent Road, Andheri (W), Mumbai.
- ii. The Committee noted the status of the plot from the Approved CZMP of Mumbai. The plot is situated inside the 500 m CRZ buffer area from the High Tide Line marked along the Arabian Sea.
- iii. The committee further noted the CRZ map in the scale of 1:4000 prepared by Institute of Remote Sensing, Chennai and submitted by project proponent. The said CRZ map of IRS, Chennai indicates High Tide Line as 'HTL seafront' through Ground Control Points (GCP) 4 & 5 and the same line is indicated as 'High Tide Line creek' through the GCPs from 6 to 20. Accordingly, the CRZ buffer zone of 500 m is demarcated from 'HTL seafront' and CRZ buffer area of 100 m from 'HTL creek'. In the said CRZ map of IRS, the site under reference is shown beyond these CRZ buffer lines and beyond 50 m. mangrove buffer zone.

The Committee noted that the 'Versova Creek' mentioned in the report of the IRS, Chennai is not reflected in the said CRZ 2011 map dated 15.5.2015 of IRS.

- iv. The committee members visited the mangrove vegetation and Versova Beach, in the vicinity of 'Rennissance Club', based on recent google image & CRZ map. The committee could reach the mangroves area and sandy beach due to Low Tide condition during the time of visit. The southern part of Versova Beach region (Ruia park side) shows two small nallas meeting the sea. The committee observed from the surrounding area that this region is getting regularly inundated during the high tide. The northern part of the Varsova Beach comprised of sand dune that isolates mangrove vegetation (dominated by Avicennia trees having avg. height of 4 to 5 m.) from the open Sea. This area also appears to be inundated during the highest high tide.

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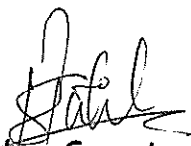

- v. *The Committee has also referred the draft HTL map provided by the National Centres for Sustainable Coastal Management, Chennai (which is MoEF&CC, New Delhi appointed agency for finalization of HTL as per CRZ Notification, 2011). In this draft, the HTL has been demarcated on landward side of the mangroves in continuation with the HTL fronting Arabian Sea. Nevertheless, this map is at draft stage and not finalized by MoEF&CC, New Delhi.*
- vi. *The present issues arises due to demarcation of 100 m CRZ buffer area from HTL of the mangroves vegetation behind the sand dunes and mouth of the nalla which is treated as a separate 'coastal water body' i.e. 'Versova Creek' by the IRS, Chennai in their report. While as, the HTL along open sea being continuous in the landward side of mangroves encompasses the sandy beach and mangrove vegetation indicates the entire region under the influence of open sea environment.*
- vii. *The Committee feels that the issue of reclassification could be addressed only after approved CZMP under CRZ Notification, 2011 is in place.*

The PP was present for the meeting and presented their say in the matter. The Authority considering say of PP and after deliberation observed that there is a issue of HTL along the coastal water body as mentioned in site visit report of the Committee and hence, it was decided that the matter may be kept in abeyance till revised CZMP under CRZ Notification, 2011 is approved by MoEF & Hon. Court to be informed appropriately.

**Item no. 5:** CRZ Status of property bearing CTS No. 132, Gut No. 187, village parsik, Sector 8, Thane by M/s. Krishna Developers Pvt Ltd. (WP (L) No. 8348 of 2014)

The project proponent was present for the meeting and presented proposal before the Authority. The Authority noted that, M/s Krishna Developer sent a representation dated 10.7.2014 for CRZ status to enable him to grant of TDR for the property bearing CTS No. 132, Gut No. 187, Village Parsik, Sector 8, Thane.

The Authority also noted that M/s Krishna Developers has filed a WP No. 8348 of 2014 versus Thane Municipal Corporation (TMC). The Hon. High Court

  
  
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has passed an order dated Dec 8, 2015 as per which, the MCZMA has to consider the representation of the Petitioner in the matter.



This matter was considered by MCZMA in its 109<sup>th</sup> meeting held on 19.12.2014. Wherein, the Authority instructed PP to submit the revised CRZ survey map through IRS, Chennai with area measurements.

Accordingly, the M/s. Krishna Developers Pvt Ltd submitted compliance vide letter dated 15.1.2016 prepared by IRS, Chennai. Conclusions of which are as follows:

- The HTL demarcated by IRS based on 2011 conditions corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
- The property is not affected by HTL / CRZ as per CRZ conditions demarcated by IRS.
- The project boundary has been superimposed on the approved CZMP of Thane with 2011 guidelines (100m buffer) and the area affected by CRZ-II is found to be 0.52 % (i.e. 423.13 sqm) of the total area of the project site.

The Authority noted that, the work of preparation of CZMP of Thane district by NCESS, Karala is in progress as per the provisions of CRZ Notification, 2011. Further, Authority also noted letter of MoEFCC dated 31<sup>st</sup> July, 2013 regarding Advisory on applicability of CRZ boundary for Sea front and tidally influenced water bodies, wherein it was recommended by NCZMA that till the hazard line is demarcated, the norms of setback line for Sea front and tidally influenced water bodies as specified under CRZ Notification, 2011 may be continue to be followed.

The Authority also noted orders of Hon. High Court given in WP No. 11595/2012, WP (L) No. 3127/2014 3152/2014, 3282/2014, 3381/2014, 06/2015, 41/2015, 50/2015, 144/2015, wherein rule is made by High Court regarding applicability of CRZ boundary for Sea front and tidally influenced water bodies as per provisions of CRZ Notification, 2011 i.e. 500 m from HTL on landward side, in case of sea front and maximum 100m line in case of tidally influenced water bodies. The Hon. High Court has decided the CRZ status of the plots considering the approved CZMP and the criteria of CRZ setback area for tidally influenced water bodies and seafront as per provisions

  
  
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of CRZ Notification, 2011, based on the CRZ survey map of one of the MoEF approved agency.

The Authority also noted that above said decisions of Hon. High Court where upheld by Hon. Supreme Court in its Order dated 19.11.2014 given in the SLP No30128/2014

Further, Authority also noted order of Hon. High Court dated 4<sup>th</sup> July, 2016 given in WP No. 7393/2016.

Considering the above, the rule made by Hon. High Court and Advisory of MoEF dated 31<sup>st</sup> July, 2013, Authority decided to accept CRZ survey report prepared by IRS, Chennai in the instant matter as per the provisions of Para 4.2 of CRZ Notification, 2011.



Further, after deliberation, Authority observed that:

1. The HTL demarcated by IRS based on 2011 conditions corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
2. The property is not affected by HTL / CRZ as per 2011 conditions demarcated by IRS.
3. The project boundary has been superimposed on the approved CZMP of Thane with 2011 guidelines (100m buffer) and the area affected by CRZ-II is found to be 0.52 % (i.e. 423.13 sqm) of the total area of the project site.

In the light of above, the Authority, after considering CRZ survey of the IRS, Chennai decided to confirm that the plot area under consideration in CRZ-II is found to be 0.52 % (i.e. 423.13 sqm) of the total area of the project site.

**Item no. 6: CRZ Status of land bearing CTS No. 320 of Juhu, Mumbai by Shri. Hitesh Chhatwal. (WP (L) No. 3195 of 2015)**

The project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that, Applicant has claimed that the plot CTS No. 320 of Juhu, Mumbai is situated beyond 500 m from the HTL of the sea front based on the CRZ map in 1:4000 scale and report prepared by IRS, Chennai.

  
  
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The Authority noted that the PP has submitted the two CRZ maps in 1:4000 scale dated 27.1.2015 and 12.2.2016 of the IRS, Chennai which are in conflict. One of the CRZ report dated 27.1.2015 mentions that the plot under reference falls partly in CRZ II area as per approved CZMP.

The Authority further noted the Hon. high Court order dated 28.3.2016 in WP (L) No. 3195/2015 filed by Shri. Hitesh Chhatwal in the matter.

The PP presented that the construction on plot under reference is proposed using FSI 1 as per DCR as on 19.2.1991. The Authority noted that the construction in CRZ II area is permissible on landward side of the existing road or existing authorized structure with permissible FSI as per DCR existing as on 19.2.1991.

Further, project proponent in the meeting informed that he is planning to have construction with 1.00 FSI only. Authority informed that construction with 1 FSI on the land under consideration is permissible activity under CRZ Notification, 2011.



The Project proponent thereafter agreed to submit the building construction proposal with 1.00 FSI as applicable in the CRZ area, as per DCR existing as on 19.2.1991 to the MCZMA for consideration and recommendation.

Considering the above, Authority decided to disposed off the matter and requested PP to submit application, as agreed by him, for CRZ permission for the proposed work as per the norms.

Further, it was decided that the status in the matter as above will be communicated to Hon. High Court.

**Item no. 7: Hon. NGT Order dated 31.5.2016 in the matter of developmental works along the banks of Mithi River by MMRDA (Appeal No. 7 of 2015)**

The Authority noted that the Appeal No. 7/2015 has been filed before the National Green Tribunal, Pune by the Appellants Jalbiradiri and Vanshakti Verus Union of Indian and ors. Appellants have the challenged the CRZ clearance dated 4<sup>th</sup> December, 2012 granted by the MoEF, New Delhi to the


  
  
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project of construction of retaining wall, service road along the bank of Mithi River by MMRDA. Respondent no. 3 is the MCMZA in the matter.

The Appellants have alleged that there was serious environmental damage caused by the project which would be further aggravated if the project was permitted to carry on further activity. Application for the CRZ clearance was submitted by the MMRDA after the work of the project had already commenced and the authorities concerned have not followed the due procedure prescribed under the Notification for granting the permission for the project. MMRDA has carried blasting in Mithi River purposely to deepen the river channel. The Ld. Member concluded that the blasting activity has caused certain environmental damages which need to be assessed for its restoration. The Ld Member further did concluded that the CRZ clearance has been granted without following due process and also, without verifying the environmental impacts and environmental safeguards. There was also a finding that the 90% of construction of projected had already been completed and it was a case of 'fate accompli'. The Ld, Member also observed that the removal of the retaining wall will cause more significant environmental damage to the local ecosystem, thus, while directing clearance to be kept in abeyance passed the following order:

- The Hon. NGT Pune, had passed an order dated 22.1.2015 in the matter. As per the said order, CRZ clearance granted to the project was kept in abeyance for period of four (4) months and matter is remanded back to MoEF to place it before the EAC for re-appraisal of the project. EAC shall re-appraise the project ascertaining physical progress of various works, various reports of CWPRS and NNERI and other material on record. The EAC shall visit the project area before appraisal and verify the various contentions of the appeal. MoEF EAC is at liberty to seek independent report from NEERI and CWPRS or any other expert agency, if required, for stipulating additional safeguards. MoEF shall take decision on CRZ clearance for this project within next four (4) months. If no such decision is taken, the CRZ clearance will be deemed as quashed and set aside. MoEF shall identify the damage caused due to blasting activity and submit a report. The MCZMA shall investigate complaints related to destruction of mangroves, dumping in CRZ areas of Mithi River basin and take stringent action as per directions of Hon. High Court within two (2) months. MCZMA shall notify the CRZ area along the Mithi River with its boundaries within next 2 months and both. MCZMA and MCGM shall ensure that this area is regulated strictly as per CRZ

  
  
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notification and also, as per directions of Hon. High Court. MCZMA shall also ensure the compliance of directions in para 48

- The draft Judgement was written by the Expert Member. The Ld. Judicial member though agreed on some issues but wrote a separate judgement on some but material issues including the reliefs. The Judgment were pronounced on 22<sup>nd</sup> Jan, 2015, there being a clear difference of opinion on the material issues including the relief between the Judicial and Expert Member. The matter was referred to the Chairperson, Justice Swatantra Kumar, NGT, Principal Bench, New Delhi for making a reference.


Hon. High NGT order dated 31<sup>st</sup> May, 2016:


- The Chairperson, Swatantra Kumar, Principal Bench, NGT, New Delhi passed an judgment dated 31<sup>st</sup> May, 2016. Chairperson concurred with the judgement of the NGT, Pune, however, added certain directions for effective decision in the matter. Hon. NGT, New Delhi directed that 1) MMRDA shall pay Rs. 25 Lakhs as Environmental Compensation. 2) SEIAA shall compute environmental, ecological and other damaged caused by the project and remedial steps to be taken 3) SEIAA shall beside imposing terms & conditions in the EC, the amount with possible exactitude should be imposed on MMRDA for its defaults, violation of laws and for causing damage to environment.. The SEIAA shall directive any part of the project requires to be demolished in the interest of the environment and ecology. The SEIAA shall ensure that the creek of river Mithi at discharge point is duly protected.

Following directions were issued to MCZMA:

*"The MCZMA shall investigate complaints related to destruction of mangroves, dumping in CRZ areas of Mithi River basin and take stringent action as per directions of Hon. High Court within two (2) months. MCZMA shall notify the CRZ area along the Mithi River with its boundaries within next 2 months and both. MCZMA and MCGM shall ensure that this area is regulated strictly as per CRZ notification and also, as per directions of Hon. High Court. MCZMA shall also ensure the compliance of directions in para 48"*

Para 48 of the NGT, order dated 22.1.2015:

  
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Another interesting component of the project is the construction of service road along the retaining wall which is claimed to be for beautification and facilitating regular cleaning of the river. The perusal of the report of the Experts, the so called service road cannot be called as a beautification works, but may just work as "facilitator", for apprehended land reclamation for authorized and unauthorized development of river and are beyond the retaining wall. In other words this could be deception or alibi for many other undisclosed intentions which are rather not eco-friendly. The authorities should have examined the applicability and permissibility of such project before grant of the clearance. It is seen that no such appraisal has been done by either MCZMA or MoEF. These authorities are expected to follow the cardinal principles of environment governance i.e. precautionary principle and public trust doctrine, while appraising the impacts of such development. No substantial document or record has been placed before us indicating permissibility of service road by filling in CRZ area. Moreover, the photographs submitted by applicants and also MPCB clearly indicate large scale Solid Waste Dumping for development of such road which is clear violation of the order of the Hon. High Court. In my opinion, the service road in CRZ area is no permissible activity and also has significant environment foot print. This service road will divide the riverine and CRZ lands which may be used for illegal activities, causing further environmental degradation. There can be alternative ways and techniques to facilitate the cleaning of river and therefore, in my considered opinion, the construction of service road is in violation of CRZ Notification and has caused significant environment damages. I, therefore, hold that the entire service road in CRZ area, shall be removed by MMRDA in next three (3) months and the MCZMA shall supervise this work of restitution of the CRZ area and file progress report on monthly basis.

	Direction	Concern Organization	Action
1	investigation of complaints related to destruction of mangroves, dumping in CRZ areas of Mithi River basin and action on them  ( within 2 months )	DCZMC, Mumbai Suburban  Mangrove Cell	A complaint pertaining to mangroves destruction and dumping of debris near kalanagar Bus Stop at BKC, Dharavi was received by mail dated 18.6.2014 from Mr. Dharam Saini.  MCZMA vide letter dated 28.6.2014 requested Divisional Commissioner, Konkan, MCGM,



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			<p>Collector Mumbai Suburban, MMRDA and CCF mangroves cell to examine the matter and take action in the matter.</p> <p>Reminder letter dated 7.12.2014 and 6.4.2015 were sent by the MCZMA.</p> <p>However, no report is received till date to MCZMA</p> <p>A telephonic communication was made on 14<sup>th</sup> June, 2016 with Chief Conservator of Forest, Mangrove s Cell in this regard. He informed that the Mangrove Cell office will check about the mangroves destruction at Mithi River complaints and action taken on them.</p> <p>As per the provisions of the CRZ Notification, 2011, District Coastal Zone Monitoring Committee (DCZMC) is the local level body for the enforcement of CRZ Notification, 2011.</p> <p>MCZMA vide letter dated 22<sup>nd</sup> June, 2016 sought a report from DCZMC, Mumbai Suburban and Mangrove Cell, Mumbai.</p>
2	<p>To notify the CRZ area along the Mithi River with its boundaries</p> <p>(within 2 months)</p>	MCZMA	<p>The Ministry of Environment, Forest and Climate Change, New Delhi vide letter dated 19.1.2000 has approved the Coastal Zone Management Plan for the Greater Mumbai.</p>

  
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			<p>This approved CZMP has demarcated /notified the High Tide Line and CRZ buffer area for the Mithi River. This approved CZMP is valid as per the Notification No. S.O. 1212 (E) dated 22<sup>nd</sup> March, 2016 issued by the MoEF, New Delhi.</p> <p>Work of preparation of new CRZ map under CRZ Notification, 2011 for the Greater Mumbai region is under progress by the Institute of Remote Sensing, Chennai, which is MoEF authorized agency.</p> <p>This may be submitted before the Hon. NGT, new Delhi along with approved CZMP for the Mahim River stretch. This approved CZMP shows the demarcation of CRZ areas along the Mithi River.</p>
3	<p>Compliance of directions issue in para 48 of the NGT order dated 22.1.2015.</p> <p>MCZMA shall supervise the following and file monthly progress report:</p> <ul style="list-style-type: none"> <li>• Service road shall be removed by MMRDA</li> <li>• Solid waste dumped along</li> </ul>	MMRDA,  MCZMA	<p>The Hon. NGT, Pune had given directions to MMRDA to remove the service road and solid waste dumping along the road.</p> <p>Mr. Gajbhiye, Superintendent Engineer, MMRDA, who looks after Mithi River project was contacted in this regard.</p> <p>He was appraised about the orders mentioned in para 48 of NGT order and requested to provide the compliance report in this regard. He informed that the MMRDA would offer its comments</p>

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	road shall be removed by MMRDA		/ reports to MCZMA about the same.  MCZMA vide letter dated 27 <sup>th</sup> June, 2016 sought a report from the MMRDA in the matter.
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The Authority noted that, MCZMA vide letter dated 27<sup>th</sup> June, 2016 sought reports from MMRDA, District Collector and Mangrove Cell, in the light of NGT order. The reply is awaited in the matter.



Authority further noted that site visit to be carried out at Mithi River development project in order to examine whether MMRDA has complied with the order of NGT regarding removal of service road and debris near to it. Further, MCZMA has to examine the status of mangroves on the bank of Mithi River front along with mangroves cell, District Collector to ascertain damage cost to mangroves. It was also decided to direct MMRDA to send status report and monthly progress report to MCZMA regularly.

The Authority, after deliberation decided to have site visit as proposed above and also decided to request Hon. NGT for seeking more time for filling the affidavit.

**Item no. 8: Development of jetty at Dharamtar Creek, Alibag, Dist. Raigad by M/s PNP Maritime Services Pvt Ltd (Application No. 95 of 2014)**

The Authority noted that Mr. Surendra Waman Dhavale has filed an Application No. 95/2014 versus Secretary, Environment Dept, GoM pertaining to alleged CRZ violations in development of Jetty at Dharamtar creek, Alibaug, Dist: Raigad. As per the orders of the NGT, Pune, the site visit was undertaken on 17.12.2015 by a joint committee comprising Sub- Divisional officer, Alibag, Representatives from Maharashtra Coastal Zone Management Authority, District Land Record Officer, Raigad, District Forest Officer, Alibaug, Tehsildar, Alibaug and Circle officer, Poynad.

The MCZMA filed two (2) affidavits in the matter. The Authority noted the proceedings along with affidavit filed before the Court / NGT in the matter.

  
  
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**Item no. 9:** Hon. High Court Order dated 10<sup>th</sup> June, 2016 in WP. No. 1720/2014 (Kanjur Marg Dumping Ground Compound Wall)

The Authority noted that the MCGM had filed a WP No. 1720 of 2014 against the National Green Tribunal, Pune in the matter of Municipal Solid Waste Facility at Kanjur marg.

The Hon. High Court has passed an order dated 10<sup>th</sup> June, 2016 in the matter. The said order is as follows:

*"We are satisfied that this is not a case where the MCGM or its contractor had put up the compound wall either on account of any genuine misconstruction of the terms of EC dated 17<sup>th</sup> march, 2009 or that deviation of such magnitude was unintentional, accidental or trivial. The impact of such unauthorized construction of the compound wall within areas affected by CRZ Notification and mangroves, has already been noted by this Court, inter alis, in its order dated 10<sup>th</sup> May, 2013 in PIL Nos. 131/2012 and 1/2013. On account of the construction of the compound wall within such ecological sensitive areas, such areas as well as the mangroves therein have been degraded and destroyed. As observed by the Hon. Supreme court in the decisions referred to herein above, it will not be appropriate to encourage such unauthorized constructions or permit their retention particularly, when the same have been undertaken by the MCGM and its contractor by disregarding the terms of EC dated 17<sup>th</sup> March, 2009 as also the provisions of CRZ notifications and the EPA. Accordingly, there is no case made out to interfere with the impugned directions made by the MoEF in its order dated 4<sup>th</sup> November, 2013 or to issue any direction for regularization or retention of the illegal and unauthorized construction.*

*For all the aforesaid reasons, we dismiss the present petition, Rule is discharged. Interim orders, if any, are hereby vacated.*

*Taking into consideration the report of the MCZMA with regard to environmental degradation within the are classified as CRZ and the area affected by mangroves on account of the construction of the compound wall in such areas, it is only appropriate that the MCGM complies with the impugned directions issued by MOEF and demolishes the compound wall to the extent directed within a period of two months from today. Accordingly, we issue directions to the MCGM to this effect and thereafter file a report /affidavit of compliance within a period of two weeks from the date of demolition. Copy of*



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*such report / affidavit to served upon the MoEF, before the same is filed in the registry.*

*Although this would otherwise be a fit case for imposition of cost, considering that the brunt of such costs may have to be borne by the Municipal tax payers, we refrain from the imposition of any costs upon the MCGM"*



MCGM officials present in the meeting and informed that MCGM is planning to approach the Supreme Court against the High Court Order 10<sup>th</sup> June, 2016.

The Authority after deliberation noted the High Court Order and say of the MCGM. It was further directed MCGM to implement the orders of High Court within given timeframe.

**Item no. 10:** Regarding site bearing CTS No. 1320/A/18/4, 1320A/18/3 and CTS No. 100, No. 39(pt) of Mulund (E) and CTS No. 1913 at Kopri, Thane by M/s. Zeus Infrastructure.

The Authority noted that the Application No. 55/2014 has been filed before the Hon. National Green Tribunal (NGT), Pune by Paryavaran Dakshta Manch versus Union of India, New Delhi. The said application has challenged the EC clearance granted to Special Economic Zone for IT/ITES at village: Mulund, Tal- Kurla, Dist- Mumbai & Village Kopri, Tal- Thane, Dist- Thane. M/s Zeus Infrastructure Pvt Ltd.

The Hon. NGT has passed an order dated 15<sup>th</sup> January, 2016 directing MoEF to take independent decision regarding reclassification of subject land at Kopri from CRZ I(ii) to CRZ III, on basis of available legal parameters and if so required after obtaining necessary factual report from the Collector, Thane who may take help of DSLR to examine status of development and mangroves at the site and give appropriate report regarding existence of mangroves distance and height, existence of saltpans, natural habitats of birds, breeding ground of birds, breeding areas of fishes and other aspects and whether it is essential and permissible to reclassify the subject land on practical basis to CRZ III, from CRZ I(ii) for certain significant reasons, which will not cause harm to ecology and environment. Such a decision be taken within three (3) months.

  
  
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Pursuant to above said order, the MoEF&CC, New Delhi held a meeting on 8<sup>th</sup> April, 2016 with Environment Dept officials and Thane Collector at New Delhi. The MoEF&CC, New Delhi vide letter dated 18<sup>th</sup> April, 2016 has sent minutes of the said meeting directing MCZMA to make site visit and submit the report. Accordingly, a committee visited the site on 17<sup>th</sup> May, 2016. The MCZMA sent the site visit reports to MoEF&CC, New Delhi for further appropriate decision in the matter, as per the Hon. NGT order dated 15<sup>th</sup> January, 2016.



The Authority noted that, the work of preparation of CZMP of Thane district by NCESS, Karala is in progress as per the provisions of CRZ Notification, 2011.

The Authority after deliberation decided to file an affidavit as directed by NGT, Pune, indicating status of the site under reference from CRZ point of view and mangroves status of the area under consideration.

**Item no. 11:**      **Application No. 45/2015 - Vanashakti Vs Union of India & ors. (Alleged CRZ violations for development of jetty at village Aronda, Terekhol Creek, Sindhudurg)**

The Vanashakti & Anr has filed an application No. 45/2015 versus State of Maharashtra & ors. The matter pertains to alleged CRZ violation in development of Jetty & other activities at village Aronda, Dist: Sindhudurg. Earlier, the NGT, Pune passed an order dated 21st December, 2015 directing MCZMA to make a site visit to the project site and file a report with site photographs to Hon. NGT, Pune. Accordingly, MCZMA visited the site on 15th Jan, 2016 and submitted the report to Hon. NGT vide affidavit dated 18.1.2016. Further, the National Green Tribunal has passed order 29th April, 2016 in Application No. 45/2015 (WZ) Vanashakti & Anr Vs the State of Maharashtra & ors, which is as follows:

*"It is brought to our notice by learned Counsel Gayatri Singh for the Applicant that the Maharashtra Coastal Zone Management Authority (MCZMA) during itself has found construction /existence of wall affects applicant adversely by blocking public access. Our attention is drawn to the counter filed by the MCZMA, wherein there is clear statement on fact that no permission has been obtained and clearance has not been obtained from the Competent Authority, as it comes within Coastal Regulation Zone (CRZ) area. In the circumstances, learned Counsel for 7th Respondent submits that there is no total bar for construction of wall, but as it is permissible for the purpose of security of land.*

  
  
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*Be that as it may, the MCZMA shall examine this at first instance, if clearance is not obtained making wall construction unauthorized, it shall ensure its removal. We, however, adjourn this is to be called for further report in this regard to 14th July, 2016. If the Applicants want to file rejoinder to any of the counter, they may do so the Registry, one week before the date of hearing"*

The Hon'ble NGT passed an order dated 29<sup>th</sup> April, 2016 directing MCZMA to ensure the removal of compound wall at the site, if clearance is not obtained for the same.



MCZMA as per the above said NGT order intimated PP to present in the meeting to submit his say, if any, in the matter. As per this, representative of PP Mrs. Meera and Environmental Consultant were present in the meeting and presented their say before the Authority and requested to allow them to submit fresh proposal for construction of compound wall. Authority noted that PP is ready to remove the existing compound wall, as per direction of NGT.

MCZMA accepted the proposal for construction of compound wall. However, it was directed by the Authority to implement the NGT order immediately and remove the existing compound wall and submit compliance report along with photographs and Panchnama. Thereafter request for permission for construction of compound wall will be considered.

**Item no. 12:      Application No. 33 (THC) 2013 - Janardan C. Patil Vs  
Union of India & ors - Order dated 17<sup>th</sup> August, 2015**

The Authority noted that Mr. Janardan Chandar Patil & Anr has filed an Application No. 33(THC)/2013 against the Union of India and Ors. The application pertains to development (residential and industrial) in Navi Mumbai in violation of air pollution and environmental norms. The Hon'ble NGT, Pune has disposed of the application vide judgment dated 17th August, 2015 with following directions:

*"The Committee under Chairmanship of Chief Conservator of Forest (Mangrove Cell) and including Expert Member of the MCZMA (to be nominated by Chairman, MCZMA) with Member Secretary, MCZMA as Member Convenor is hereby formed to assess and verify the fact position related to destruction of mangroves and violation of CRZ area in Navi Mumbai. The Committee is at liberty to seek expert opinion, if it is required.*

  
  
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*The Committee shall also identify the violations of the CRZ Notification, 1991 and 2011 and also, violators and the person/agency responsible for such violation. The committee shall submit its report to MCZMA within next four (4) months and copy shall be submitted to Registry of the Tribunal the MCZMA shall take necessary action on the report of the Committee on priority within (two) months thereafter"*

The Hon. NGT, Pune heard the matter on 28th July, 2016 wherein it was directed that the MCZMA shall furnish the progress of the work done in the matter before 22nd August, 2016. The said NGT order has been communicated to Chief Conservator of Forest, Mangroves Cell, Mumbai in order to constitute a committee for verifying the facts relating to destruction of mangroves and CRZ violations in Navi Mumbai.



The Authority noted that as per the order of NGT, a committee has been constituted under the Chairmanship of Chief Conservator of Forest, Mangroves and involving expert member of MCZMA and MS, MCZMA. They shall provide a report about the destruction of mangroves and CRZ violation in Navi Mumbai in order to submit it to NGT, Pune.

The Authority decided to request CCF, Mangrove Cell to undertake site visit in the areas mentioned in the NGT order at the earliest. Further, it was also decided to seek more time for submitting the compliance report to NGT, Pune.

**Item no. 13:**      **Application No. 122/2015 (WZ) [M.A 211/2015 - M.A 220/2015 - M.A No. 78/2016] - Samita Rajendra Patil Vs. Jindal Steel Works Ltd & Ors**

The Authority noted that Mrs. Samita Rajendra Patil has filed an application no. 122/2015 (WZ) [M.A 211/2015 - M.A 220/2015 - M.A No. 78/2016 vs. Jindal Steel Works Ltd & Ors before the Hon'ble NGT, Pune. The matter pertains to alleged destruction of mangroves at Jindal steel works Ltd, Dharmatar Creek, Raigad. The Authority noted the order dated 27th December, 2015 in the matter.

Further, the Authority noted the Hon'ble NGT, Pune passed an order dated 27th July, 2016 and decided to make a site visit to site of Jindal Steel Works Ltd where mangroves are alleged to be affected/ degraded at the earliest and submit site visit to the NGT, Pune.

  
  
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**Item No 14:**            **Application No. 117/2015 - Vanashakti Vs MoEF & ors  
before NGT, Pune (Preparation of CZMP)**

The Authority noted that, Vanashakti had filed an application no. 117/2015 against the MoEF & Ors. The matter pertains to finalization of the Coastal Zone Management Plan under CRZ Notification, 2011 by the MCZMA/MoEF. The Hon'ble NGT had passed an order dated 10th February, 2016 directing the MCZMA not to grant CRZ clearance for the project until the new CZMP under CRZ Notification, 2011 is published. Further, the said order was modified on 26th May, 2016 wherein it was allowed for MCZMA to process the application, however, not to declare results, until the new CRZ maps are published. The MCZMA filed a WP No.7393/2016 against the Vanashakti challenging the order dated 10th February, 2016 and 26th May, 2016.

The Authority noted that the Hon'ble High Court has passed an order dated July 4, 2016 and 15<sup>th</sup> July, 2016. It was further noted that the matter was listed on 28th July, 2016 wherein, the said order of the Hon. Court was communicated to Hon'ble NGT. Advocate on behalf of Vanashakti submitted before the Hon. NGT that the Vanashakti is moving to Hon'ble Supreme Court against the order of High Court, Mumbai.

The Authority noted the progress in the matter and decided to follow up the matter with NCSCM and IRS, Chennai and NCESS, Kerala for earliest finalization of CZMP. It was also decided that officials from MCZMA / Env Dept. may visit to these agencies to speed up the matter for the compliance of the High Court order.

**Item No.15:**            **WP No. 8012/2014 - Santacruz Contractors & builders  
Vs Thane Municipal Corporation & ors**

The officials of Thane Municipal Corporation presented the matter before the Authority, the Writ Petitioner No. 8012 /2014 was filed by the Santacruze Contractures and Builders Pvt Ltd and Anr Versus Thane Municipal Corporation in the matter. The matter pertains to grant of Transfer of Development rights (TDR) for the land bearing Survey No. 25/1(pt), Survey no. 28/2(pt), Survey no. 29(pt), village Kolshet, Dist: Thane.



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Hon. High Court of Mumbai passed an order dated 9<sup>th</sup> February, 2016 in the matter. The directions of the Hon. High Court is as follows:

*"We direct first Respondent to make an application to third respondent for grant of permission in accordance with clause (j) quoted above, Application shall be made within a period of one month from today;*

*We direct third respondent to place the said application before its immediate next meeting. Appropriate decision shall be taken on the said application.*

*We direct the third respondent to communicate the decision taken on the application to the first respondent as well as to the first petitioner.*

*If a permission is granted by the third respondent, within a period of two months from the date on which communication of grant of permission is issued to the first respondent, all procedural compliances shall be made by the first respondent by actually taking over the physical possession of the land affected by Development Plan road reservation under the sanctioned development plan"*

The Hon. High Court of Mumbai has observed that sub clause (j) of the para 8. CRZ III of the CRZ Notification, 2011 allows the construction of the road on the said land. The Hon High Court further observed that it will be open for the Municipal Corporation to construct a road after obtaining the permission from the MCZMA. Hon. High Court passed an order that the TMC shall submit the proposal to MCZMA for consideration.

The Authority noted that, during the meeting TMC officials submitted and presented the proposal regarding grant of permission for part of 45 m DP Road and grant of Transferable Development Rights (TDR) in relation to land bearing S. No. 25/1B, S. No. 28/2A, S. No. 29/4 village Kolshet, Dist. Thane vide letter dated 2.8.2016 to MCZMA. However, detail proposal with EIA/EMP report for construction of road with revised alignment has not been submitted by TMC. It is mentioned that, as per approved CZMP of the Thane Municipal Corporation is situated partly in CRZ-III area and partly in buffer zone of Mangroves.

The Authority after deliberation decided that road is permissible in CRZ III area with due prior permission of the Authority. However, the Authority decided that the matter pertaining to Transfer of Development Right on the above said land is in jurisdiction of Thane Municipal Corporation in the instant case which may take appropriate decision in the matter for grant of TDR as per the norms.



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**Item No 16:**      **R C Case No. 339/2015 - Construction on plot no. 52, sector 17, Kalamboli, Roadpali, Navi Mumbai by M/s Pruthvi builders & developers**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, an application of construction on plot no. 52, sector 17, Kalamboli, Roadpali, Navi Mumbai was deliberated in the 98<sup>th</sup> and 102<sup>nd</sup> meeting of the MCZMA held on 31.1.2015 & 31<sup>st</sup> July & 1<sup>st</sup> August, 2015 respectively.

The Authority in its 98<sup>th</sup> meeting observed that as per clause (Viii) of S.O. 18(E) dated 4.1.2002, prior CRZ recommendation from MCZMA was mandatory in the subject proposal, when development permission & Commencement Certificate (CC) was granted for the project by the CIDCO. The Authority in its 98<sup>th</sup> meeting decided that this is a case of violation of CRZ Notification, 1991 & 2011 and matter be referred to Environment Department for further proceeding in accordance with Office Memorandum dated 12.12.2012 & 27.6.2013 & 24.7.2014 issued by the MoEF, New Delhi. Accordingly the matter was referred to Environment Department.

The Environment Department initiated the necessary credible actions as per above said OMs of MoEF and issued proposed Directions u/s 5 of the Environment Protection Act, 1986 read with CRZ Notification dated 19.2.1991 & 6.1.2011 on 16.4.2015 to PP. Further, the MPCB has filed the R.C.C. No.: 399/2015 against the PP before the JMFC, Panvel.

The Project Proponent vide letter dated 27.6.2016 informed that, the Court has disposed off the matter filed by MPCB with penalty. It was further further informed that Shri S. B. Patil, Judicial Magistrate F.C. Panvel in Criminal Case No. 339 of 2015 Ordered on 9.5.2016 that, Accused No. 1 to 3 i.e. M/s. Pruthvi Builders & Developers, M/s. Dheeraj Prabhat Gothi (Partner) and Shri. Jayesh Valji Gothi (Partner) are hereby convicted vide Section 246(3) of the Code of the Criminal Procedure for the offence punishable under Sections 15 of the Environment (Protection) Act, 1986 and sentenced to suffer simple imprisonment for till rising of the court and to pay fine of Rs. 50,000/- (Rs. fifty thousand only) each in default S.I. for 45 days each.

The PP has requested MCZMA meeting for granting CRZ Clearance, since the action has been completed and court disposed off the matter with a penalty.



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The Authority noted that the Hon'ble NGT, Delhi has squashed the operation of OM dated 12.12.2012, 27.6.2013 of MoEF in its Judgment dated 7th July, 2015 in Original Application No. 37 of 2015 (M.A. No. 291, 293, & 294 of 2015) and Original Application No. 213 of 2014 (M.A. 755/2014 and M.A. 177/2015). However, Meanwhile, the Hon'ble Supreme Court of India, New Delhi has granted stay vide order dated 24.9.2015 in Civil Appeal Nos. 7191-7192/2015 filed by M/s. Dugar Housing Ltd., V/s. S.P. Muthuraman & Ors with C.A. No. 7193-7194/2015 in orders and judgments filed passed by the National Green Tribunal, New Delhi, in the matter of application filed by S.P. Muthuraman & Ors. V/s U.o.I & Ors.

The Authority, after deliberation decided to intervene by filing application before the Hon. Supreme Court seeking clarification as to whether MCZMA can apply OM dated 12.12.2012 and 27.6.2013 of MOEF in the matters of CRZ violations. MCZMA further decided to seek clarification from MoEF, New Delhi. Till the time it was decided to keep the matter in abeyance.

**Item no. 17: MoEF follow up matters on reclassification - Dhokawade**

The Authority noted that the MoEFCC, New Delhi vide letter dated July 3, 2015 sent an Office Memorandum (OM) regarding the subject matter. The said OM of MoEFCC mentions as follows:

*"The recommended proposal for reclassification of part of land from CRZ I to III and outside the purview of CRZ in the subject matter of Agricultural land at village Dhokawade Taluka Alibaug, Raigad District, Maharashtra based on error evident on record was considered by the NCZMA in its 28th meeting. The matter was considered by NCZMA on 28.4.2015. In having consideration of the report of NIO, IRS and Urban Development Department, Town Planning, Konkan, the NCZMA after deliberation recommended the reclassification of area as from CRZ I to CRZ III and outside the purview of CRZ, as applicable, excluding mangroves as marked by NIO in their report of June, 2010 along with buffer area. it was decided that MCZMA will make necessary changes/modifications in CZMP as per IRS and NIO reports and mark these areas in respective coastal regulation zones and outside such zones. The MCZMA will also ensure mangroves and above demarcation are clearly marked in new CZMP. Government have considered and approved the above recommendation of NCZMA. Further, necessary action for reclassification of the land falling in the*

  
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*Coastal regulation zones and outside coastal regulation zones will be carried out by MCZMA and shall be subjected to the provisions of CRZ Notification, 2011"*

Further, PP vide letter dated 30.7.2016 submitted CRZ survey map in the scale of 1:4000 and report dated July, 2016 prepared by NCSCM, Chennai in consonance with the above said OM dated 3.7.2015 of MoEF. Details of said report are as follows:



Sr. No.	CRZ categories	Area in sqm
1	Mangroves - CRZ IA	19744
2	Mangrove Buffer Zone - CRZ IA	56430
3	Intertidal Zone - CRZ IB	6331
4	CRZ-III	43436
5	Total Area of CRZ-I and III	125940

The Authority accepted and took on record the CRZ map prepared by NCSCM, Chennai for the area under consideration. The Authority after deliberation decided to confirm the CRZ map in 1:4000 scale & report dated July, 2016 prepared by NCSCM, Chennai and decided to inform the decision to MoEF and NCSCM, Chennai.

**Item no. 18: Progress of preparation of CZMP as per CRZ Notification, 2011**

The Authority noted that, the Ministry of Environment and Forest, New Delhi has published the new CRZ Notification on 6.1.2011 superseding the old CRZ Notification, 19.2.1991. As per the new CRZ Notification, 2011, the State Government has to prepare the Coastal Zone Management Plans (CZMP) as per the guidelines mentioned in Annexure I of the CRZ Notification, 2011 through MoEF authorized agencies.

Accordingly, the Environment Department/MCZMA in the year 2011-2012 appointed the Institute of Remote Sensing (IRS), Chennai and National Centre for Earth Science and Studies (NCESS), Thiruvanthpuram for the said work. Details of which is tabulated as follows:

  
  
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Sr No.	Area/ District	Agency Appointed	Agency appointed by the Government Body
1	Mumbai city and suburban	IRS, Chennai	MCGM
2	Thane district excluding Navi Mumbai region	CESS, Kerala	Environment Dept / MCZMA
3	Navi Mumbai	IRS, Chennai	NMMC
4	CIDCO area	IRS, Chennai	CIDCO
5	Raigad district excluding Navi Mumbai and CIDCO	IRS, Chennai	Environment Dept / MCZMA
6	Ratnagiri	IRS, Chennai	Environment Dept / MCZMA
7	Sindhudurg	CESS, Kerala	Environment Dept / MCZMA
8	JNPT area	IRS, Chennai	JNPT


Accordingly, the agencies have prepared the draft CZMP demarcating High Tide Line, Low Tide Line, CRZ I, CRZ II, CRZ III and CRZ IV area. The IRS has sent the CZMPs of Raigad, Ratnagiri in 1:4000 scale to Environment Dept. Further, NCESS has sent the CZMPs of Thane & Sindhudurg in 1:4000 & 1:25000 scale. Further, MCGM has forwarded the CZMPs of Greater Mumbai in 1:25000 scale prepared by IRS to Environment Department

Meanwhile, the MoEF&CC has decided that the National Centre for Sustainable coastal Management, Chennai shall validate the High Tide Line for the entire country from the ortho images available with Survey of India.

The Authority noted that HTL map for around 720 Km of the Coast line prepared by NCSCM, Chennai has been approved by MoEF. Therefore Authority decided to communicate approved HTL as prepared by NCSCM, Chennai to IRS, Chennai & NCESS, Kerala for preparation of CZMP maps as per the provisions of CRZ Notification, 2011 with request to speed up the matter so as to comply with the deadline given by High Court in the matter of WP No. 7393/2016.

It was also decided to communicate these agencies to incorporate salinity data while preparing the CZMP as per the norms of CRZ Notification, 2011

**Item no 19:** Appointment of Counsel for Supreme Court / High Court, NGT matters by MCZMA along with payment of their professional charges claimed by them.

  
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The Authority noted that the MCZMA is facing the numerous court matters pertaining to CRZ issues in Hon. High Court, Hon. Supreme Court and Hon. NGT, Pune. Advocate Sharmila Deshmukh argues the matters before Hon. High Court on behalf of MCZMA. Further, Advocate Deepak Gupte is handling the MCZMA matter in NGT, Pune. It is observed that in some of the matters, considering the urgency and gravity of the matters, the MCZMA felt requirement to appoint Senior Counsel to appear before the Hon. High Court, Mumbai and Apex Court, New Delhi. Accordingly, MCZMA appointed Sr. Counsel in High Court and Supreme Court and NGT, Pune on professional charges.

Accordingly, considering the urgency and gravity of the matters, the MCZMA decided to appoint Sr. Counsel in High Court, Supreme Court and NGT, Pune. Further it was also decided the professional fees required for appointment of senior council / council will paid by MCZMA as per the requirement.

**Item no. 20:      Member Secretary & Chairman, MCZMA to file affidavits before the various courts of law and tribunal as well as to deal with complaints received by MCZMA.**

The Ministry of Environment and Forests, GoI, New Delhi had initially constituted the Maharashtra State Coastal Zone Management Authority (hereinafter referred to as "MCZMA") on 26<sup>th</sup> Nov, 1998 under sub sections (1) and (3) of Section 3 of Environment (Protection) Act, 1986 (29 of 1986).

The MCZMA consists of twelve members, the Chairperson being the Principal Secretary/Secretary, Environment Department and the other eleven members from the different departments such as Principal Secretary/Secretary Revenue Department, Urban Development Department, Municipal Commissioner, Industries Department etc. and also four Expert Members. Thereafter, the Authority was reconstituted from time to time and latest reconstitution of the Authority was on 13<sup>th</sup> April, 2015 whose tenure is for three years. The Authority is entrusted with the responsibility of the enforcing and monitoring of the CRZ Notification.

The proposals for obtaining CRZ recommendations are considered before the MCZMA for deliberations in the light of provisions of CRZ Notification, 2011. There are numerous CRZ related court cases, wherein the MCMZA is either a respondent or petitioner. There are frequent hearings before the Hon.



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High Court, National Green Tribunal, Pune and MCZMA has to regularly file affidavits before various courts of law as per the directions of the courts. In order to comply with the directions of the Hon. Courts and instructions from the advocate on behalf of MCZMA, the Member Secretary, MCZMA has been filing the affidavits before the various courts of law on behalf of MCZMA after approval of Chairman, MCZMA. Further, MCZMA receives complaints on alleged CRZ violations & various representations seeking clarifications on CRZ issues. Such matters are being dealt by the MS, MCZMA with the approval of Chairperson, MCZMA

The Authority decided to take note of the procedure adopted by the MCZMA till now and decided to continue the same in future. MS, MCZMA and Chairman, MCZMA continue to file affidavits on behalf of MCZMA in various courts of law and to deal with complaints and representations seeking clarifications as per the above procedure.

**Item no. 21:      Regarding MCZMA online application web portal.**

The MoEF, New Delhi published new CRZ Notification, 2011 superseding the old CRZ Notification of 1991. As per para 4.2(vi) of the CRZ Notification, 2011:

"(vi) To maintain transparency in the working of the CZMAs it shall be the responsibility of the CZMA to create a dedicated website and post the agenda, minutes, decisions taken, clearance letters, violations, action taken on the violations and court matters including the Orders of the Hon'ble Court as also the approved CZMPs of the respective State Government or Union territory".

The MCZMA has developed the website i.e. <http://mczma.maharashtra.gov.in> wherein the Agenda list, Minutes of the meetings and Notifications/ circulars pertaining to CRZ norms are posted.

Further, the work of development of online MCZMA application web portal is in process. The said web portal will ease the functioning of the MCZMA.

The Authority decided to allocate the work of MCZMA online application web portal to NIC and directed to NIC to finalize the authorized vendor and further directed expedite the process. The Authority decided to approve the



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expenditure for the development of the website and online application portal software and make a payment to NIC for the same, as per the norms decided by the NIC. MCZMA further decided to intimate NIC to start the work of development of online web portal to enable online submission of files at the earliest.

**Item no. 22:** Revised professional charges claimed by Ms. Sharmila Deshmukh Advocate in respect of WP No. 369/2011, WP No. 2407/2010 & Chamber summons matter (Adarsh CHS Ltd, Colaba matter)

The Authority noted that in the matters of Adarsh CHS before Hon. High Court (WP No. 369/2011, WP No. 2407/2010 & Chamber summons), the MCZMA had appointed Sr. Counsel, Shri Darius Khambata to argue the matter before the Hon. High Court on behalf of MCZMA. Adv Khambata claimed Rs. 1 Lakh on each date of hearing (exclusive of conference charges). Accordingly, the MCZMA has made payment in his favor.

Now, Ms. Advocate Sharmila Deshmukh vide letter dated 12.10.2015 and 6.5.2016 has requested Rs. 20,000 per date of hearing x 25 hearing = Rs. 5,00,000 (Rs. 5 Lakhs) for appearance before the Hon. High Court of Mumbai. Advocate Sharmila Deshmukh has mentioned that in the year 2011, the said Writ Petitions were heard for number of days consecutively but judgment was not delivered. Hence, no Memo of fees was raised by Adv Sharmila Deshmukh. She further stated that considering the fact that this matter is not a regular Writ Petition but involves hearing on day to day basis and requested MCZMA to consider the revised professional charges in the respect of Adarsh matter.

The Authority decided to release professional charges claimed by the Adv Sharmila Deshmukh in Adarsh matters for appearance before the Hon. High Court of Mumbai.

**Item no. 23:** Clarification on utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner by MCGM

The Authority noted that the Municipal Corporation of Greater Mumbai (MCGM) has sent a representation dated 31.3.2016 requested a clarification



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from MCZMA about the MoEF letters dated 28.9.2015 & 1.10.2015 addressed to CEO, MCHI regarding utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. MCGM requested MCZMA whether above said MoEF letters can be implemented.

The MCZMA vide letter dated 7.6.2016 requested MoEF & CC, New Delhi to provide a confirmation to MCZMA whether the above said letters dated 28.9.2015 & 1.10.2015 are issued by MoEF & CC, New Delhi and also marked to MCZMA and MCGM for further implementation.

In response to MCZMA letter dated 7.6.2016, the MoEF & CC, New Delhi sent a letter dated 28.6.2016 whereby MoEF has forwarded attested copies of the letters dated 28.9.2015 and 1.10.2015 issued by MoEF to MCHI. The MoEF in its letter further stated that:

*"The limited issue conveyed in the said explanatory communications is that CRZ Notification, 2011 restricts applicability of TCP Rules in CRZ areas and doesn't prohibit any activity beyond the CRZ areas"*

Thereafter, the MCZMA vide letter dated 19.7.2016 has communicated the above said reply of the MoEF dated 28.6.2016 to MCGM and requested to follow the stipulations given by MoEF&CC, New Delhi.

The Authority noted the above.

**Item no. 24:** Proposed construction of building for Residential cum commercial purpose on plot bearing C. S. No. 3250 of S. No. 210, Hissa no. 3B & 3A + 4 Khed of Ratnagiri by Mr. Bhaskar S Kudalkar

The official from Khed Municipal Council & PP was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of building for Residential cum commercial purpose on plot bearing C. S. No. 3250 of S. No. 210, Hissa no. 3B & 3A +4 Khed of Ratnagiri. The proposed construction comprises of Ground + 4 floors on plot under reference. The plot under reference is partly falls within 100m from HTL of river and partly beyond 100m from HTL of river. The plot under reference

  
  
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falls partly in undevelopable land and partly in residential zone. Total plot area under consideration is 4651.55 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 proposed construction to be carried out beyond 100m from HTL of river.
2. All other required permissions should be obtained prior to commencement of construction activity.



**Item no. 25:**      Proposed residential building on plot bearing Survey no. 29A/1, plot no. 136 of Mauje Alibag, Alibag, Raigad by Mrs. Shehnaz Shahbudhdhe Dhanse

The Project Proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building on plot bearing Survey no. 29A/1, plot no. 136 of Mauje Alibag, Raigad. The proposed construction comprises of Stilt + 2 floors on plot under reference. The plot under reference falls in CRZ II area and situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 72.00sqm.

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. 26:**      Proposed reconstruction of residential building on part CTS No. 295 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Sharad Shankar Majlekar

  
  
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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 residential building on part CTS No. 295 of mauje Alibag, Tal. Alibag, Dist. Raigad. The proposed construction comprises of Stilt + 1 floor on plot under reference. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 155.00sqm.

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 in force 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. 27:**      **Proposed construction of 1<sup>st</sup> floor on existing building on plot bearing C S No. 808, of Mauje Murud, Tal. Murud, Dist. Raigad by Mr. Shankar Bapu Kavale**

The official from Murud Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of 1<sup>st</sup> floor on existing building on plot bearing C S No. 808, of Mauje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 213.00sqm.

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 in force 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.



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**Item no. 28:**      **Proposed residential cum commercial building on S No. 23 A1, A1, Hissa no. 3, C S No. 1782 B, of Mauje Rahatghar, Ratnagiri by Mr Dinesh Jain**

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential cum commercial building comprises of Ground + 4 floor on land bearing S. No. 23 A1 A1, Hissa No. 3, C. S. No. 1782B at Rahatghar village, 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 610.00 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 1.00 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 strictly ensure the appicale FSI for the proposed constrution as per town and country planning regulations existing as on 19.2.1991.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 29:**      **Proposed reconstruction of residential building on plot bearing C S No. 909 of Murud, Tal. Murud, Dist. Raigad by Mr. Sharad Sadashiv Karmarkar**

The official from Murud 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 on plot bearing C S No. 909 of Murud, Tal. Murud, Dist. Raigad. The proposed construction comprises of Stilt + 1 floor on plot under reference. The existing residential structure is 150 year old. The plot under reference falls in CRZ II area & situated on landward side of existing road prior to 1991. The plot under reference falls in residential zone. Total plot area under consideration is 1925.2 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 construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 30:**      **Proposed residential on plot bearing S. No. 29A/1, Plot No. 228 of Shribag no. 2 of Mauje Alibag, Dis Raigad by Mr. Gajanan Thakur**

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential building comprises of Ground + 2 floor on plot bearing S. No. 29A/1, Plot No. 224 of Shribag no. 2 of Mauje Alibag, Tal-Alibag, Dist- Raigad. 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. The plot under reference falls in residential zone outside congested area. Total plot area under consideration is 49.00 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 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. 31:**      **Proposed construction of petrol pump on plot bearing Gut no. 17/4A & 4B, Mauje Korli, Tal- Murud, Raigad by Shri. Aasim Palkar**

  
  
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The Authority noted that the proposal is for construction of petrol pump on plot bearing Gut No. 17/4A & 4B, Mauje Korle, Tal- Murud, Dist-Raigad. The proposed construction comprises of stilt + 2 floors on plot under reference. The plot under reference falls in CRZ III area & situated on landward side of State Highway. The plot under reference falls in agriculture zone. Total plot area under consideration is 2070.00 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. PP to ensure that construction of petrol pump is as per provisions of CRZ Notification, 2011 ( amended from time to time)
2. Local Body to ensure that construction of petrol pump should be as per the local town and country planning norms.
3. PP to ensure all the safety precaution is taken during operation of the petrol pump.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 32:**      Proposed reconstruction of residential building of plot bearing S. No. 315 A1, Hissa no. 4, C S No. 4071 and 4072 at mauje Zadgoan, Dist: Ratnagiri by Mr. Ashraf Kudbu Vasta

The official from Ratnagiri 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 of plot bearing S. No. 315 A1, Hissa No. 4, C. S. No. 4071 and 4072 of Mauje Zadgaon, Tal. & Dist. Ratnagiri. The proposed construction comprises of Ground + 1<sup>st</sup> floor on plot under reference. The existing residential building is prior to year 1965. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 47.30 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 in force 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. 33:**      Proposed reconstruction of residential building on plot bearing S. No. 400, C S no. 314 of Mauje Zadgaon, Tal& Dist- Ratnagiri by Mrs. Kulsambi Ismail Sardar

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of building on plot bearing S. No. 400, C. S. NO. 314 at Zadgaon, Tal.& Dist. Ratnagiri. The proposed construction comprises of ground floor + 2 upper floors on plot under reference. The old existing structure on plot under reference is constructed prior to 1950. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone and included in congested area. Total plot area under consideration is 48.50 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 in force 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. 34:**      Proposed construction of residential building on plot bearing S. No. 356A, Hissa No. 1A/1, CTS No. 3561+3561/1 to 10/2 mauje Zadgaon, Tal. & Dist. Ratnagiri by M/s Suhana Builders & Developers

  
  
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The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building on plot bearing S. No. 356A, Hissa No. 1A/1, CTS No. 3561+3561/1 to 10/2 mauje Zadgaon, Tal. & Dist. Ratnagiri. The proposed construction comprises of Stilt + 4 floors on plot under reference. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 1590.00 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 1.00 for the proposed construction is as per DCR existing and enforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure the actual plot area before issuing commencement certificate. Further, Local body to strictly ensure applicable FSI for the proposed construction as per town and country planning regulations existing as on 19.2.1991.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 35:**      Proposed construction of residential building on plot bearing S. No. 356A, Hissa no. 1A/1, CTS No. 3561+3561/1 to 10/1 Mauje Zadgaon, Tal. & Dist. Ratnagiri by M/s Suhana Builders & Developers

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is construction of residential building on plot bearing S. No. 356A, Hissa no. 1A/1, CTS No. 3561+3561/1 to 10/1 Mauje Zadgaon, Tal. & Dist. Ratnagiri. The proposed construction comprises of Stilt + 4 floors on plot under reference. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 2910.675 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 1.00 for the proposed construction is as per DCR existing and enforce as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure the actual plot area before issuing commencement certificate. Local body to strictly ensure applicable FSI for the proposed construction as per town and country planning regulations existing as on 19.2.1991.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 36:** Proposed addition of first and second floor on existing building at S. No. 137A, H. No. 1/2, S. No. 362, H. No. 2. CTS No. 198, 213/2 of village Zadgaon, Dist. Ratnagiri by Shri. Tajuddin A. Hodekar

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for addition of first and second floor on existing building at S. No. 137A, H. No. 1/2, S. No. 362, H. No. 2. CTS No. 198, 213/2 of village Zadgaon, Dist. Ratnagiri. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 497.00 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 the proposed construction is as per DCR existing and enforce 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. 37:** Proposed residential building on plot bearing S. No. 29A/1, plot no. 21 of Mauje Alibag, Tal. Alibag, Dist. Raigad by Mr. Pawan Bhagat

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the

proposal is construction of residential building on plot bearing S. No. 29A/1, plot no. 21 of Mauje Alibag, Tal. Alibag, Dist. Raigad. The proposed construction comprises of Ground + 2 floors on plot under reference. 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 outside congested area. Total plot area under consideration is 72.00 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 the proposed construction is as per DCR existing and enforce 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. 38:** Proposed reconstruction of existing residential building on plot bearing S. No. 9/1D of Mauje Alibag, Tal. Alibag, Dist. Raigad by Mr. Purshottam Prabhu

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of existing residential building on plot bearing S. No. 9/1D of Mauje Alibag, Tal. Alibag, Dist. Raigad. The proposed construction comprises of ground floor by demolishing existing Gr. + 1<sup>st</sup> floor on plot under reference. The plot under reference falls in residential zone and outside congested area. Total plot area under consideration is 531.00 sqm.

The Authority noted that as per approved CZMP of the Alibag area, the plot under reference is situated within 50 m mangrove buffer zone area. After deliberation, the Authority decided to reject the proposal from CRZ point of view.

**Item no. 39:** Proposed residential building on plot bearing 46/1A, plot no. 21 of Mauje Alibag Tal Alibag, Dist Raigad by Mrs. Suchita M Chauhan



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The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is construction of residential building on plot bearing 46/1A, plot no. 21 of Mauje Alibag Tal Alibag, Dist Raigad. The proposed construction comprises of Ground + 1 floor on plot under reference. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone outside congested area. Total plot area under consideration is 100.00 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 the proposed construction is as per DCR existing and enforce 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. 40:**      **Proposed additional construction of first floor on existing residential structure on plot bearing S. No. 32A, H. No. 1, CTS No. 912, Tal & Dist. Ratnagiri by Mr. Satyavijay S. Shivalkar & Other**

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is additional construction of first floor on existing residential structure on plot bearing S. No. 32A, H. No. 1, CTS No. 912, Tal & Dist. Ratnagiri. The plot under reference is falls in CRZ II & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 130.00 sqm.

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to submission of authorization details of existing structure & compliance of following conditions:

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and enforce as on 19.2.1991 before issuing commencement certificate for the project.

  
  
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2. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 41:**      Proposed reconstruction on plot bearing S. No. (13) 82, H. No. 11, 12, 13, CTS No. 1790 mouje Murud, Tal. Murud, Dist Raigad by Mrs. Kumuduni M. Tawsalkar.



The official from Murud 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 on S. No. (13) 82, H. No. 11, 12, 13, C. S. No. 1790, Mouje Murud, Tal. Murud, Dist. Raigad. The proposed construction comprises of ground floor on plot under reference. The old existing structure on plot under reference is prior to 1991. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 230.00 sqm.

The official from Murud Municipal Council informed that, construction on plot under reference is already been carried out on site under reference.

The Authority decided to direct Municipal Council to take action on unauthorized construction on plot under reference under MPTP Act. The matter is disposed of with above directions.

**Item no. 42:**      Proposed reconstruction on plot bearing S. No. (12) 81, H. No. 5A/ 4A/1, CTS No. 1780 mouje Murud, Tal. Murud, Dist Raigad by Mrs. Nisha C. Maku

The official from Murud Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction on plot bearing S. No. (12) 81, H. No. 5A/ 4A/1, CTS No. 1780 mouje Murud, Tal. Murud, Dist Raigad. The proposed construction comprises of ground floor on plot under reference. The existing structure is prior to 1991-92 & is for residential purpose. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot is situated in residential zone. Total plot area under consideration is 120.00 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 construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 43:**      **Proposed residential building on plot bearing S. No. 4, H. No. 9, CTS No. 720 (P) & 723 (P) of maouje Killa, Tal & Dist. Ratnagiri by Shri. Sachin T. Kalambate**

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction residential building comprises of ground floor + first floor on plot bearing S. No. 4, H. No. 9, C. S. No. 720 (pt) & 723 (pt) at Killa, Tal. & Dist. Ratnagiri. The plot under reference falls in CRZ II & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 150.00 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 the proposed construction is as per DCR existing and enforce 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. 44:**      **Proposed reconstruction of residential building on plot bearing CTS No. 328 mouje Alibag, Tal. Alibag, Dist. Raigad by Smt. Sumati R. Hazare**

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the

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proposal is for reconstruction of residential building comprising of ground + 1<sup>st</sup> floor on part CTS No. 328 of mauje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone and included in congested area. Total plot area under consideration is 252.5 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 in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local body to strictly ensure that existing struction on site under reference is authorized.
3. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 45:**      **Proposed reconstruction of residential & commercial building on plot bearing CTS No. 2070, 2071 of Murud Janjira, Dist. Raigad by Shri. Iqbal Sonde**

The official from Murud Muncipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of residential cum commercial building comprises of ground + 2 upper floors on plot bearing CTS No. 2070 & 2071 at Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. The old existing structure present on plot under reference is prior to 1983-84. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 103.1 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 in force as on 19.2.1991 before issuing commencement certificate for the project.

  
  
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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. 46:**      Proposed reconstruction of residential & commercial building on plot bearing S. No. (67) 140, H No. 2C, CTS No. 1689 of Murud Janjira, Dist. Raigad by Smt. Naimabibi Ulde

The official from Murud 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 cum commercial building comprises Stilt + 3 upper floors on plot bearing S. No. (67) 140, H. No. 2 K, C. S. No. 1689 at village Murud, Tal. Murud, Dist. Raigad by demolishing existing structure. The old existing structure present on plot under reference is prior to 1979-80. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 930.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 47:**      Proposed reconstruction of House no. 325 on CTS No. 882 & 883 of Malvan, Dist. Sindhudurg by Shri. Narayan Patkar & Shekhar Patkar

The Authority noted that the proposal is reconstruction of residential building comprising ground + 1<sup>st</sup> floor on plot bearing house no. 325, CTS No. 882

  
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& 883 at Somavar Peth, Malvan, Tal. Malvan, Dist. Sindhudurg by demolishing existing old structure. Total plot area under consideration is 93.63sqm

The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. The Authority noted that as per Para 8 (V) (4) of CRZ Notification, 2011, Malvan area is declared as Critical Vulnerable Coastal Areas (CVCA). For CVCA areas, the Integrated Management Plans (IMPs) has to be prepared based on the guidelines of MOEF. The guidelines from MoEF are awaited. Till such time the IMPs are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

The Authority noted that MCZMA vide letter dated 4.7.2015 requested MoEF to delete the CRZ II area of Malvan from CVCA. However, reply from MoEF is awaited. Currently, the National Centre for Sustainable Coastal Management, Chennai is finalizing the CVCA map of the Malvan region.



In the light of above, the Authority decided to defer the matter.

**Item no. 48:**      Proposed construction on plot bearing S. No. 46A, H. No. 5 & 6, CTS No. 873 (pt) Tal. & Dist. Ratnagiri by Shri. Bipin Shivalkar & Sachin Shivalkar

The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising ground +, 1<sup>st</sup> floor on plot bearing S. No. 46 A, H. No. 5 & 6, C. S. No. 873 (pt) at Mauje Rahatghar, Tal. & Dist. Ratnagiri. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 187.00 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 the proposed construction is as per DCR existing and enforce as on 19.2.1991 before issuing commencement certificate for the project.

  
  
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2. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 49:** Proposed construction of residential building on plot bearing S. No. 385A1, H. No. 26 & 27, CTS No. 287, 288A1 Tal. & Dist. Ratnagiri by Shri. Shakil Mahaldar



The official from Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising ground + 3 floors on plot bearing S. No. 385A1, H. No. 26 & 27, CTS No. 287, 288A1 Tal. & Dist. Ratnagiri. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 1377.00 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 the proposed construction is as per DCR existing and enforce 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. 50:** Proposed construction of residential cum commercial building on plot bearing S. No. (1) 76, H. No. 4A, CTS No. 2338 mouje Murud, Tal. Murud, Dist. Raigad by Smt. Nirmala A. Jain

The representative of Murud Janjira Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential cum commercial building comprising ground + 2 floors on plot bearing S. No. (1) 76, H. No. 4A, CTS No. 2338 mouje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ II area & situated on landward side of existing road. Total plot area under consideration is 465.90 sqm.

  
  
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The representative of Murud Janjira Municipal Council informed that, the site under reference falls in Wadi Zone wherein no construction is allowed.

After deliberation, the Authority decided to reject the proposal from CRZ point of view as the site under reference falls in Wadi Zone where no construction is allowed.

**Item no. 51:**      Proposed reconstruction on plot bearing S. No. (23) 94, H. No. 1B & 7B, CTS No. 1733 mouje Murud, Tal. Murud, Dist. Raigad by Smt. Sulbha S. Mankar



The official from Murud 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 cum commercial building comprises of ground + first floor on plot bearing S. No. (23) 94, H. No. 1 B & 7 B, C. S. No. 1733 at village Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. The existing structure on plot under reference is prior to 1965-66. The plot under reference falls in CRZ II & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 395.00 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 the proposed construction for residential use is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
3. Local Body to ensure that only residential use is allowed.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 52:**      Proposed residential cum commercial construction on plot bearing S. No. 76, H. No. 3A1, CTS No. 2338 mouje Murud, Tal. Murud, Dist. Raigad by Shri. Amrut T. Jain

The official from Murud Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the

  
  
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proposal is construction of residential cum commercial building comprising ground + 2 floors on plot bearing S. No. 76, H. No. 3A1, CTS No. 2338 at village Murud, Tal. Murud, Dist. Raigad. The plot under reference is falls in CRZ II & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 301.35sqm and total proposed BUA is 301.06sqm.

The representative of Murud Janjira Municipal Council informed that, the site under reference falls in Wadi Zone wherein no construction is allowed.



After deliberation, the Authority decided to reject the proposal from CRZ point of view as the site under reference falls in Wadi Zone where no construction is allowed.

**Item no. 53:**      Regarding CRZ permission for layout on plot bearing Gut No. 288, 291, 292, 293 of mouje Navanagar, Tal. Guhagar, Dist. Ratnagiri by Shri. Amit Shah & Amit Kamat

The official from Ratnagiri Municipal Council and Project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for approval of layout on Gut no. 288, 291, 292, 293 of Village Navanagar Tal. Guhagar, Dist. Ratnagiri. Construction of road and garden is proposed within 100 m from the Dabhol creek. As per the remarks of the Collector office, the plot is situated partly within 150 m from HTL of creek and partly within 150m to 500 m from HTL of creek. The Authority noted that max 100 m CRZ setback area is applicable for creek as per provisions of CRZ Notification, 2011. Total plot area under consideration is 29300 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. No mangroves should be disturbed during the construction work.
2. Local Body to ensure proposed construction of road & garden to be used for local communities
3. All other required permissions should be obtained prior to commencement of construction activity.

  
  
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4. The Authority further decided that in order to protect the interest of individual plot buyers, layout falling within CRZ boundaries would require prior approval of MCZMA. Rule to be followed in all future cases.

**Item no. 54:**      **Proposed reconstruction of residential building on CTS No. 37 B, S. No. 1407A2 (955) H. No. 9 B, Malvan, Dist. Sindhudurg by Shri. Ajit Vairude**

The Authority noted that the proposal is reconstruction of residential building comprising ground + 2 floors on plot bearing C S No. 73 B, S. No. 1407 A 2(955), Hissa No. 9 B at Malvan, Tal. Malvan, Dist. Sindhudurg. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. Total plot area under consideration is 500.00 sqm

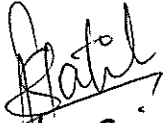

The Authority noted that as per Para 8 (V) (4) of CRZ Notification, 2011, Malvan area is declared as Critical Vulnerable Coastal Areas (CVCA). For CVCA areas, the Integrated Management Plans (IMPs) has to be prepared based on the guidelines of MOEF. The guidelines from MoEF are awaited. Till such time the IMPs are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

The Authority noted that MCZMA vide letter dated 4.7.2015 requested MoEF to delete the CRZ II area of Malvan from CVCA. However, reply from MoEF is awaited. Currently, the National Centre for Sustainable Coastal Managment, Chennai is fanalizing the CVCA map of the Malvan region.

In the light of above, the Authority decided to defer the matter.

**Item no. 55:**      **Proposed reconstruction on plot bearing S. No. 155A, H. No. 1 B, CTS No. 93, Tal & Dist. Ratnagiri by Shri. Mahesh Rewale**

The official from Ratnagiri 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 on plot bearing S. No. 155

  
  
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A, H. No. 1 B, C. S. No. 93 at Mauje Zadgaon, Tal. & Dist. Ratnagiri by demolishing existing old structure. The existing structure on plot under reference is prior to 1965-66. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 596.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 56:**      **Proposed residential building on plot bearing S. No. 102, Plot No. 18 of mouje Chendhare, Tal. Alibag, Dist. Raigad by Mrs. Anjali Mhatre**

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising of Stilt + 3 upper floor on plot bearing S. No. 102, Plot No. 18 at Mouje Chendhare, Tal. Alibag, Dist. Raigad. Presently the plot under reference is vacant and falls in Residential Zone. The plot under reference falls in CRZ II area & situated on landward side of existing road. Total plot area under consideration is 305.00 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 the proposed construction is as per DCR existing and enforce 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.

  
  
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**Item no. 57:**      Proposed residential construction on plot bearing G. No. 9A/1, H. No. 1A of mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Shirish D. Aarekar

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for residential construction comprises of ground floor on plot bearing G. No. 9A/1, H. No. 1A of mouje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone and included in congested area. Total plot area under consideration is 268.50 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 enforce 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. 58:**      Proposed reconstruction of residential cum commercial building on plot bearing S. No. 110, H. No. 4 K, C. S. No. 815 at village Murud, Tal. Murud, Dist. Raigad by Smt. Ratnaprabha B. Virkud.

The official from Murud 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 cum commercial building comprising Stilt + ground + 2 upper floors on plot bearing S. No. 110, H. No. 4 K, C. S. No. 815 at village Murud, Tal. Murud, Dist. Raigad. The existing structure on plot under reference is prior to 1979-80. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference falls in residential zone. Total plot area under consideration is 739.00 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 for residential use is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local body to ensure that only residential use is allowed.
3. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 59:** Proposed construction of residential building on plot bearing S. No. 29 A/1, plot no. 209, Shreebag No. 2, mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Arun S. Palkar



The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the construction of residential building comprising stilt + ground + first floor on plot bearing S. No. 29 A/1, plot no. 209, Shreebag No. 2, mauje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ II & situated on landward side of existing road prior to 1991. The plot under reference falls in residential zone. Total plot area under consideration is 48.00 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 the proposed construction is as per DCR existing and enforce 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. 60:** Proposed reconstruction on Gut No. 3/3 at Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Jalil A. Gafur Patel

The Authority noted that the proposal is reconstruction of residential building comprising ground + 4 upper floors on plot bearing Gut No. 3/3, at Mogal Mohalla, Shriwardhan, Tal. Shriwardhan, Dist. Raigad. The existing

  
  
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structure on plot under reference is prior 1979-80. The plot under reference falls in CRZ II area & is situated on landward side of proposed DP road and existing creek. The plot under reference falls in gaonthan zone. Total plot area under consideration is 450.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local body to verify the applicable FSI and use as applicable in CRZ area. It is to ensure that FSI as applicable on 19.2.1991 only be permissible on plot under consideration. Local body to ensure this before issuing commencement certificate.
3. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 61:**      **Proposed reconstruction on plot bearing CTS No. K 335 B, 335 C, 335 D of mauje Alibag, Tal. Alibag, Dist. Raigad by Smt. Shaileja Vithoba Mukadam**

The official from Alibag 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 ground + 1<sup>st</sup> floor on plot bearing C. S. No. K 335 B, 335 C, 335 D, Mouje Alibag, Tal. Alibag, Dist. Raigad by demolishing existing old structure. The plot under reference falls in CRZ II area & situated on landward side of existing road prior to 1991. The plot under reference falls in residential zone and included in congested area. Total plot area under consideration is 334.43 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 in force as on 19.2.1991 before issuing commencement certificate for the project.

  
  
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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. 62:**      **Proposed reconstruction of residential building on plot bearing S. No. 25, 26, 100 and 101, plot no. L A 79 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Gajanan Govind Upadhhe**



The official from Alibag 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 ground + 2 upper floors on plot bearing shreebag no. 2, S. No. 25, 26, 100 & 101, plot no. LA 79, Mauje Alibag, Tal. Alibag, Dist. Raigad by demolishing existing old structure. There is old existing structure present on plot under reference. The plot under reference falls in CRZ II area & situated on landward side of existing road prior to 1991. The plot under reference falls in residential zone. Total plot area under consideration is 108.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 63:**      **Proposed reconstruction of residential building on S. No. 135, H. No. 10 A & 10 B situated Danda Taribandar Road, Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Sachin S. Navale**

The Authority noted that the proposal is for reconstruction of residential building on S. No. 135, H. No. 10 A & 10 B situated Danda Taribandar

  
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Road, Shriwardhan, Tal. Shriwardhan, Dist. Raigad. The existing structure on site is already demolished. The plot under reference is situated in CRZ II area and landward side of existing road. As per the DP of the Shrivardhan, the plot under reference is situated in wadi zone. Total plot area is 1870 sqm.

After deliberation, the Authority observed as follows:

- Local body to submit the applicable FSI for the proposed construction in wadi zone as per town and country planning regulations existing as on 19.2.1991
- Exiting use of the structure on site and authorization details.

Authority decided to defer the matter for compliance of the above said observations.

**Item no. 64:**      **Proposed reconstruction of Residential cum commercial building on plot bearing S. No. 182 A, H. No. 1A1/1, 1B1/2, 1B2 & 1 B 3, CTS No. 2711 A and 2711 B at village Zadgaon, Tal. & Dist. Ratnagiri by Shri. Ajit V. Shinde and Dipak K. Shinde & others**

The official from Ratnagiri 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 cum commercial building comprising ground + 3 upper floors on plot bearing S. No. 182 A, H. No. 1 B1/1, 1B1/2, 1B2 & 1B3, C. S. No. 2711 A, 2711B at mauje Zadgaon, Tal. & Dist. Ratnagiri by demolishing existing old structure. The existing old structure present on plot under reference is prior to 1960. As per the remarks of RMC letter dated 21.04.2016, the existing use of the structure is for residential and commercial. The plot under reference falls in CRZ II & situated on landward side of existing road. The plot under reference is partly situated in residential zone and partly in No Development Zone (NDZ). Total plot area under consideration is 4250.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.



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2. Local body to verify the existing use of the structure on plot under reference.
3. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 65:**      **Proposed addition and reconstruction on S. No. 14, H. No. 22 at Mauje Tarkarli, Tal. Malvan, Dist. Sindhudurg by Shri. Shrikrishn Madhukar Zantye**

The Authority noted that the proposal is for addition and reconstruction of residential building on plot bearing S. No. 14, H. No. 22, House No. 570 at mauje Tarkarli, Tal. Malvan, Dist. Sindhudurg. There is an old existing structure present on plot under reference. Part of existing building will be retained and partially demolished and reconstruct for residential purpose. The plot under reference falls in CRZ-III area & is situated on landward side of existing road. As per the DP of Malvan, the plot under reference is situated in Tourism - 2 Zone. The total plot area is 1680.00sqm; existing area to be retained 430.57 sqm.

The Authority noted that as per Para 8 (V) (4) of CRZ Notification, 2011, Malvan area is declared as Critical Vulnerable Coastal Areas (CVCA). For CVCA areas, the Integrated Management Plans (IMPs) has to be prepared based on the guidelines of MOEF. The guidelines from MoEF are awaited. Till such time the IMPs are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

The Authority noted that MCZMA vide letter dated 4.7.2015 requested MoEF to delete the CRZ II area of Malvan from CVCA. However, reply from MoEF is awaited. Currently, the National Centre for Sustainable Coastal Management, Chennai is finalizing the CVCA map of the Malvan region.

The Authority further decided to defer the matter. Authority also decided to seek opinion of Law and Judiciary Department in the matter whether reconstruction / construction of existing authorized structure can be permitted

  
  
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by MCZMA in CRZ II areas of CVCA in the light of para 8.V.4. and 8.II. CRZ II of the CRZ Notification, 2011.

**Item no. 66:** Proposed construction of residential building on plot bearing Gut No. 7, H. No. 12, 16, 18 at Mauje Phansop, Tal & Dist. Ratnagiri by Shri. Kedar Shyamkant Kelkar

The Authority noted that the construction of residential building comprising stilt + 3 floor on plot bearing Gut No. 7, H. No. 12, 16, 18 at mauje Phansop, Tal. & Dist. Ratnagiri. The plot under reference is falls in CRZ III area & situated on landward side of existing road prior to 1991. The plot under reference falls in residential zone. Total plot area under consideration is 9900.00 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 construction should not exceed ground + 1<sup>st</sup> floor and overall 9 m height, as per provisions of CRZ Notification, 2011.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 67:** Proposed construction of residential building on plot bearing Shreebag No. 2, S. No. 29A/1, MHADA plot No. 138 at Alibag, Tal. Alibag, Dist. Raigad by Shri Shirishkumar Ashok Valavi

The official from Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the construction of residential building comprising stilt + 2 floor on plot bearing Shreebag No. 2, S. No. 29 A/1, MHADA Plot No. 138, mauje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ II area & situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area under consideration is 72.00 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 enforce 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. 68:**      **Proposed reconstruction of residential cum commercial building on plot bearing S. No. 142, H. No. 1A, C. S. No. 1687 at Muaje Murud, Tal. Murud, Dist. Raigad by Shri. Prakash Rajaram Masal**



The official from Murud Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the reconstruction of residential cum commercial building on plot bearing S. No. 142, H. No. 1/A, C. S. No. 1687, Mauje Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. The old existing house and shop is present on plot under reference. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference is situated in residential zone. Total plot area under consideration is 460.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 69:**      **Proposed reconstruction of residential building on plot bearing S. No. (24) 96, H. No. 2A 2, C. S. No. 1750 at mauje Murud, Tal. Murud, Dist. Raigad by Shri. Vibhakar Madhukar Dandekar**

The official from Murud Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the

  
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reconstruction of residential building comprising stilt + ground + 2 upper floors on plot bearing S. No. (24) 96, H. No. 2 A 2, C. S. No. 1750, Mauje Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. The old existing house is present on plot under reference having existing use as residential. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference is situated in residential zone. Total plot area under consideration is 300.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 70:**      **Proposed reconstruction of residential building on plot bearing S. No. 110/5/K, CS No. 814 at mauje Murud, Tal. Murud, Dist. Raigad by Shri. Iftikhar Mohhmad Damad**

The official from Murud 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 on plot bearing S. No. 110/5/K, C. S. No. 814, Mauje Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. The old existing house is present on plot under reference having existing use as residential. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference is situated in residential zone. Total plot area under consideration is 209.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.



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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. 71:**      **Reconstruction of shop on plot bearing S. No. 69/1/B, C. S. No. 1815 at mauje Murud, Tal. Murud, Dist. Raigad by Shri. Sudhakar Pandurang Surve**



The official from Murud Municipal Council 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 plot bearing S. No. 69/1/B, C. S. No. 1815, Mauje Murud, Tal. Murud, Dist. Raigad by demolishing existing old structure. The old existing shop is present on plot under reference having existing use as commercial. The plot under reference falls in CRZ II area & situated on landward side of existing road. The plot under reference is situated in residential zone. Total plot area under consideration is 30.00 sqm.

The official from Murud Municipal Council informed that about 70 % construction has been carried out on site under reference. After deliberation, the Authority decided to direct to Municipal Council to take action as per MRTTP Act. The Authority decided to disposed of the matter.

**Item no. 72:**      **Proposed repair of farm house on plot bearing Gut No. 397 at mauje Kolgaon, Tal. Alibag, Dist. Raigad by Shri. Jitendra Chandrakant Mehta**

The Authority noted that the repair of existing farm house on plot bearing Gut No. 397, Mauje Kolgaon, Tal. Alibag, Dist. Raigad. As per the remarks of the town planning office, the plot is fronting to creek and situated within 150 m from HTL of creek. As per remarks of town planning office, existing farm house is constructed prior to 1986. The plot under reference falls in recreation zone. Total plot area under consideration is 1000.00sqm and area of the farm house is 516.25sqm.

The Authority noted that in 77<sup>th</sup> meeting took a policy decision regarding Alteration / Minor repair proposals before MCZMA, wherein the repair proposal can be decided at the planning authority level subject to certain conditions.

  
  
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The Authority decided to communicate the policy decision of 77<sup>th</sup> meeting of MCZMA to PP, wherein for repairs proposals, recommendation from MCZMA is not required. Therefore, the Authority decided to communicate the decision to planning Authority and project proponent.

**Item no. 73:** Proposed construction of residential building on plot bearing S. No. 356 (871 A1A9), H. No. 3/1, CTS No. 2994 on Borkar Galli, Dhuriwada, Tal. Malvan, Dist. Sindhudurg by Shri. Ashok Vishvnath Salaskar

The Project Proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising ground + 1 floor on plot bearing S. No.356 (87/A/A9), H. No. 3/1, CTS No. 2994 on Borkar Galli, Dhuriwada, Tal. Malvan, Dist. Sindhudurg. The plot under reference falls in CRZ-II area & is situated on landward side of existing road. The total plot area is 961.50 sqm.

The Authority also noted that following proposals from Malvan are also received from Malvan Municipal Council / PP -

Sr. No.	Subject
1.	Proposed construction of residential/commercial on plot bearing CTS No. 1624A1A/1, S. No. 762A (773A1A) H. No. (1/4A+2+3/A1) at Medha, Malvan Dist. Sindhudurg by Shri. Sunil M Parab
2.	Proposed residential construction on plot bearing CTS No. 556A, 557 at Medha, Malvan, Dist. Sindhudurg by Shri. Rajesh R. Hirlekar
3.	Proposed reconstruction of residential building on plot bearing S.no. 843 (768 m), Hissa no. 1/1, House no. 689, Malvan, Sindhudurg by Shri. Sanjay L Kharade
4.	Proposed development on plot bearing CTS No. 1863 at Dandi, Malvan, Dist. Sindhudurg by Shri. Dinanath R Redkar

The Authority noted that as per Para 8 (V) (4) of CRZ Notification, 2011, Malvan area is declared as Critical Vulnerable Coastal Areas (CVCA). For CVCA areas, the Integrated Management Plans (IMPs) has to be prepared based on the guidelines of MOEF. The guidelines from MoEF are awaited. Till such time the IMPs are approved and notified, construction of dispensaries, schools,



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public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

The Authority noted that MCZMA vide letter dated 4.7.2015 requested MoEF to delete the CRZ II area of Malvan from CVCA. However, reply from MoEF is awaited. Currently, the National Centre for Sustainable Coastal Management, Chennai is finalizing the CVCA map of the Malvan region.

The Authority further decided to defer the matter. Authority also decided to seek opinion of Law and Judiciary Department in the matter whether reconstruction / construction of existing authorized structure can be permitted by MCZMA in CRZ II areas of CVCA in the light of para 8.V.4. and 8.II. CRZ II of the CRZ Notification, 2011.

**Item No.74:**      **Proposed construction for 20 MLD SWRO Desalination plant within the gas processing facility at ONGC Uran by M/s. ONGC**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction for 20 MLD SWRO Desalination plant within the gas processing facility at ONGC Uran, Dist. Raigad. Dredging is required to be carried out to construct the intake channel and lay the outfall pipeline for a length of 1500m from the pump house and 2475 m in the respective CRZ zones. A volume to be dredged for offshore intake channel is 15864 cum and for offshore outfall pipelines is 6682cu.m.

The Authority noted that, the proposed desalination plant will be located in the existing gas processing facility at ONGC Uran which is beyond CRZ area. However, the sea water intake pump house, intake channel & reject outfall system are planned in CRZ area. The proposed activities in CRZ areas are as tabulated below-

Sr. No.	CRZ category	Description	Area / Length of pipeline under CRZ	Dimension / Diameter of Pipe	Area under CRZ (Ha.)	Volume under CRZ (m3)
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			(m)			
1	CRZ III	Pump House	83.2 m <sup>3</sup>	13 × 6.4 × 10.5	0.00832	873.6
		Intake Channel	28	28 × 2	0.0056	112
		Outfall pipeline	100	0.8	0.0240	270
2	CRZ I B	Intake Channel	134	134 × 2	0.0268	536
		Outfall Pipeline	150	0.8	0.036	405
3	CRZ IVB	Intake Channel	1366	1366 × 2	0.7932	15864
		Outfall Pipeline	2225	0.8	0.5340	6007.5

The Authority observed that, Environment Impact Assessment report has been submitted and noted that the total volume of brine reject to be discharged into the sea will be 1750m<sup>3</sup>/hour. The outfall diffuser will be of multiport type with 6 nos. × 210mm dia ports. The length of the outfall is 2396.3m to a point with 3.0m depth. The height of the riser has been taken as 1.5m above the seabed.

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:

1. ONGC should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. ONGC to incorporate measures to ensure appropriate dispersal of brine in the sewer in order to avoid the sudden shocks due to increased salinity at disposal point.
3. ONGC to implement the Environment Management Plan during construction and operation phase.
4. ONGC to implement all the safeguard measures to protect marine organisms while drawing sewer through the intake channel.
5. ONGC to ensure that dredged material should not be disposed in CRZ area.
6. ONGC to obtain the Prior High Court permission, if the proposed activities fall in mangroves or its 50 m mangroves buffer zone area.
7. ONGC should ensure for periodic monitoring of proposed reject outfall.



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8. ONGC to ensure that local fishing activities should not be hampered due to proposed intake channel and outfall pipeline.
9. All other required permissions should be obtained before the commencement of the project.

**Item No. 75:** Proposed amendment in Environmental & CRZ clearance granted for proposal of Inland Water Transport along East Coast to Mumbai by MMB

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for proposed amendment in Environmental & CRZ clearance granted for proposal of Inland Water Transport along East Coast to Mumbai by MMB. The Mumbai Port Trust vide letter dated 15.12.2015 also requested to process MbPT's Proposal for CRZ clearance. The MMB has submitted the EIA / EMP report.

The Authority noted that, the MoEF, New Delhi vide letter dated 7<sup>th</sup> May, 2013 granted the Environment and CRZ clearance for proposed Inland Water Transport along East Coast of Mumbai by M/s MSRDC. This said clearance was for Inland water transport for 1) Ferry Wharf to Nerul-Belapur 2) Ferry Wharf to Mandwa/Rewas. The Environmental and CRZ clearance granted for proposed Inland Water Transport along East Coast to Mumbai has been transferred from MSRDC to MMB vide MoEF letter dated 26.11.2015.

The Authority noted that, the MMB is proposing following modifications in project profile:

- At Ferry wharf location, only two Ro-Ro berths are proposed against earlier approved 8 catamaran berths and 4 Ro-Ro berths. The proposed development will be contiguous to existing MbPT facilities. According to earlier approved plan, 100% terminal area was proposed to be constructed on water, however, as per revised plan 100% terminal area will be constructed on land.
- At Mandwa location, only two Ro-Ro berths are proposed against earlier approved 4 Catamaran Berths and 2 Ro-Ro berths. In earlier plan offshore breakwater of 580 m length was approved. In revised plan breakwater length will be reduced to 360 m, thereby reducing impact on hydrodynamics. Accordingly to earlier approved plan, 90% terminal area was proposed to be constructed on water, however, as per revised plan 100% terminal area will

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be constructed on reclaimed land. Total reclamation are will be 1.6 Ha, contiguous to existing Madwa Jetty.


- No change in project profile in proposed at Nerul.


The Authority further noted the details of proposal in earlier approved plan and proposed revised plan are as follows-

	Ferry Wharf		Mandwa	
Description	Earlier approved Plan	Revised plan	Earlier approved plan	Revised plan
Plot Area (Sqm)	30964	18710	22016	16000
Min BUA (Sqm)	2660	2500	835	1130
Ro-Ro Berths	4	2	2	2
Terminal Area on Water front	100%	-	90%	-
Terminal Area on land	-	-	10%	100%
Breakwater (Length)		-	580 m	360 m
Reclamation (100% on Stilt)	-	-		16000
Dredging			Capital- 3.75 Mm3 Maintenance- 0.75 mm3	Capital- 3.50 Mm3 Maintenance- 0.70 Mm3

The Authority noted that, proposed Ro-Ro development at Ferry Wharf would consist of following:

- Integral Linkspaln Pontoon- 38 m long x 6.5 m wide + 22 m x 20 m to allow vehicles to board/ exit vessels across intertidal range. The linkspan would be fabricated by a shipbuilder in a dry dock and towed to the location and installed as per drawings.
- 30 m x 30 m platform consisting of RC slab supported over bored case in situ piles
- The piles would be built using a steel gantry. Steel Liners would be ereceted as per drawings, boring and chiselling carried out from gantry top to reach hard rock level. Rebar cage would be installed and pile concreted using tremie method.

  
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- RC slab would be built using precast slab units supported over piles. Steel mesh would be then placed on precast slab units and tied by casting 250 mm thick in situ concrete.
- Onshore development would just consist of a paved surface 50 m long x 60 m wide at the existing land adjacent to Quay wall at Princess Dock.
- Fenders & Bollards to allow safe berthing to vessels would be installed on existing Quay wall using resin grouted anchors.

The Authority noted that, proposed Ro-Ro development at Mandwa would consist of following:

- Integral Link Span Pontoon - 38 m x 6.5 m wide + m 22 m x 20 m to allow vehicles to board/ exit vessels across intertidal range. The link span would be fabricated by a shipbuilder in a dry dock and towed to the location and installed as per drawings
- 30 m x 30 m platform consisting of RC slab supported over bored cast in situ piles
- 225 m x 10 m approach jetty supported on piles, 7 Nos. of Berthing dolphins 7 m x 7 m each on 4 Nos. of Piles. Dolphins spaced at 20 mc/c.
- The piles would be built using a steel gantry. Steel Liners would be erected as per drawings, boring and chiselling carried out from gantry top to reach hard rock level. Rebar caste would be installed and pile concreted using tremie method
- RC slab would be built using precast slab units supported over piles. Steel mesh would be then placed on precast slab units and tied by casting 250 mm thick in situ concrete.
- Onshore are of 160 m x 100 m will be raised by filling and compacting. Top of this area will be paved for parking and movement of vehicles using terminals
- onshore terminal facilities will be consisting of 40 m x 25 m terminal building, 6.5 m x 8.5 m pump room, 10 m x 10 m substation, 8.5 m x 4.0 m x 2.5 m deep RCC over ground water tank, 3 m x 3 m security cabin and 10 m x 15 m enclosure of STP tank of 45 KLD capacity.

The Authority observed that, at Mandwa, activities like terminal building, Marshalling yard are proposed by reclaiming land, as per revised plan. At Ferry wharf, terminal building is proposed on land area.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

  
  
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1. MMB should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MMB to ensure the compliance of all condition stipulated in the Environmental & CRZ Clearance granted by MoEF on 7.5.2013.
3. MMB to ensure that all protective and conservative measures are taken up for protection of Mandwa Beach. Mudflats and sand dunes should not be reclaimed. MMB to strictly ensure that there should not be loss of Mandwa Beach (i.e. CRZ I area) due proposed activities.
4. MMB to ensure that local fishing activities should not be hampered due to the proposed activities.
5. All other required permissions should be obtained before the commencement of the project.

**Item No. 76:**      **Proposed setting up of floating Storage and regasification Unit (FSRU) in Mumbai Harbour by MbPT**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for setting up of Floating Storage Unit in Mumbai Harbour, Mumbai Port. The MbPT has submitted the EIA/ EMP report prepared by M/s L & T infra Engineering Ltd. The proposed development includes the following:

- Six (06) Mooring Dolphins: typical size 15 m x 15 m = 1350 Sqm
- Eight (08) Breasting Dolphins: typical size 15 m x 15 m = 1800 Sqm
- Link Walkways
- Central Service Platforms: 30 m x 60 m= 1800 Sqm.
- Metering Station/ Jetty (at landfall point): 50 mx 30 m= 1500 Sqm
- LNG unloading facilities
- Port Craft jetty
- Fire Stations
- Capital Dredging for berth and Channel
- Subsea pipeline connecting FSRU terminal to landfall point for transfer of Natural Gas

The Authority noted that, proposed offshore LNG FSRU is planned to handle 5.0 MMTPA of LNG. Considering the send out rate of re-gassified gas, storage facility and handling facility, it is assumed that there will be availability of one (01) vessels at berth.

The Authority noted that, MbPT has submitted the CRZ map in the scale of 1:4000 dated Dec, 2015 and report. The said CRZ map has indicated the

  
  
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proposed FSRU jetty, proposed subsea pipeline. As per the said CRZ map, the said activities are located in in water areas of Mumbai Harbour within Mumbai Port Water Limits. The area falls in CRZ IV (water area from LTL to 12 Nautical miles on seaward side). Proposed land fall point of subsea pipeline falls in CRZ IB and CRZ II area.


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:


1. MbPT should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MbPT to ensure that Environment management plan should be implemented during construction and implementation phase.
3. MbPT to ensure that all the safety precautions should be undertaken for handling and storage of LNG and re-gassified gas. All the required permissions from safety point of view should be obtained by the MbPT.
4. MbPT to strictly ensure periodic monitoring of subsea pipeline with proper disaster management plan in place.
5. MbPT to ensure that local fishing activities should not be hampered due to project.
6. MbPT to ensure that dredged material should not be disposed in CRZ area.
7. All other required permissions should be obtained before the commencement of the project.

**Item No. 77:** Proposed processing of MSW by Modernization of refuse transfer station using Stationary Compaction units, Closed Containers, Hoppers, Hook Lift Vehicles and necessary structures at Gorai near Gorai closure project site in Mumbai by MCGM.

The Project Proponent has absent for the meeting. The Authority decided to defer the matter.

**Item No. 78:** Proposal for deletion of Bandra Kurla Rail link under section 37 (1) of MR & TP Act, 1966 from Planning proposals of Bandra Kurla Complex (BKC) by MMRDA.

  
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The Project Proponent has absent for the meeting. The Authority decided to defer the matter.

**Item No. 79:      Proposed setting up of Terminal Building cum Recreation  
Centre for Ro-Ro Pax Operation at Ferry Wharf Mumbai  
by MbPT**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for setting up of Terminal Building cum Recreation Centre for Ro-Ro Pax Operation at Ferry Wharf Mumbai by Mumbai Port Trust (MbPT). The MbPT has planned Terminal Building cum Recreation Centre consisting of Stilt + 4 stories. on MbPT's existing land adjoining to Ro-Ro facility at Ferry Wharf that will house not only basic terminal facility but modern state of art facilities for passenger besides Recreation Centre for passenger as well as tourist. The facilities plan in this building includes parking at Stilt (level 1), Entrance Foyer, Ticketing area, Administrative area, Open waiting area, Utilities and Utility Core and other recreational facilities at level, 3, 4 & 5 with garden restaurants on terrace. As per submitted information, the site under reference falls in CRZ-II. Out of the said terminal area, an area of about 500 sqm will be utilized for the proposed construction of Terminal Building cum Recreation Centre having built up area of 20,700 sqm.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. MMB should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MMB to obtain prior High Court permission, if the project is proposed in mangroves or its 50 m mangroves buffer zone area.
3. MMB to ensure that restaurant facilities are not allowed in CRZ I area.
4. MMB to ensure sound management of solid waste and waste water. Discharge of untreated waste water in coastal water body is not allowed.
5. All other required permissions should be obtained before the commencement of the project.



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**Item No. 80:**      **Proposed Biodiversity Park at Saket Mauje Majiwada,  
Dist. Thane by Social Forestry Department, Thane  
District Collector**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for proposed Biodiversity Park at Saket Mauje Majiwada, Dist. Thane under development of Swa. Uttamrao Patil Biodiversity Park. Proposed Biodiversity Park involves the components such as Entrance Gate, Security Cabin, Fencing, Library, Nature Information Centre, Children Park, Butterfly Garden, Rose Garden, Aroma Garden, Triphala Van, Bean Van, Shiv Panchayan Van, Navagraha Van, Panchavati Van, Parking, Mangrove and Fruit Tree Plantation, Medicinal Plant Garden, Reckery - Cactus Garden, Watch Tower, Culvert, Water Supply, Nature Trail, Meditation Centre, Nursery, Walkway in Mangroves, Electricity Supply, Nakshtra Van. The Authority noted that, as per CZMP of Thane area the plot under reference partly falls in CRZ-I & partly in CRZ-II area.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure ecofriendly construction of promenade and other activities in CRZ I area. Further, parking is not allowed in CRZ I area.
3. PP to ensure that there should not be destruction of mangroves vegetation.
4. PP may explore Biodiversity Park for undertaking awareness programme/ workshops for importance of mangroves and its conservation and protection.
5. All other required permissions should be obtained before the commencement of the project.

**Item No. 81:**      **Proposed construction of pedestrian walkway (Skywalk)  
from Thane Railway Station to Vitava (Kalwa) by MMRDA**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of pedestrian walkway (Skywalk) from Thane Railway Station to

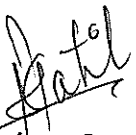

Virava (Kalwa). The distance of the proposed pedestrian walkway is approx. 3.3 km. The proposed project involves 0.30308 Ha area; which consists of 0.16 Ha Mangrove area while remaining is private area and creek. Construction of total 19 piers is planned for the project. This project is a critical infrastructure project which is beneficial to local population. The site under reference falls in CRZ-I area and crossing Thane Creek. Rapid EIA, EMP Mangrove plantation plan is submitted.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to concerned Authority subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that piers in creek should not disturb the tidal flow of creek water.
3. PP to implement the Environment Management Plan while implementation and operation phase of the project.
4. PP to ensure minimum mangrove vegetation is affected due to proposed pedestrian walkway.
5. PP to ensure that construction debris should not be disposed of in CRZ area.
6. PP to obtain the prior High Court permission, since the project affects mangroves vegetation.
7. All other required permissions should be obtained before the commencement of the project.

**Item No. 82:** Providing and laying 300mm, 350mm & 400 mm dia RC NP3 class pipe sewer along kadeshwari road, Panglewadi Road, Bandra (West) in H/ West Ward, Mumbai by MCGM

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for laying of 300mm, 350mm & 400mm dia. RC NP3 class pipe sewer along Kadeshwari Road, Pinglewadi Road, Bandra (W) in H/West Ward. The proposed sewer line will be connected to the proposed sewage pumping station and then connected to screen chamber of Bandra Waste Water Treatment Plant. The length of proposed sewer line is 525 m. The land under reference falls in CRZ-II area.

  
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After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP should restore the sites after laying of the sewer lines. Debris should not be disposed of in CRZ area.
3. PP to ensure period monitoring of the sewer lines.
4. All other required permissions should be obtained before the commencement of the project.

**Item No. 83:**      **Proposed construction of additional three rooms in Govt. Rest House "Jetwan Bangalow" at CTS No. 1/331 of Malbar Hill, Mumbai by PWD, Mumbai**

The project proponent was absent for the meeting. The Authority noted that, the proposal is for construction of additional three guest bed rooms on first floor in "Jetwan Bunglow" at Malbar Hill on plot bearing CTS No. 1/331, Mumbai. There is an existing ground floor structure on plot under reference. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the DP of Mumbai, the plot under reference is situated in residential zone. As per plans submitted by PP, Total plot area is 359.90 sqm.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concerned planning authority should ensure that proposed construction is as per the DCR existing as on 19.2.1991 before issuing commencement certificate to the project.
3. PP to ensure sound management of solid waste and waste water.
4. All other required permissions should be obtained before the commencement of the project.

  
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**Item No. 84:** Improvement of water supply at Ganesh Murti Nagar, Ambedkar Nagar, Captain Prakash Pethe Marg & Sadhu Vasvani Marg, Cuffe Parade, 'A' Ward, Mumbai by MCGM

The Authority noted that, the proposal is for improvement of water supply at Ganesh Murti Nagar, Ambedkar Nagar, Captain Prakash Pethe Marg & Sadhu Vasvani Marg, Cuffe Parade, "A" ward, Mumbai. The proposed water supply pipeline will be laid 300mm dia. & 250mm dia, replacing the existing water pipe line with 300mm & 250mm dia Ductile Iron water mains at a depth of 1.2 - 1.5 mtr having total length of 1080 mtr on the existing roads. As per remarks of MCGM vide letter dated 05.02.2016, the site under reference falls in CRZ-II area.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to concerned Authority subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP should restore the sites after laying of the water supply pipelines. Debris should not be disposed of in CRZ area.
3. PP to ensure period monitoring of the water supply pipelines.
4. All other required permissions should be obtained before the commencement of the project.

**Item No. 85:** Proposed construction of Ferry Jetty at Marve, Mumbai Suburban by MMB

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of infrastructure at Marve to facilitate Ro-Ro PAX Services. The project consists of Jetty and Road. Total length of jetty is 120.0 mt and total area of jetty admeasuring approx 1200.00 sqm. Total Road length is 30.00mt. The project is proposed in CRZ I (A) and CRZ IV area.

  
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After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:



1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MMB should ensure that minimum mangrove vegetation is affected due to proposed jetty. Further, tidal flow of creek water should not be disturbed.
3. MMB to ensure that no road construction is allowed in CRZ I i.e. mangroves area.
4. MMB to ensure that construction debris should not be disposed in CRZ area.
5. MMB to obtain prior High Court permission, since the project involves destruction of mangroves.
6. All other required permissions should be obtained before the commencement of the project.

**Item No. 86:      Proposed food stalls at Shriwardhan beach, Dist. Raigad  
by Shriwardhan Municipal Council**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, Proposal is for installation of food stalls (20nos) at Shriwardhan Beach, Tal. Sriwardhan, Dist. Raigad. The proposed structure will be constructed in structural steel work in rolled sections like joists, channels etc. with galvanized iron sheet as a roofing material. Total proposed BUA of the project is 115.20 sqm. Built up area for 1 stall is 2.4m × 2.4 m. As per remarks of Municipal Council, the plot under reference falls in CRZ II area.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP, as agreed to relocate the proposed food stalls in CRZ II area.
3. PP to ensure sound management of solid waste / garbage generated from food stall. Dustbins at appropriate interval should be placed.

   
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4. PP to ensure that the area under reference should be declared as 'No plastic Zone'.
5. All other required permissions should be obtained before the commencement of the project.

**Item No. 87:** Proposed construction of Toilet Block in District Civil Hospital Premises, CTS No. 992A/1 of mouje Alibag, Dist. Raigad by PWD


The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of Toilet Block comprises of ground floor in District Civil Hospital Premises, CTS No. 992A/1 of mouje Alibag, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Alibag, the plot under reference is reserved for Government and Semi government purpose. Total builtup area -  $5.71m \times 4.31m = 24.61smt$ . Permissible FSI is 1.00.


After deliberation, the Authority observed the following:

1. Local Body to ensure that the sewage from the toilet blocks should be treated in Sewage Treatment Plant (STP) and no untreated sewage should be discharge in Coastal water body.
2. Common community toilets in CRZ II areas can be given permission by Local bodies. However, toilet blocks in CRZ I area should be constructed with prior CRZ recommendation from MCZMA only.
3. Toilet Blocks in the household can be allowed by local body provided they are connected to the sewer line of local body after septic tanks. Local Body has to ensure the same while giving permission to such individual toilets in future at their level.

**Item No. 88:** Proposed construction of Hostel & Gymnasium building on plot bearing C. S. No. 47/6 of Lower Parel Division, Keshvrao Khadue Marg at Haji Ali, G/S ward, Mumbai for T.N.M College (Nair Hospital) by MCGM

The project proponent was absent for the meeting. The Authority noted that, the proposal for proposed Hostel and Gymnasium building comprising of Gr. + 9th floors on plot bearing C.S. No. 47/6 of Lower Parel Division, Keshavrao Khade Marg at Haji Ali in G/S Ward, Mumbai for Nair Hospital. As per approved

  
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CZMP of Mumbai, the plot under reference falls in CRZ II area and landward side of existing Lala Lajpatrai Marg. The plot falls in Residential zone as per old DP as well as revised sanctioned DP. The plot under reference is designated for the purpose of TNM College and Gymkhana as per DP remarks under 1967 DP and designated for Play Ground and TNM College Hostel & Gymnasium as per 1991 DP.

The Authority noted that, FSI details as per approved by MCGM:

- Plot area: 7553.50 sqm
- 15 % RG: 1133.02 sqm
- Net Plot Area: 6420.48 sqm
- FSI permissible :1.33
- Permissible Floor Area : 8539.24 sqm
- Existing Floor Area: 3618.72 sqm
- Proposed BUA: 3968.20 sqm.
- Total BUA Proposed: 7586.92 sqm

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concerned planning authority should ensure that proposed buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio as existing as on 19.2.1991.
3. Concerned planning authority should ensure that proposed buildings should be as per Development Plan & Development Control Regulations of 1967.
4. Local body to ensure that the Floor Space Index upto 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible.
5. All other required permissions should be obtained before the commencement of the project.

  
  
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**Item No. 89:** Proposed facilities for Metro Line III project- 1) Underground station and allied activities at BKC and Dharavi, 2) Approach road to Mandale casting yard and 3) MMRCL office building at BKC, Bandra, Mumbai by Mumbai Metro Rail Corporation Ltd (MMRCL)

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, MMRCL is implementing the Metro Line 3 (underground project) from Colaba to SEEPZ. The Metro III is 33.5 Km underground line with 27 stations. As presented by the MMRCL officials, details of the project activities of Metro Line III falling in CRZ area is as follows:

	BKC station and allied activities	Dharavi Station and allied activities	Approach road to Mandale Casting Yard	MMRCL office at BKC
Survey Nos.	CTS 629(pt), 629/1269, Bandra, 629/1276 BKC	501,330,346,345,343	80,60/1A(pt)	629(pt), E Block BKC
DP remarks	Residential / DP road.	Residential and existing road	DP road, RG, Green Belt	Commercial
Area required for project (Sqm)	24374	15656	4425	3883
Status as per approved CZMP				
CRZ I	14434 sqm	841 sqm	1186 sqm	Nil
CRZ II	5612 sqm	11403 sqm	3239 Sqm	3883 (Landward side of existing road)
Non CRZ	4328 Sqm	3412 Sqm	Nil	Nil

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As presented by MMRCL officials, the Authority noted that as per current ground position, there are around 9008 sqm mangroves at BKC, 3451 Sqm mangroves at Dharavi and 4425 Sqm at Turbhe Mandale location.



The Authority noted that it is proposed to remove the mangroves on the surface and carry out underground station construction and then plant the mangroves again with the help of CCF, Mangroves Cell. Compensatory mangroves plantation is proposed by the MMRCL, as per rule in lieu of mangroves destroyed during station construction. Compensatory mangrove plantation is proposed in consultation with Conservator of Forest, Mangroves Cell. Permission under Forest Act, 1980 has been sought for this project.

The Authority noted that the proposed activities under consideration are not listed in the CRZ Notification, 2011. Also substantial construction falls in CRZ I area. Therefore, after detailed deliberation and discussion, the Authority decided to recommend the proposal from CRZ point of view to MoEF for further appropriate decision, New Delhi subject to compliance of following conditions:

1. MMRCL should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MMRCL should restore the mangroves site after completion of the proposed activities.
3. MMRCL should carry out compensatory mangrove replantation and submit the plan in consultation with the Mangroves cell.
4. MMRCL should obtain prior permission from Mumbai High Court for cutting of mangrove.
5. MMRCL should obtain the permission from Forest Department, if applicable.
6. All other required permissions should be obtained before the commencement of the project.

**Item No. 90:** Proposed construction of new bridge across Varsave Creek, Vasai along NH-8 by M/s National Highways Authority of India

The project proponent was absent for the meeting. The Authority noted the proposal details which are as follows:

  
  
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- National Highways Authority of India has proposed to construct new 4 lane bridge across Versova creek on river ulhas along NH-8 near Thane-Ghodbunder Road.
- Proposed improvement of the project alignment starts at Km 496 + 100 in surat side on NH-8 and ends at Km 498+350 in Mumbai side totalling to a length of 2.25 km.
- Total length includes proposed bridge of 917.87 m (approx) and both approaches of 1.33 km.
- National Center for Sustainable Coastal Management, Chennai has prepared CRZ map in the 1:4000 scale and report, as per which, proposed new bridge is passing through CRZ-IA, CRZ-IB, CRZ-III and CRZ-IVB. Mangroves which are CRZ-IA are present at the bank of the creek and adjacent areas.
- As per information submitted by PP, break-up CRZ areas with Classification are as follows:

CRZ Area	CRZ Classification	Area (ha)
CRZ IA	Mangroves	0.2556
	Mangrove Buffer Zone	0.6775
	Mudflats	0.0377
CRZ III	CRZ landward of HTL	0.1755
CRZ IV	Tidal Zone (water body and the bed)	0.7062
Total CRZ Area (ha.)		1.8525

The Authority noted that the PP has submitted the EIA report prepared by M/s. Intercontinental Consultants and Technocrats Pvt. Ltd. The brief EIA report is as follows:

- The CRZ area directly impacted due to the construction of piers and abutments of the proposed new bridge and construction of the interchange is 0.6038 ha.
- Total 0.6038 ha area will be directly impacted due to construction out of which 0.0523 ha is Mangrove area. The mangroves species present at the site are *Avicennia marina*, *Bruguiera cylindrica* and *Acanthus ilicifolius*. Adequate measures shall be taken to minimize impact in CRZ area.
- Adequate measures shall be taken to reduce turbidity of water body during construction. Implementing sediment and erosion controls during

  
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construction will minimize adverse impact of water bodies. Construction activity will be avoided near water bodies during rainy season.

- Proper care will be taken to avoid discharge of chemicals/oil into or near the water body or mangroves. Oil receptors shall be provided near oil filling/storage site. Contingency plan for controlling and managing an oil spill is given in the chapter 7, Disaster Management Plan.
- Water will not be taken from the Creek for construction purpose. Ground water shall not be extracted for construction purpose within the CRZ limits.
- Five times the number of mangroves cut during the construction process shall be replanted under mangrove compensatory plantation as per the extant norms. The budget for the same shall be provided separately as per the demand received from Forest Department.
- Mangrove conservation program shall be carried in consultation with the Forest department in project area. Fund of Rs.2.5 lakh has been earmarked for mangrove conservation program.
- No construction camps shall be located in CRZ areas. Construction camps shall be located beyond 2500 m from the mangroves.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that tidal flow of the coastal water bodies should not be hampered due to proposed expansion of NH 8.
3. No reclamation of coastal water bodies is allowed.
4. PP to ensure that proper disaster management plans is in place for the proposed activities.
5. PP should restore the site after completion of the proposed activities.
6. PP should carry out compensatory mangrove replantation and submit the plan.
7. PP should obtain prior permission from Mumbai High Court for cutting of mangrove.
8. PP to implement the Environment Management Plan & recommendations of EIA during implementation and operation phase of the project.
9. PP should obtain the permission from Forest Department, if applicable.
10. All other required permissions should be obtained before the commencement of the project.



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**Item No. 91:**      **Proposed Multi-Model Corridor from Navghar to Chirner  
near JNPT by MMRDA**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, MMRDA has taken up the Development work of proposed Multi Modal Corridor (MMC) Project from Navghar to Chirner (near JNPT). Multi Modal Corridor is a single corridor in which multiple modes, such as buses, BRT, metrorail and cars, along with utilities such as water, sewage and gas lines are present in the same Right of Way. The Right of way (ROW) of proposed Multi Modal Corridor is 99 meters and length of the corridor is approx. 80km. The MMC is proposed with a Right of Way 99m to accommodate access controlled highway lanes, service lanes, parking lane, pedestrian foot path and metro facility at the center (30m). The cross section of the MMC is as follows:

- Metro Rail Corridor: 30m wide in center,
- Access Control Highway for BRT and other traffic: 4+4 lane (each 16.5m wide)
- Pedestrian footpath with Storm water drains: 2.5m each side.
- Service Road (2lane): 7m each side.
- Parking / non-motorized /utility 8.5m each side.

The Authority noted that, the project alignment is traversing through Thane & Raigad Dist. The Total length of the project is approx. 80km and entire length of the project alignment is divided into 6 sections detailed below:

- The Section 1-2 of the MMC alignment (approx.13km) starts from the junction of the NH8 (Navghar) and the Diva Vasai Rail line and runs parallel to Diva Vasai Rail Line/ kaman village and ends near Kharbav Railway station/ Dunge Village.
- The Section 2-3 of the MMC alignment (approx. 5km) starts near Kharbhav Railway Station/ Dunge Village and ends near Kalher Reti Bunder passing through Dive Village Gavthan.
- The Section 3-4 of the MMC alignment(approx. 16 Km) starts near Kalher Reti Bunder and ends at Shidhohn Village near Hedutane Gaon passing through Alimghar Village, Ulhas River, West of Sandap Gaon and Kolegaon.
- The Section 4-5 of the MMC alignment (approx 25km) starts at Shidhon village near Hedutane Gaon and ends near Klkhe Village passing through Utsane Village, Mahulangi Village and Wangani Village.
- The Section 5-6 of the MMC alignment (approx 20km) runs from Kolkhe village (near Panvel/ Mumbai Pune Express Highway) and ends at Chirner

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near JNPT running parallel to NH 4B passing through Nandgaon and Chirle Gaon.


The Authority noted, as per the result & conclusion report of IRS, Chennai for the proposed site;


- Only creeks are existing near the projects site. Therefore setback lines (100m/width of creek) from HTL for creek are generated and superimposed on to map.
- In addition, 50m setback lines for mangroves with an aerial extent more than 1000sq.m. were superimposed on to the map to prepare local level CRZ map at 1:4000.
- For reference purpose, HTL as per existing CZMP of the alignment area (prepared by SAC, Ahmedabad as per 1991 notifications in 1:25,000 scale and enlarged by IRS to 1:4,000 scale) is also superimposed in the maps in Annexure III. The change in HTL between existing CZMP as per 1991 notifications and present condition as per 2011 notifications may be due to natural process of erosion/ accretion and anthropogenic activities.

CRZ class	Extent of project area falls inside the CRZ (as per 2011 CRZ Notification) in sq.m	Extent of project area falls inside the CRZ (as per 1991 CRZ Notification) in sq.m
CRZ-I A (mangroves & 50m buffer)	692734	-
CRZ I A (Reserve Forest)	12597	-
CRZ IB	480133	-
CRZ II	-	-
CRZ III	723934	549868
CRZ IVB	25187	665326
Total	2047285	1215194

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).

  
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2. PP to ensure that tidal flow of the coastal water bodies should not be hampered wherever the multi modal corridor activities are crossing the coastal water bodies.
3. No reclamation of coastal water bodies is allowed.
4. PP to ensure that fishing activities of local fisherman should not be hampered due to proposed activities.
5. PP to ensure periodic monitoring of utilises such as sewer lines, gas lines, water lines proposed in the project.
6. PP to ensure that proper disaster management plans is in place for the proposed activities.
7. PP should restore the site after completion of the proposed activities.
8. PP should carry out compensatory mangrove replantation and submit the plan.
9. PP to implement the Environment Management Plan during implementation and operation phase of the project.
10. PP to constitute a separat Environment Managment Cell comprising experts from multi disciplinary fields such as oceanography, marines environment, coastal engineering, waste management experts etc.
11. PP should obtain prior permission from Mumbai High Court for cutting of mangrove.
12. PP should obtain the permission from Forest Department.
13. All other required permissions should be obtained before the commencement of the project.

**Item No. 92:** Proposed construction of new underground outfall of 1600 mm dia R. C. N. P-3 class pipe parallel to the existing Salgaonkar marg outfall from Captain Prakash Pethe Marg to sea coast behind municipal open plot from C.T.S. No. 109 in A-ward, Mumbai by MCGM

The Project Proponent has absent for the meeting. The Authority decided to defer the matter.

**Item No. 93:** Proposed railing and entrance gate at Smruti Sthal of Late Balasaheb Thackeray at Shivaji Park Ground, G/North Ward, Dadar (W), Mumbai by MCGM

The Authority noted that the proposal is for railing and entrance gate at 'Smurti Sthal' of Late Shri. Balasaheb Thackeray at Shivaji Park Ground, G/N



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ward, Dadar (W), Mumbai. Existing barricading along the periphery of "Smurti Sthal" will be removed and Cast Iron Railing along with one entrance gate will be provided as per the suggestion of Hon'ble Mayor & Standing Committee Chairman.

The Authority noted that as per the DP remarks of MCGM, the land is situated in Residential Zone. The DP sheet submitted shows that the site under reference is in CRZ II area. However, as per para 8.V.1. (e) of CRZ Notification, 2011, the land is situated in CRZ III area.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

**Item No. 94: Proposed construction of retaining wall for Mahul Creek/Bhakti Park Nalla near Aanik Depot by MCGM**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of retaining wall for Mahul Creek/ Bhakti Park Nalla near Aanik Depot on west side of nalla from cross nalla coming from Pratikshanagar to Ajmera Culvert. This project will safeguard the creek from illegal activities like dumping of garbage, debris, waste oil, etc. Mahul Creek/ Bhakti Park nalla is located between Eastern Express Highway and BPT road. There is an old wall constructed on the other end of Mahul Creek (on RCF side). The length of the proposed retaining wall is 895m, height is 1.5m from ground level and width is 0.40m. The distance between proposed wall and RCF side wall is 49m. The PP presented that out of 895m length of retaining wall, around 220m area is in Mangroves Buffer Zone. Mangroves cutting are not required for the project. As per the approved CZMP of Mumbai, the site under reference is situated in CRZ I & CRZ II area.

The Authority noted that the proposal is not in consonance with the provisions of CRZ Notification, 2011. After detailed deliberation and discussion the Authority decided to reject the proposal.



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**Item No. 95:** Proposal for 5 plots - station sites of Vidhan Bhavan (Govt. Barracks), Cuffe Parade (prakash pethe marg), site behind WTC, Land/site at Manora and Tata plot/Court Land plot at Bandra, Mumbai by MMRCL

The project proponent was present for the meeting and presented the matter before the Authority. The MMRCL officials presented that the MMRCL had earlier applied for CRZ clearance for 14 sites to MCZMA under CRZ Notification, 2011. MCZMA granted CRZ recommendation to 7 sites under CRZ Notification, 2011 which were falling in CRZ II area on landward side of authorized structure / authorized road. Two sites (Desai Maidan and Naya Nagar) were found to be outside CRZ area. Remaining 5 sites which were classified as CRZ III area by virtue of clause 8(v)(e) of CRZ Notification, 2011 were referred to MoEF by MCZMA vide letter dated 24.11.2015 MoEF for consideration.

The Authority noted that MoEF, New Delhi vide letter dated 22.3.2016 informed that, use of 5 plots in CRZ III area cannot be considered as the proposal is not in consonance with the provisions of CRZ Notification, 2011

Further, the MMRCL vide letter dated 18.5.2016 submitted a representation to MCZMA to review the matter, in the light of para 8.V. (f) of CRZ Notification, 2011, considering the metro rail project activities as civic amenities. The Authority noted that MoEF, New Delhi vide letter dated 10<sup>th</sup> August, 2016 forwarded the representation from MMRCL regarding permission to use plots in CRZ III area for Metro allied activities for further necessary action, as appropriate.

The MMRCL officials presented that as per the DCR 1991 of the MCGM, the definition of "Amenity" means roads, streets, open spaces, parks, recreational grounds, play grounds, Garden, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences. Roads are used for transportation purposes including MRTS, Metro Rail Project has the same objective as that of mass rapid transport system by road, which can also be considered as Civic amenity. It was also presented that in the 10<sup>th</sup> report of planning commission, in chapter 6.2, under the title "Civic Amenities in Urban Areas" activities of rail base public transport such as Metro system are covered apart from basic amenities of civic life.





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The Authority noted that out of 5 sites, a site at BKC, Bandra, Plot bearing CTS No. 629(pt), 629/1269, 629/1276 having total plot area 10,245 Sqm was considered as partly in CRZ II and partly in CRZ III area by the MCZMA in its 104<sup>th</sup> meeting held on 1<sup>st</sup> Sep, 2015. MCZMA recommended the proposal of metro rail facilities in CRZ II portion of plot at planning Authority level. However, Authority recommended the CRZ III portion of plot to MoEF, New Delhi. The MMRCL officials presented that it is observed from re-examination of the location of site and its superimposition on approved CZMP that the plot area 2513 Sqm out of total plot area is situated outside CRZ area. MMRCL officials requested MCZMA to allow the metro rail facilities on the said plot area falling in Non CRZ area. Authority observed that MMRDA as a planning Authority for the area to submit the the proposed activities layout on plot area 2513 sqm superimposed on approved CZMP in 1:4000 scale.

Further, the MMRCL officials presented that a site at Cuffer Parade, Plot No. 87A, 87, 88, 89, 90 and 103 is reserved as DP road and Children park. Earlier, MMRCL has proposed the activities on Childrens park reservation i.e. in CRZ III area. However, now, MMRCL has revised the proposal, as per which, Underground Station and allied activities are proposed in DP road reservation entirely i.e. in CRZ II portion of plot and no activities are proposed in Children park reservation. It was requested to allow the said activities of Metro project in CRZ II area.

MMRCL further presented details of proposed activities on 3 plots falling in CRZ III area and requested MCZMA to allow the said activities considering the metro rail facilities as civic amenities. Details are as follows:

Sr. No.	Site	Proposed activities	CRZ category
1	At Vidhan Bhavan, plot no. 176, 177/a, 178, 178/a, Fort Division	Construction of underground Metro Station and allied activities  Permanent activities above the ground-Entry/Exist, Ventilation shaft, Ancillary structures	Land is falling in CRZ II area as per the approved CZMP. However, due to RG reservation in DP, the land is CRZ III area as per Para 8(v)(e) of CRZ Notification, 2011.  Land is reserved as RG/PG as per DP of 1990 of


  
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		Temporary activities above the ground- space required for construction of Metro station and allied activities	MMRDA. Presently, the site is being used as temporary office spaces by State Govt offices, allied offices and political parties.
2	Site behind WTC, Colaba, plot bearing CTS No. 1/639 and 1A/639, BBRS, Block 5, Plot No. 97/B, Colaba Division	Temporary activities such as Storage Depot (storage of tunnel segment, construction machinery, equipment etc.) and Establishment of site office (prefabricated)	Land is falling in CRZ II area as per the approved CZMP.  However, the land is reserved as PG/stadium-MCGM and PG/Gymkhana-MMRDA as per DP of MMRDA (1190). Hence, the site is CRZ III area as per the para 8(v)(e) of the CRZ Notification, 2011.
3	Site behind Manora Hostel, plot no. 150A, BBRS Scheme, Block 3, Fort	Temporary activities such as Storage Depot (storage of tunnel segment, construction machinery, equipment etc) and Establishment of site office (Prefabricated)	Land falls in CRZ II area as per approved CZMP. However, DP of MMRDA indicates the land as No Development Zone.  Hence, the site is CRZ III area as per para 8(v)(e) of the CRZ Notification, 2011.

After detailed discussion and deliberation, the Authority decided the following:

1. The proposal of Metro rail project activities is recommended from CRZ point of view to concern planning Authority subject to compliance of following conditions:
  - MMRDA as a planning Authority for the area to submit the proposed activities layout on plot area 2513 sqm superimposed on approved CZMP in 1:4000 scale by the MMRDA as a planning Authority for the area.

  
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2. Proposal of underground Station and allied activities proposed in DP road reservation entirely i.e. in CRZ II area at Cuffe parade site is recommended from CRZ point of view subject to condition that no activities/construction should be proposed in Children park reservation i.e. CRZ III area. MMRCL to ensure that project site should be restored after completion of work and Environment Management Plan should be implemented during construction and implementation phase.
3. There are temporary activities such as Storage Depot (storage of tunnel segment, construction machinery, equipment etc.) and Establishment of prefabricated site office proposed at 2 sites situated behind WTC, Colaba and behind Manora Hostel falling in CRZ III area. MMRCL officials informed that there is no permanent activity on site under reference and no solid construction would be carried out at sites. Considering this, the Authority decided to recommend the proposal of temporary activities on above mentioned 2 sites from CRZ point of view to concerned planning Authority. MMRCL to ensure that there would be no solid construction on site under reference and only storage activities will be allowed for temporary basis.
4. The proposal of Construction of underground Metro Station and allied activities proposed as civic amenities at Vidhan Bhavan site falling in CRZ III area is recommended to MoEF, New Delhi for further necessary action.

**Item No. 96:      Proposed construction of Minor Fishing Harbour at Navgaon - Thal, Tal. Alibag, Dist. Raigad by M/s Rashtriya Chemicals & Fertilizers Limited.**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of minor fishing harbour at Navgaon-Thal, Tal- Alibag, Dist- Raigad. The RCF unit at Navgaon- Thal Fishery centres has a buried marine outfall pipeline of 60 cm dia. for the disposal of treated effluent from the RCF plant into the deep seawaters. The concrete cover of the marine outfall has already been damaged by the mechanized boat keels hitting the top curvature of marine outfall pipeline and the steel pipe remains exposed. The RCF has sought the advice of Central water and Power Research Station (CWPRS).

  
  
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The CWPRS has suggested construction of separate entrance channel for the entry of fishing boats at a location to the immediate south of the existing Thal creek. This will avoid hitting of fishing boats to the marine outfall. Thus, the project of fishing harbour is proposed at Navagoan- Thal Creek. The PP has submitted the Techno-Economic Feasibility Report prepared by West Bengal Fisheries Corporation (WBFC).

The Authority noted that, Components / Activities involved in the proposal:

**1. In the Inter-tidal area & Thal creek:**


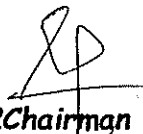
- Training walls in rubble mound structure.
- Dredging of entrance channel

**2. Components / Activities at Navgaon side of the creek.**

- Land reclamation and revetment.
- Approach road in concrete surface connecting mangrove Navgaon fishing village.
- Differential (high and low level) multipurpose RC bored pile jetty
- Vehicle parking area on concrete surface.
- Freshwater and seawater supply and distribution including overhead tank.
- Provision for fresh water outlets on jetty side.
- Fuel supply and storage.
- Provision for bilge water separator, spent engine oil and toxic waste collection.
- Dry Fish Storages,
- Fishermen Gear shed-cum-Radio communication Tower,
- Fishermen Rest shed including
- RC Sloping hard
- Boat repairing/ parking yard behind RC sloping hard
- Fishery Administration Office,
- Public Toilet
- Electrical Substation and General Electricity.

**3. Components / Activities at Thal side of the creek.**

- Land reclamation and revetment.
- Differential (high and low level) multi-purpose RC bored pile jetty.
- Provision for fresh water outlets on jetty side.
- Fuel supply and storage.
- Drainage and sewerage and Effluent treatment.

  
  
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- RC sloping hard.
- Boat repairing/ parking yard behind RC sloping hard.
- General electricity.

The Authority further noted that, the the CRZ map in the scale of 1:4000 prepared by the IRS, Chennai. As per the report of IRS:

- The HTL demarcated by the IRS, Chennai for Arabian Sea corresponds to the HTL in approved CZMP in the vicinity of site. The HTL demarcated by the IRS, Chennai for creek and creeklets does not correspond to the HTL in approved CZMP in the vicinity of project site due to development activities.
- CRZ shall be applied for the land/ site within 500m from HTL of sea and within the 100m or width of creek, whichever is less, from HTL for creek as per CRZ Notification 2011 of MoEF vide S.O. 19 (E), dated 06.01.2011. In this case, the project activities proposed under minor fishery harbour in Navgaon-Thal Villages of Alibag Taluk, Raigad District, Maharashtra falls inside the 500m buffer from HTL for Arabian sea as well as inside 50m buffer from mangroves. The project site is also falls inside 500m buffer from HTL of Arabian sea indicated in approved CZMP.
- From the CRZ map of IRS, it is observed that the project activities are proposed in CRZ I, water area (CRZ IV), partly in mangroves and 50 m mangroves buffer zone area.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that activities such as Boat repairing, vehicle parking yard, Fishery Administration Office, Electrical Substation and General electricity are proposed outside CRZ I and NDZ area.
3. PP to ensure that minimum mangrove vegetation is affected due to proposed activities.
4. PP to undertaken the mangrove replantation and submit the plan.
5. PP to obtain prior High Court permission, since the project activities are partly in mangroves and its 50 m buffer zone area.
6. PP to ensure the tidal flow of coastal water body should not be hampered due to proposed activities.
7. PP to ensure the dredged material should not be disposed in CRZ area.

  
  
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8. PP to implement the Environment Managment Plan during the implementation and operation phase of the project.
9. PP to ensure the sound management of solid waste, toxic waste and waste water.
10. All other required permissions should be obtained before the commencement of the project.

**Item No. 97:      Amendment in CRZ clearance of proposed construction of water supply pipeline over Gadhi River, Navi Mumbai by CIDCO**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of water supply pipeline over Gadhi River, Navi Mumbai. Earlier, the proposal of construction of water supply structure on Gadhi River was deliberated in 77<sup>th</sup> meeting of MCZMA held on 9.10.2012 and MCZMA vide letter dated 4.12.2012 recommended the project to MoEF, New Delhi. Further, MoEF vide letter dated 15<sup>th</sup> March, 2013 granted the CRZ clearance to the project.

Now, the CIDCO has proposed amendment in the project. The proposal is for construction of 1500 mm dia water supply pipeline from Vahul to Kalamboli at Panvel over Gadhi River, Navi Mumbai. Total length of the bridge is 300m, pipeline in CRZ area is 780m and width of the bridge is 6m and distance between two trusses is 6m. There are 9 columns in the alignment. As per the remarks of CIDCO, there are no Mangroves present at proposed pipeline route.

The Authority noted that, as per the CRZ map indicating HTL & LTL in the 1:4000 scale demarcated by IRS, Chennai, the proposed construction of water supply structure over the Gadhi River is situated in CRZ I & CRZ II area.

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

1. PP should ensure that proposed activties in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that no mangroves should be disturbed for proposed activities.



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3. PP should restore the site after laying of the water supply pipeline. Debris generated during the proposed activities should not be disposed in CRZ area.
4. PP to ensure periodic monitoring of the water supply pipeline.
5. All other required permissions should be obtained before the commencement of the project.

**Item No. 98:      Proposed shifting of existing Extra High Voltage Transmission (EHVT) lines for Navi Mumbai International Airport, Navi Mumbai by CIDCO**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for shifting of existing Extra High Voltage Transmission (EHVT) lines for Navi Mumbai International Airport, Navi Mumbai. EIA report prepared by M/s Terracon Sustainable Solutions is submitted by PP. Proposed activities are as follows:

1. Ducting length:
  - MSETCL cables: The underground cables of MSETCL lines of (15+3)18km.
  - TATA cables: The underground cables of Tata lines of 9.5 km.
2. The underground cables of MSETCL lines would be passing through:
  - Ducts Underground: length of (12+2.5)14.5 Km and Width of 9m
  - On Stilt: length of (1.7+0.5)2.2 Km and width of 17m.
  - On Bridge: length of 1.3 Km and width of 9m.
3. The underground cables of TATA lines would be passing through:
  - Ducts Underground: length of 4.59 Km of width of 9m and length of 2.55 km of width 30m along east side of NMIA airport boundary.
  - On Stilt: length of 1.7 Km and width of 17m.
  - On Bridge: length of 0.66 Km and width of 9m.

The Authority noted that as per the details submitted by PP, this site proposed for shifting of EHVT lines is situated in CRZ I, II & III areas. Total mangroves area under project area is 2.65 ha.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP should restore the site after shifting of existing Extra High Voltage Transmission (EHVT) lines.
3. PP to ensure that activities of local fishermen community should not be hampered due to proposed activity.
4. PP to ensure the implementation of the Environment Management Plan for the project.
5. PP to undertake compensatory mangroves replantation.
6. PP to obtain the prior High Court permission, since the proposed activities would affect mangrove vegetation.
7. PP to ensure reclamation of mud flats in CRZ I area is not undertaken.
8. All other required permissions should be obtained before the commencement of the project.

**Item No. 99: Proposed Sindhudurg Coastal Circuit project at Tarkarli, Nivati Killa, Mithbab, Vijaydurg, Sagarashwar, Tondavli, Mochamad, Shiroda and Devgad under the Swadesh Darshan Scheme by Directorate of Tourism, GoM**

The project proponent has present for the meeting. The Authority noted that the proposal is for development of Sindhudurg Coastal circuit under Swadesh Darshan Scheme at i) Vijaydurg; ii) Devgad; iii) Mithbav; iv) Tarkarli; v) Tondavali; vi) Nivati Fort; vii) Shiroda; viii) Sagarashwar; ix) Mochamad. Details of scheme submitted by PP are as follows:

Scheme	Area of Project site (Sq.m)	Facilities
Vijaydurg	2250	1. Floating Cottages, 2. Tourist Information Centre, 3. Toilets & Changing Rooms, 4. Aesthetic Beach lights, 5. Beach illumination , 6. Pathway for Beach Access, 7. Upgradation of existing

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		jetty, 8. House Boats, 9. New Floating Jetty 10. Way side amenities at Padel Canteen
Devgad;	3252	1. Viewing Tower 2. Restaurant 3. Renovation of Jetty 4. Tourist Information Centre 5. Plinths for tents
Mithbab;	2740	1. Toilets & Changing Rooms. 2. Docking facility for caravan 3. Pathway for beach access 4. Beach Facilities 5. Beach illumination, 6. Gazebo, 7. Beach Safety ; a) Watch Tower, b) Water Scooter, c) Rescue boat. 8. Aesthetic Beach lights.
Tarkarli	2500	1. Toilets & Changing Rooms. 2. Pathway for beach access 3. Beach Facilities 4. Beach illumination, 5. Gazebo, 6. Beach Safety ; a) Watch Tower, b) Water Scooter, c) Rescue boat. 7. Wayside Amenities, 8. Aesthetic Beach lights.
Tondavali;	5500	1. Indonesian Cottage (Log Huts) 2. Toilets & Changing Rooms. 3. Pathway for beach access 4. Beach Facilities 5. Aesthetic Beach lights. 6. Beach illumination, 7. Gazebo, 8. Beach Safety ; a) Watch Tower, b) Water Scooter, c)

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		<p>Rescue boat.</p> <p>9. Tourist information Centre,</p> <p>10. Plinths for tents;</p> <p>11. Wayside amenities;</p> <p>12. Docking facilities for caravan.</p>
Nivati Fort;	200	1. Toilets & Changing Rooms.
Shiroda;	2200	<p>1. Indonesian Cottage (Log Huts)</p> <p>2. Toilets &amp; Changing Rooms.</p> <p>3. Pathway for beach access</p> <p>4. Beach Facilities</p> <p>5. Beach illumination,</p> <p>6. Gazebo,</p> <p>7. Beach Safety ; a) Watch Tower, b) Water Scooter, c) Rescue boat.</p> <p>8. Tourist information Centre,</p> <p>9. Aesthetic Beach lights.</p>
Sagareshwar;	1333	<p>1. Indonesian Cottage (Log Huts)</p> <p>2. Toilets (4 Urinals 3 WC+ 3 Changing Rooms, 5WC+ little space extra+3 Changing Rooms)</p> <p>3. Pathway for beach access</p> <p>4. Beach Facilities</p> <p>5. Beach illumination,</p> <p>6. Gazebo,</p> <p>7. Beach Safety ; a) Watch Tower, b) Water Scooter, c) Rescue boat.</p> <p>8. Tourist information Centre,</p> <p>9. Aesthetic Beach lights.</p>
Mochamad	2850	<p>1. Toilets &amp; Changing Rooms.</p> <p>2. Pathway for beach access</p> <p>3. Beach Facilities</p> <p>4. Aesthetic Beach lights.</p> <p>5. Beach illumination,</p>



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		<ul style="list-style-type: none"><li>6. Gazebo,</li><li>7. Beach Safety ; a) Watch Tower, b) Water Scooter, c) Rescue boat.</li><li>8. Plinths for tents;</li><li>9. Wayside amenities;</li><li>10. Docking facilities for caravan.</li></ul>
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The Authority noted that the proposal is for development of tourism infrastructure and beach facilities at 9 locations at district Sindhudurg to boost the tourism of the district. The project requires waterfront and foreshore facilities.

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions.

2. The proposed activities should be in accordance with provisions of CRZ Notification, 2011.
3. MTDC needs to submit the location wise approved CZMP showing the proposed activities.
4. MTDC to ensure that, at Vijaydurg, floating cottages, floating jetty, House Boat is proposed in water area. These are waterfront and foreshore facilities. There needs to provision for solid waste and waste water management. Activities such as toilet rooms, changing rooms, tourist information centre, canteen may be proposed in other than CRZ I areas.
5. MTDC to ensure that at Devegad, Restaurant proposed should be beyond 200 m from the HTL of the seafront i.e. beyond NDZ area. Further, tourism information centre should be proposed beyond CRZ I area.
6. MTDC to ensure that, at Mithbab and Tarkarli, activities such as toilet rooms, changing rooms, Gazebo to be proposed in other than CRZ I areas.
7. MTDC to ensure that at Tondavali, Indonesian cottages (log woods ), tourism information centre, toilet rooms and changing rooms to be proposed in other than CRZ I area.
8. MTDC to ensure that st Nivati fort, proposed toilet and changing room to be proposed beyond CRZ I area.



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9. MTDC to ensure that at Shiroda & Sagarashwar, Indonesian cottages (log woods), tourism information centre, toilet rooms and changing rooms to be proposed in other than CRZ I area.
10. MTDC to ensure that at Mochamad, toilet rooms, changing rooms, Gazebo to be proposed in other than CRZ I areas.
11. MTDC to ensure that Beach facilities and pathway for Beach access needs to be done in environment friendly manner. Concrete structures in CRZ I (Beach area ) needs to be discouraged. Aesthetic view of the beach should be maintained.
12. MTDC to ensure that No plastic Zone policy should be adopted at above said beach locations.
13. All other required permissions should be obtained before the commencement of the project.

**Item No. 100:** Proposed construction of 30 M W D.P. Road with drains from NH-4 to Hospital reservation on plot bearing S. No. 15B v(pt), 40A(pt), 51A(pt), 53 (pt), 54 (pt), 55(pt), 66A(pt), 67(pt), 68A (pt), 115(pt), 117A(pt), 118A(pt), 118B(pt), Village Mumbra, Thane by Thane Municipal Corporation

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of 30 M W D.P. Road with drains from NH-4 to Hospital reservation on plot bearing S. Nos. 15B (pt), 40A(pt), 51A(pt), 54(pt), 55(pt), 66A (pt), 67(pt), 68A(pt), 115(pt), 117A(pt), 118A(pt), 118B(pt), village Mumbra, Thane. The 30 M wide DP road with drains is proposed from Diva-Shiv Road to Agasan Railway crossing. The land falls in CRZ II area as per approved CZMP of Thane.

The PP presented that the road is of prime importance considering decongestion of traffic from Diva Railway Station to Agasan village interalia connecting further to the villages. Proposed road is leading towards Hospital reservation site of TMC, and further attach to existing DP road constructed out of CRZ area.

The road will act as by pass to NH-4 (Downgraded road for City traffic), thereby reduction in pollution due to heavy traffic jams in narrow portion of



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NH-4 in village Kausa. The PP has submitted the Rapid EIA and EMP for the project.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:



1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP should restore the site after construction of DP road. Debris generated during construction phase should not be disposed in CRZ area.
3. PP to obtain the prior High Court permission, if the proposed DP road affect mangroves vegetation or its 50 m buffer zone.
4. All other required permissions should be obtained before the commencement of the project.

**Item No. 101: Proposed development of playground/ recreational ground on S. No. 44/2/2, 52/3, 53/1/2, 52/4/2 at village Kausa, Tal. & Dist. Thane by Thane Municipal Corporation**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, Municipal Corporation of the City of Thane has proposed development of playground/ recreational ground on S. No. 44/2/2, 52/3, 53/1/2, 52/4/2 at village Kausa, Tal. & Dist. Thane. As per the information submitted by PP, the plot falls in CRZ III area. The area of plot is 6367.50 sqm.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

  
  
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**Item No. 102:** Proposed widening, construction and extension of Diva-  
Agasan Road, Thane By Thane Municipal Corporation

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, Municipal Corporation of the City of Thane has proposed widening, construction & extension of Diva-Agasan Road, Thane on plot bearing S. nos. Dativali village -S. no. 27(pt), 29(pt), 31/1(pt), 73(pt), 74(pt), 86(pt), 95(pt), 96(pt), 98(pt), 126 (pt), 131 (pt), 135 (pt), 136(pt), 139(pt), 140 (pt), 232 (pt), 235 (pt), 244 (pt) , 258 (pt), Agasan Village- S no. 124 (pt), 140(pt), 141(pt), 146(pt), 164(pt), 167 (pt) Thane. The Authority noted that the land is situated in CRZ I and CRZ III area as per CRZ Notification 2011. As per the remarks of TMC, proposed road is 15.00 & 30.00m wide D.P Road.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP should ensure that proposed road should be constructed on landward side the existing road only.
3. PP to ensure than construction should be beyond 50 meter mangroves buffer zone.
4. All other required permissions should be obtained before the commencement of the project.

**Item No. 103:** Proposed construction of Ferry Jetty at Manori, Mumbai  
Suburban District by MMB

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the MMB has proposed construction of Jetty at Manor to facilitate Ro-Ro Jetty Services as a part of the 9 Ro-Ro jetties that are being developed for a sustainable water transportation system for Mumbai City and Mumbai Suburban area. The land under reference falls in CRZ IA and CRZ IV B area for the Jetty and CRZ IV A for the approach road.



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The manori jetty is located at west coast of Manori Creek. The water depth at the proposed jetty location is approx 2.26 m. The size of the jetty is 120 m x 10.5 m. Jeety is supported on bored cast in site RC piles. The diameter of the piles are 1000 mm.

The jetty consists of concrete decks on a piled structure. The jetty is supported on 2 rows of 1000 mm dia. Concrete Crash barriers are proposed on either side along the length of the jetty for the safety of the passengers and vehicles. The PP has submitted the Rapid EIA / EMP report. Length of the project alignment in CRZ area is as follows:

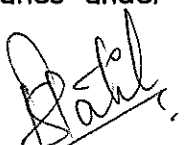

	Location	CRZ I A	CRZ IB
1	Manori Jetty	90	22
2	Manori Proposed road	30	-

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activties in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MMB to ensure that tidal flow of coastal water body should not be hampered due to proposed jetty.
3. MMB should restore the site after construction of jetty.
4. MMB to obtain prior High Court permission, since the proposed activities would affect mangrove vegetation.
5. All other required permissions should be obtained before the commencement of the project.
6. PP to explore possibility of alternate approach road to avoid mangroves area.

**Item No. 104:** Climate Resilient Coastal Protection and Management Project at Ubhadanda Panchayat beach site (Navabagh, Ubhadanda, Vagheshwar) of Tal. Vengurla, Dist. Sindhudurg by MMB

Dr. M. Baba presented the proposal before the Authority. The Authority noted that, the proposal is for convergence of sand dune and plantation on dunes under Climate Resilient Coastal Protection & Management Project at

  
  
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Ubhadanda Panchayat beach site (Navabagh, Ubhadanda, and Vagheswar) of Tal. Vengurla, Dist. Sindhudurg.

As per the remarks from MMB and CRZ map, the project under reference is situated in CRZ III area. The pilot site is part of a straight coast of length approx 5 km starting from a headland and a creek in the north at Dabhoswada (north of Vengurla) and ending at another headland in the south near Muth. Immediately south of the creek in the north, there is a sand spit of approx. 200 length. The coast further south is protected by a bund cum road, about 750m in length, which protects a densely populated fishing community in the hinterland. The sand volume required for the designed dune is 16,000 cum. The required sand will be collect from north of Navbagh beach for developing sand dunes and sediment for nourishment is available in the inlet area and inside the harbour. The recommended minimum dune height is 5 m above Chart Datum. However, as the height of the seawall north of the project site is 5.5 to 6m, for the Navabag dune design a crest elevation of 5.5 m CD is adopted. The vegetation scheme will follow a mixed tier pattern, with 40m width and 1000 m length; the total area of vegetation cover being 40,000 sqm and 5,000sqm for the tertiary layer behind the dune.

The project is to enhance the living conditions by providing better livelihood opportunities and other environmental benefits and it will have positive effect on prevention of coastal erosion and adaptation for climate change impact.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

**Item No. 105: Climate Resilient Coastal Protection and Management Project at Bhatye Beach site, Tal. & Dist. Ratnagiri by MMB**

Dr. M. Baba presented the proposal before the Authority. The Authority noted that, the proposal is for convergence of sand dune and plantation on



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dunes under Climate Resilient Coastal Protection & Management Project at Bhatye Beach site, Tal. & Dist. Ratnagiri. The project is to enhance the living conditions by providing better livelihood opportunities and other environmental benefits and it will have positive effect on prevention of coastal erosion and adaptation for climate change impact.

As per the remarks from MMB and CRZ map, the project under reference is situated in CRZ III area. The length of the project is approx. 1.1km of costal length from the headland in the south to the inlet and headland at the north. The project is on sea shore, to protect the hinterland from hazards and the project will not make changes to the existing land use. The slope for bhatye dune is based on the existing beach and dune slope, the width of the dry beach and the grain size of the dune sediments. There should be some dry beach between the dune and the average high tide line to prevent rapid erosion. The seaward and landward slope of the dune is 1:5 due to the high tide line. The dune width is 20m and the height is 1.25m above the present dune level. The estimated sand volume required for the dune construction is 28,000cu m. The required sand will be collect from Rajwada estuary entrance for developing sand dunes. The vegetation scheme will follow a mixed tier pattern, with 40m width and 1000 m length; the total area of vegetation cover being 40,000 sqm and 5,000sqm for the tertiary layer behind the dune. The size of the a dune will depend on the desired level of protection, the predicted wave energy, sea level rise and storm surge for the area and site constraints (such as beach width and proximity to sensitive resource areas)

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. PP should ensure that proposed activties in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

**Item No. 106:** Proposed providing and fixing M.S movable fencing to cordon off the Gateway of India premises along Adam Street and P. J Ramchandani Marg and setting up of tensile fabric canopy at the entrance of the premises along Chattrapati Shivaji Maharaj Marg by MCGM



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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for fixing and providing M S movable fencing to cordon off the Gateway of India premises along Adam Street and P J Ramchandani Marg and setting up of tensile fabric canopy at the entrance of the premises along Chatrapati Shivaji Maharaj Marg. The proposed plan finalized involves providing and fixing M.S. bi-foldable fencing of height 6ft mounted on castor wheels. The fencing can be completely opened as per the need. The movable fencing panels are fixed to the M.S posts which are fixed on floor and are placed centre to centre distance of 28.4 ft. The total length of the fencing to be fixed is 100 m.

Further, plans also consist of setting - up a canopy of tensile fabric at the entrance of the premises to provide cover for checking and frisking activity of the police and setting - up of DMD. The tensile fabric canopy will fixed on the steel frame and will cover a horizontal area of 10m x 4m.

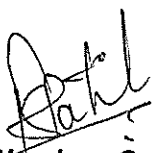
The fencing and canopy will provide controlled access to the premises and will also provide cover & protection for checking and frisking activity. Thus it will help to strengthen the security arrangement. Further the overall design of the fencing and canopy can be described as aimed at preserving the heritage importance of the premises.

As per remarks of MCGM, the project site is situated in CRZ II area. The Authority noted that as per the approved CZMP of Greater Mumbai, Gateway of India is situated in CRZ I area, being a heritage structure.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

**Item No. 107:** Proposed electric poles for illumination at Juhu Beach, Juhu, Mumbai by MCGM



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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for installation of electric poles for illumination along the Juhu beach, Juhu, Mumbai. There are 100 poles proposed to be erected in 4.5 km length of Beach front. Height of the pole is 12 m and construction of plinth will be 2 cubic meter.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

**Item No. 108:** Proposed redevelopment of Phase II of existing Transit Camp on Plot bearing C S no. 651 (pt), Plot no. 97/c (pt), of Block VI at Cuffe Parade, Colaba, Mumbai by MHADA

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for redevelopment of Phase-II of existing Transit Camp on plot bearing C.S. No. 651(pt), Plot No. 97/C(pt) of Block VI at Cuffe Parade, Colaba, Mumbai.

MHADA officials presented that proposed 4 buildings comprising of G + 3 upper (total tenements 230) and 33 nos. of shops. The existing structures are proposed to be demolished and stage wise redevelopment is proposed except for retention of building no. 19, 20 (earlier proposed in phase I (Plot-II) now proposed in phase II (Plot - I) and building no. 38, 37, 36 (proposed in phase I as indicated in earlier CRZ NOC dated 3.1.2012.

Building Type	Building No.	Building Configuration	No. of Wings
Transit - 225	03	G + 3	01
Transit - 225	04	G + 3	03
Transit - 225	05	G + 3	01
Transit - 225	06	G + 3	01
Convenience Shopping	07	G + 0	--
Convenience Shopping	08	G + 0	--
Convenience Shopping	09	G + 0	--

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The Authority noted that the plot under reference falls in CRZ II area. As per CRZ map in 1:4000 scale dated April 2011 prepared by IRS Chennai, plot under reference falls in CRZ II area.

The Authority noted that, FSI details as per IOD dated 26.8.2015 issued by MCGM:

- Plot area: 9675.06 sqm
- Internal Layout Road: 967.51 sqm
- Balance plot area: 8707.55 sqm
- RG 15%: 1306.13 sqm
- Net Plot Area: 7401.42 sqm
- FSI permissible :1.596
- Permissible Floor Area : 11812.67 sqm
- Proposed BUA in phase -II: 7130.14 sqm.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. The concerned planning authority should ensure that proposed reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. PP to ensure that the FSI for the proposed redevelopment is as per DCR existing as on 19.2.1991.
4. PP should ensure sound management of solid waste and waste water.
5. PP to ensure that construction debris should not be disposed in CRZ area.
6. All other required permissions should be obtained before the commencement of the project.

**Item No.109:** Proposed redevelopment on property bearing CS no. 830, 830A, 830B of Worli Division, Plot no. 96A, 96B & 96C of Worli Estate Scheme no.52 on Khan Abdul Gafar Khan Road, Worli Mumbai by M/s Talathi & Panthky Associated Pvt Ltd.



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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, PP vide representation dated 30.11.2015 informed that, the building plans on plot under reference has been revised with entire Residential user as per amended CRZ Notification dated 16.6.2015 of MoEF, New Delhi. The PP has sought a clarification as to whether the revised clearance from MCZMA is required for revised building plans comprising of single building of 3 level basements + upper ground level + 1<sup>st</sup> to 5<sup>th</sup> upper floor with entire residential user. Plot area is 3762.59 sqm, Permissible FSI-1.33, permissible built up area is 5004.24 sqm and built up area proposed is 4995.54 sqm. PP presented that revised building plans are as per DCR existing as on 19.2.1991.

The Authority noted that earlier, the MCZMA in its 85<sup>th</sup> meeting of MCZMA held on 12<sup>th</sup> & 13<sup>th</sup> September 2013 deliberated the redevelopment proposal on plot under reference wherein it was noted that as per remarks of MCGM, the use of existing building on plot under reference was residential & Training Center. As per decision taken in the said meeting, the MCZMA vide letter dated 13.12.2013 recommended the proposal from CRZ point of view subject to condition of without change in present use. However, the PP now has proposed entire 'Residential user' on plot under reference.

Pursuant to representation of PP, the MCZMA vide letter dated 30.4.2016 had sought a clarification from MoEF&CC, New Delhi in the matter. Accordingly, the MoEF vide letter dated 10.6.2016 replied to MCZMA stating that in this instant case, when the said property is in the residential zone as per DCR-1967 which is the valid Town and Country Planning Regulations on 19.2.1991, the permissible construction/ reconstruction/ redevelopment in the said plot will be for residential purposes solely, and not for any other category as specified in DCR-1967.

In the light of above, the Authority after deliberation and discussion decided to recommend the proposal of above said revised building plans from CRZ point of view to concerned planning authority, as decided by the MoEF, New Delhi. Local body to ensure that FSI for the proposed redevelopment is as per DCR existing as on 19.2.1991. Further, the MCGM is requested to examine the complaint filed in the matter.

**Item No.110:** Proposed development on property bearing C. S. No. 525 of Mazgaon division situated at Junction of Dr. B N Pai

  
  
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**Marg and Mathar Pakhadi Road in Mazgaon, E-Ward,  
Mumbai by Mr. Sunil Ambre**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for redevelopment on property bearing C S no. 525 of Mazgaon division situated at Junction of Dr. B N Pai Marg and Mathar Pakhadi Road in Mazgaon, E-Ward, Mumbai.

The PP has presented that the plot under reference is situated partly in CRZ and partly in Non CRZ area as per approved CZMP of greater Mumbai and as per DP sheet of MCGM. As per MCGM remarks, there is one existing cessed building and 21 nos. of non-cessed structures, out of which, 18 nos. of non cessed structures eixsting prior to 1961/62 and 3 nos. of non cessed structure are treated as unauthorized and land component of the same is not considered for FSI calculations.



The PP further presented that earlier, the MCGM has approved the building plans of redevelopment scheme on plot in the year 2005 and 2007.

Meanwhile, the PP has carried out CRZ surevey from IRS, Chennai on 20.7.2010 along with detailed calculation of plot area falls under CRZ and outside CRZ. Out of total plot area 38881.58 sqm, plot area falls in CRZ area is 16213.87 Sqm and Non CRZ portion is 22667.71 Sqm.

Subsequently amended layout was approved consisting two subplots namely 'A' & 'B' based on demarcation issued by IRS, Chennai of CRZ and non CRZ on 2.6.2011. Thereafter due to change in the planning, the constructed work of Wing A to C (constructed up to super structure level) was demolished. Thereafter, the amended plans was approved by MCGM on 15.7.2013 for allowing developers as per MHADA NoC dated 30.8.2012 allowing FSI 3.00 / 2.50 as non CRZ portion and CRZ portion without insisting sub division as approved earlier. The amended plans were thereafter lastly approved by MCGM allowing permissible FSI of 3.00 on the portion of plot outside CRZ and permissible FSI of 2.50 on the portion of plot within CRZ on 16.3.2015.

Now, the PP has now proposed the following:

Sr. No.	Building	Particulars
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1	Building No. 1 (Sale Building)	Three Wings i.e. Wing A comprising of Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> (pt) podium + 1 <sup>st</sup> to 13 <sup>th</sup> , Wing B comprising of Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> (pt) podium + 1 <sup>st</sup> to 18 <sup>th</sup> habitable floors + fire check floors + 19 <sup>th</sup> and 20 <sup>th</sup> (pt) and Wing C comprising Stilt + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> (pt) podium + 1 <sup>st</sup> to 18 <sup>th</sup> habitable floors + fire check floors + 19 <sup>th</sup> and 20 <sup>th</sup> (pt) habitable floors.
2	Building No. 2 (Masjid Building)	Stilt + Part podium + 1 <sup>st</sup> floor (pt) and 2 <sup>nd</sup> to 4 <sup>th</sup> upper floors
3	Building No. 3 (Rahab Building)	Ground floor + Service floor + 1 <sup>st</sup> to 16 <sup>th</sup> + 17 <sup>th</sup> (pt) upper floors

The PP presented that PP has not proposed any residential building on CRZ part of plot except ground floor for captive parking of Building No. 1 and 1<sup>st</sup> podium for R.G & entire FSI is proposed on non CRZ area. The Authority observed that PP to utilise the FSI of CRZ porition of plot under refernce as per DCR existing as on 19.2.1991 on Non CRZ porition of same plot.

The PP further presented that as per approvals of MCGM, the building No. 2 (Masjid Building) in Non CRZ porition of plot is completed. Further, for Building No. 1 (Sale Building), MCGM has issued CC on 29.8.2015 for wing C in Non CRZ out of 3 wings. MCGM has approved and issued IOD on 21.2.2015 for Building No. 3 (Rahab Building).

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of followig conditions:

1. MCGM to strictly ensure the computation of plot area falling in CRZ and Non CRZ as per approved CZMP of Greater Mumbai.
2. MCGM to ensure that FSI for construction in CRZ area should be as per DCR existing as on 19.2.1991 since, there is no cess structure present in the CRZ area.
3. MCGM to ensure that FSI of CRZ portion of plot under referance as per DCR existing as on 19.2.1991 can be utilised on Non CRZ portion of same plot.
4. FSI for Non CRZ portion of plot on which CESS building is present may determined by MCGM as per the prevelling DCR rules, since CRZ provisions are not applicable in non CRZ areas.



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5. PP to obtain the Environment Clearance, if the project attracts provisions of EIA Notification, 2006 ( amended from time to time)
6. PP to ensure proper managment of solid waste and waste water. Construction debris should not be disposed in CRZ area.
7. All other required permissions should be obtained before the commencement of the project.



**Item No. 111:** Proposed redevelopment of residential building on plot bearing A/3, bearing CTS no. 896, 896/1 at Juhu Tara Road, village Juhu, Tal- Vile Parle, Mumbai by Mr. Jagdishkumar M Gupta

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal for redevelopment of residential building comprising of 1<sup>st</sup> (pt) basement for parking and storage, 1<sup>st</sup> (pt) and 2<sup>nd</sup> (pt) basement for sewerage treatment plant and 2<sup>nd</sup> (pt) basement for storage + stilt with entrance lobby + 1<sup>st</sup> to 2<sup>nd</sup> + 3<sup>rd</sup> (pt) upper floors on Plot No. A/3, bearing CTS No. 896, 896/1 at Juhu Tara Road, village Juhu, Tal. Vile Parle, Mumbai. Existing residential structure on plot under reference are existence prior to 1991. As per approved CZMP of Mumbai, the plot under reference falls in CRZ II area i.e. within 500m from HTL of Arabian Sea and landward side of existing road. As per DP of MCGM, the plot is situated in Residential zone. FSI details as per IOD dated 26.8.2015 issued by MCGM:

- Plot area: 912 sqm
- FSI permissible :1.00
- Permissible Floor Area : 752.40 sqm
- Proposed BUA: 751.77 sqm.

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

1. PP should ensure that proposed activties in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that FSI for reconstruction on plot under refernce is as per DCR existing as on 19.2.1991.
3. PP to obtain the ground water board permission for construction of basements in the project.

  
  
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4. PP to ensure that reconstruction on plot under reference is allowed without change in present use.
5. PP to ensure that construction debris should not be disposed in CRZ area.
6. All other required permissions should be obtained before the commencement of the project.

**Item No.112:**      **Proposed development of building on land bearing S. No. 104, H. No. A1 (pt), plot no. 48 of Village Dhovali, Tal. Vasai, Dist. Palghar by Shri. Pankaj Shah.**



The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for development of building for jewellery making / molding on land bearing S. No. 104, H. No. A1 (pt), plot no. 48 of village Dhovali, Tal. Vasai, Dist. Palghar. The proposed construction comprises of Ground floor + 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. FSI details as per plans submitted by PP:

- Total plot area - 500.00sqm
- Permissible FSI - 0.75
- Permissible BUA - 375.00sqm
- Proposed BUA - 374.80sqm.

The PP further presented that jewellery making / molding will be carried out and there will not be any manufacturing activity on site under reference. The Authority directed PP to submit an affidavit stating that proposed construction will not cause air pollution, water pollution, noise pollution and sewage should be treated in STP before connecting to sewer line.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to concerned planning authority subject to submission of above said affidavit and compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concerned Planning Authority to ensure that FSI for construction on plot under reference is as per DCR existing as on 19.2.1991.
3. PP to ensure that there will be no discharge of hazardous chemical.



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4. All other required permissions should be obtained before the commencement of the project.

**Item No.113:** Proposed redevelopment on plot bearing CTS no. C/832 of village Bandra-C Pali Hill Road Mumbai, Bandra West Mumbai by M/s Supreme Universal Private Ltd.

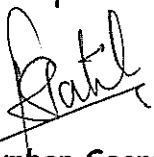
The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for redevelopment of dilapidated building on plot bearing CTS No. C/832 of village Bandra -C at Pali Hill Road, Bandra (W), Mumbai. The existing building comprising of Ground + 2<sup>nd</sup> upper floor are adm. 1372.00 sqm is in dilapidated and dangerous condition, MCGM has issued notice on 12.6.2006 & 26.7.2007. Proposed residential building comprises of Basement for Car Parking, Meditation Hall + Stilt for parking + 1<sup>st</sup> to 2<sup>nd</sup> podium + 3<sup>rd</sup> to 18<sup>th</sup> + 19<sup>th</sup> (pt) upper floors.

As per approved CZMP of Mumbai, the plot under reference falls in CRZ II area i.e. within 500m from HTL of Arabian Sea and landward side of existing Carter road. As per CRZ map in 1:4000 scale prepared by IRS, Chennai dated 29.3.2012, the plot under reference falls in CRZ II area i.e. within 500m from HTL of seafront. As per DP of MCGM, the plot is situated in Residential zone. Report of public hearing of tenants held on 16.8.2012 is submitted. FSI details as per IOD dated 7.11.2015 issued by MCGM:

- Plot area: 2566.10 sqm
- RG 15%: 384.91 sqm
- Net Area of Plot : 2181.19 sqm
- FSI permissible :1.00
- FSI credit Available (TDR) : 1719.29 sqm
- 33% Additional FSI as per DCR 32: 846.91 sqm
- Permissible Floor Area : 4747.29 sqm
- Proposed BUA: 4734.83 sqm.
- FSI Consumed : 1.85

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).



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2. MCGM to ensure proposed redevelopment on site under reference is as per para 8.V.1.(c) of CRZ Notification, 2011
3. MCGM to ensure that FSI for the redevelopment project is as per prevailing town and country planning regulations.
4. MCGM to ensure sound management of solid waste management and waste water.
5. MCGM to ensure that construction debris should not be disposed in CRZ area.
6. PP to obtain the ground water board permission for construction of basement in the project.
7. All other required permissions should be obtained before the commencement of the project.

**Item No.114:** Proposed construction of Children's Museum-cum activity center in the Campus of Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, 159/61, Mahatma Gandhi Road, Mumbai-23 by Mr. N. B. Dharmadhikari.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for construction of Children's Museum cum activity centre comprises of ground floor in the Campus of Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, 159/61, Mahatma Gandhi Road, Mumbai. Existing shed to be demolished.

MCGM mentioned that, as per approved CZMP of Mumbai the plot under reference falls in CRZ II and landward side of Shahid Bhagat Singh Road. The plot falls in Local Commercial Zone (C1) and designated for Jahangir Art Gallery, Museum, Recreational Ground, Prince of Wales Museum is existing for more than 100 years. FSI details as per IOD dated 6.7.2015

- Area of Plot - 25987.75 sqm
- Area under reservation Art Gallery - 1752.72 sqm
- Area under reservation Museum - 8621.20 sqm
- Area under reservation R.G. (Area considered for the proposal)- 15613.83 sqm
- FSI permissible - 0.15
- Permissible Floor Area - 2342.07 sqm
- Existing floor area - 2024.26 sqm
- Proposed BUA - 274.66 sqm
- Total BUA Existing + proposed - 2298.92 sqm

  
  
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- FSI to be consumed - 0.147

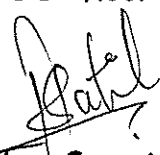

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to concerned planning authority subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that proposed construction should be as per town and country planning regulations existing as on 19.2.1991.
3. All open spaces, parks, gardens, playgrounds indicated in DP within CRZ II shall be categorized as CRZ III area. For such areas, FSI upto 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible.
4. All other required permissions should be obtained before the commencement of the project.

**Item No. 115:** Proposed Addition /Alteration and Change of user from Residential to Residential Hotel to entire 1<sup>st</sup> Floor of cess building, 36-44, Wellington Street, C S no. 319 of Bhuleshwar Division, Dhobi Talao, Mumbai by Mr. Ram Lakhani.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for addition /alteration and change of user from Residential to Residential Hotel to entire 1<sup>st</sup> Floor of cess building, 36-44, Wellington Street, C S no. 319 of Bhuleshwar Division, Mumbai. Existing Building of ground + 4 floors prior to 1940. As per MCGM letter dated 16.1.2013, the property bearing Ward No. C 2338 & 2653, situated at 36-44 & 2-4 Wellington Stt. has been assessed for repair cess category "A(R), A(NR) & C(NR)". MHADA has granted No Objection on 24.6.2014 to carry out proposed work. The existing cess building structure is not demolished and it is under repair as per IOD dated 24.9.2013 & CC issued on 31.1.2014. Total existing BUA - 1210.79 sqm. 1st Floor area - 206.24 sqm

PP has proposed to construct light weight full height siporex partition wall to create 10 Nos. of rooms out of existing 8 rooms for residential hotel on entire 1<sup>st</sup> floor of the building.

  
  
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MCGM mentioned that, as per approved CZMP of Mumbai the plot under reference falls in CRZ II and landward side of existing Maharshi Karve Road. The plot falls in Residential Zone as per old DP 1967 as well as revised sanctioned DP 1993.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure that proposed activities should be as per town and country planning regulations existing as on 19.2.1991.
3. All other required permissions should be obtained before the commencement of the project.

**Item No. 116:** Proposed residential and commercial building on plot bearing Gut No. 162/2, Mauje Aashagad, Tal. Dahanu, Dist. Palghar by Mrs. Rekha B Mehta

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for development of residential building comprising Ground + 2<sup>nd</sup> floor on plot bearing Gut No. 162/2 at mouje Ashagad, Tal. Dahanu, Dist. Palghar. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior to 1991. As per the CRZ map prepared by SAC, Ahmedabad in 1:25000 scale, the plot under reference is falls within 500m of creek/ river. As per the sanctioned regional development plan, the land under reference is situated in residential zone. FSI details as per plans submitted by PP:

- Total plot area - 2934.00 sqm
- Permissible FSI - 0.75
- Permissible BUA - 2200.50 sqm
- Proposed BUA - 1176.15 sqm.

After detailed deliberation and discussion 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) PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
- 2) Local body to ensure FSI for the proposed construction should be as per DCR existing as on 19.2.1991 before issuing commencement certificate to the project.
- 3) All other required permissions should be obtained before the commencement of the project.

**Item No. 117: Proposed building on plot no. 17, Sector no. 10A, Airoli, Navi Mumbai by The Energy and Resources Institute (TERI)**



The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of Educational, Research and International Centre comprising of Ground + 3 floors & basement for parking and services on Plot No. 17, Sector No. 10A, IDE, Airoli, Navi Mumbai.

The NMMC mentioned that, as per approved CZMP of Navi Mumbai, the plot under reference falls in CRZ II and landward side of existing road. The plot is situated in Educational (Research Center) Zone. As per nodal plan of NMMC, the plot under reference partly falls in CRZ-II (within 150m from HTL) and partly falls in non CRZ area (beyond 150m from HTL). FSI details-

- Plot area: 6582.54 sqm
- FSI permissible :1.00
- Permissible Floor Area : 6582.54 sqm
- Proposed BUA: 4988.36 sqm.

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

- 1) PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
- 2) Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991.
- 3) PP to ensure sound management of solid waste and waste water.
- 4) All other required permissions should be obtained before the commencement of the project.

  
  
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**Item No. 118:** Proposed redevelopment of existing building on plot bearing C S no. 16 of Malabar Hill Div, at Banganga 2nd Cross Lane, Walkeshwar, Mumbai by Mr. Anil Furniturewala



The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for redevelopment of existing dilapidated building on plot bearing CS No. 16 of Malabar Hill Division, at Banganga 2nd cross lane, Walkeshwar, Mumbai, as per para 8.V.1(c) of CRZ Notification, 2011. The proposed building comprises of ground + 1st to 6th + 7th (pt) upper floor on plot under reference as per Reg No. 33(6) of DCR 1991. The MCGM vide letter dated 6.11.2015 issued IOD for the said proposal. A building of Ground + 2 structures existed on the plot under reference. Copy of the MCGM Notice dated 11.5.2009 under section 354 of MMC Act mentions that a portion of building is in ruinous condition likely to fall and dangerous to any person occupying, resorting to or passing by the same. Further MCGM has issued notice dated 25.3.2013 to pull down the entire building which is in dangerous condition and likely to collapse. As per approved CZMP of Greater Mumbai, the plot u/r falls in CRZ II area and situated on landward side of existing road. The plot falls in Residential Zone as per DP. The plot under reference have been situated in Banganga Precinct and included in the said list at Sr No. 384 for conservation purpose. Further, property under development is abutting to the Heritage Building No. 511 which is of Raj Bhavan Complex (Banquet Hall & Maring).

PP informed that, public consultation is not required, since the property belongs to Trust and there are no tenants in the existing building. FSI details as per plans submitted by PP:

- Plot Area: 162.21 Sqm.
- Permissible Floor Area: 410.29 Sqm ( FSI: 2.52)
- Proposed area: 409. 50 Sqm.
- Total construction area: 687.04 Sqm.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).

  
  
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2. MCGM to ensure proposed redevelopment on site under reference is as per para 8.V.1.(c) of CRZ Notification, 2011
3. MCGM to ensure that FSI for the redevelopment project is as per prevailing town and country planning regulations.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.119:**      **Proposed construction of residential building at pardi No. 74 in village Agar, Tal. Dahanu, Dist. Palghar by Shri. Pramod N. Patil**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, Proposal is for construction of residential building comprises of ground + first floor on plot bearing pardi no. 74 in gaonthan area at village Agar, Tal. Dahanu, Dist. Palghar. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Dahanu, the plot under reference is situated in tourism zone. FSI details as per plans submitted by PP:

- Total plot area - 900.00sqm
- Permissible FSI - 1.00
- Proposed BUA - 599.70sqm
- 

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991.
3. PP to ensure sound management of solid waste and waste water.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.120:**      **Proposed construction of unit for corrugated boxes on land bearing Plot no. 51 & 94, S.No. 104A/1, at Village-Dhovale, Tal. Vasai, District.Thane, Maharashtra by M/s A.I Packing Pvt Ltd.**



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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for proposed construction of unit for Corrugated boxes on land bearing Plot no. 51 & 94, S.No. 104A/1, at Village- Dhovale, Tal- Vasai, District - Thane. The plot under reference falls in CRZ II and landward side of existing Road. As per VVMC letter dated 30.12.2014, the land bearing S. No. 104-A is partly falls in Service Industrial zone area, partly in residential zone area and partly in plantation zone area. VVMC mentioned that proposed use is industrial. PP vide letter dated 16.6.2016 mentioned that the plot under reference is vacant. They have not under taken any construction activity on site, though they have obtained Commencement Certificate. Site Photographs & Google image has been submitted. FSI Details-

- Total Plot Area: 1000.0 sqm
- FSI permissible : 0.75
- Permissible Floor Area : 750.0 sqm
- Proposed BUA : 748.30 sqm

The PP further presented that corurugated box will be assembled from cardboard sheets and there will not be any paper manufacturing activity on site under reference. The Authority directed PP to submit an affidavit stating that proposed construction will not cause air pollution, water pollution, noise polution and sewage should be treated in STP before connecting to sewer line.

After detailed deliberation and discussion the Authority decided to recommend the proposal from CRZ point of view to concerned planning authority subject to submission of above said affidavit and compliance of following conditions:

1. PP should ensure that proposed activties in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PP to ensure sound management of discarged cardboard sheets and corrugated box. Pakaged modular STP should be installed by the PP.
3. All other required permissions should be obtained before the commencement of the project.

**Item No.121:**      **Proposed filling of soil on agricultural land bearing survey no. 85, Hissa no. 5 and 3, CTS No. 1576 and 1577 of Mauje Eksar, Tal Borivali, Mumbai by Mr. Kamlakar D Patil**



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The Project Proponent has absent for the meeting. The Authority decided to defer the matter.

**Item No.122: Proposed construction of residential building on S. No. 514A, Dahanu, Dist. Palghar by Shri. Uttam Mehta**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for construction of residential building comprises of ground + first floor on plot bearing C. S. No. 514 A at Dahanu Gaon, Tal. Dahanu, Dist. Palghar. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Dahanu, the plot under reference is situated in residential zone. FSI details as per plans submitted by PP:

- Total plot area - 129.20sqm
- Permissible FSI - 1.00
- Proposed BUA - 182.11sqm

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

- 1) PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
- 2) Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991.
- 3) All other required permissions should be obtained before the commencement of the project.

**Item No. 123: Proposed redevelopment of building on plot bearing CTS No. 1013 of village Juhu at TPS II of Santacruz, Pandya Lane No. 2, Santacruz (W), Mumbai by Vijay Shubh Niwas CHSL**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for redevelopment of building under DCR 33(6) on plot bearing CTS No. 1013 of village Juhu at TPS II of Santacruz, Pandya Lane No. 2, Santacruz (W), Mumbai. As per approved CZMP of Mumbai, the plot under reference falls in CRZ II area i.e. within 500m from HTL of Arabian Sea and landward side of existing Juhu



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Tara Road / KKG Marg and landward side of existing authorized structure. The plot under reference is situated in residential zone as per old DP as well as revised sanctioned DP.


The PP presented that proposed new residential building comprises of Wing A having ground + 1<sup>st</sup> to 12<sup>th</sup> floor and Wing B having ground + 1<sup>st</sup> to 7<sup>th</sup> floor. The PP further presented that the existing building on site under reference comprises of Ground + 2<sup>nd</sup> upper floor for residential use and declared dilapidated on 10.2.2010 by MCGM. PP presented that existing structure is standing on site and no work has been commenced on site yet. Report of Public consultation held on 20.4.2016 is submitted by PP.


PP presented the FSI details of proposed construction:

- Plot area: 534 sqm
- FSI permissible :1.00
- Addition in lieu of TDR: 534.00 sqm.
- Permissible Floor Area : 1068.00 sqm
- Proposed BUA: 1066.40 sqm.
- FSI Consumed : 1.99

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MCGM to ensure proposed redevelopment on site under reference is as per para-8.V.1(c) of CRZ Notification, 2011
3. MCGM to ensure that FSI for the redevelopment project is as per prevailing town and country planning regulations.
4. MCGM to ensure sound management of solid waste management and waste water.
5. MCGM to ensure that construction debris should not be disposed in CRZ area.
6. All other required permissions should be obtained before the commencement of the project.

  
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**Item No.124:** Proposed residential building on land bearing CTS No. 176, 177 & 178 at village Uttan, Tal & Dist. Thane by Shri. Arif Shaikh & Majhar Shaikh



The Authority noted that, the proposal is for construction of residential building comprises of Ground floor + 2 upper floors on plot bearing CTS No. 176, 177 & 178 at village Uttan, Tal. & Dist. Thane. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As on 19.02.1991, the land was falling in purview of the Regional Plan of Mumbai Metropolitan Region, 1973, wherein entire Uttan Village is indicated as Green Zone. The land under reference falls in Uttan Village Gaonthan area. Total plot area is 516.13sqm

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991.
3. All other required permissions should be obtained before the commencement of the project.

**Item No.125:** Proposed change user from Lodging to Bank & Restaurant on plot bearing CTS No. 1311/2 of village Versova situated in K-West Ward, Andheri (W), Mumbai by M/s. Saachi Associates

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for change user from Lodging to Bank & Restaurant on plot bearing CTS No. 1311/2 of village Versova situated in K-West Ward, Andheri (W), Mumbai by M/s. Saachi Associates. PP has submitted plans for change of user from existing lodging house to Bank on ground floor and restaurant on part ground + 1st (pt) upper floor, low rise commercial building comprises of Basement + Ground + 1st (pt) upper floors. OCC was granted on 7.8.2014 by MCGM, the amended plans are approved on 20.11.2015 for change user. As per approved CZMP of Mumbai, the plot under reference falls in CRZ II area i.e. within 500m from HTL of Arabian

  
  
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Sea and landward side and 300 m from sea. The plot under reference is situated in residential zone as per old DP as well as revised sanctioned DP. FSI details As per IOD dated 8.12.2015 issued by MCGM:



- Plot area: 366.00 sqm
- FSI permissible :1.00
- BUA of Existing Structure: 364.18 sqm.
- Proposed area for bank : 117.60 sqm
- Proposed area for restaurant : 246.58 sqm

The Authority noted, there was a complaint in the matter which was deliberated in 91<sup>st</sup> meeting of MCZMA held on 29<sup>th</sup> to 31<sup>st</sup> May, 2014, wherein it was noted that earlier, the Urban Development Dept has granted NoC for aforesaid development vide CRZ 2008/1875/CR/589/UD 12 dated 29.8.2009. The plans are scrutinized and approved as per the DC reg 1967 and accordingly development permissions are issued by taking due cognizance of NoC from UDD. The Authority in the said meeting observed that prior CRZ recommendation from MCZMA was mandatory. Further, Authority observed that this is a case of violation of CRZ Notification 1991 & 2011 and matter was referred to Environment Department for further proceedings in accordance with Office Memorandum dated 12.12.2012 & 27.6.2013 issued by the MoEF, New Delhi. The PP was called for personal hearing before Principal Secretary (Environment) on 18.5.2015 after issuance of proposed directions & receipt of their reply. During the course of hearing it was decided to refer back the above project to MCZMA Cell. Accordingly, the matter was referred back to MCZMA on 26.5.2015 for review on certain issues.

Authority noted that UDD NoC dated 29.8.2009 mentions that the proposal was referred to Environment Dept for remarks and the Environment Dept has allowed to do proposed development of residential hotel /lodging house.

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to concerned planning authority subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. All other required permissions should be obtained before the commencement of the project.

  
  
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Further, the Authority set aside the complaint as the No Objection from CRZ point of view granted on 29.8.2009 through UDD following the then procedure adopted by MCZMA.

**Item No.126:**      **Proposed residential building on Plot No. 12, Sector 30-D, Gothivali, Ghansoli, Navi Mumbai by M/s. Shree Ganesh Developers**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for residential building comprises of Gr. + 13<sup>th</sup> floors on Plot No. 12, Sector 30-D, Gothivali, Ghansoli, Navi Mumbai. NMMC mentioned that, as per approved CZMP of Navi Mumbai, the plot under reference falls in CRZ II area and landward side existing road. As per sanctioned DP, the plot under reference is situated in residential zone. Plot area under consideration is 1318 sqm

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991 before issuing commencement certificate to the project.
3. NMMC should strictly ensure that proposed construction is beyond 50m mangrove buffer zone and landward side of existing road.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.127:**      **Proposed construction on plot No. B-1, Sector- No. 14, GES, Diwalapada, CBD Belapur, Navi Mumbai by Smt. Helan Basil Monterio**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, proposal is for construction of residential building comprises of ground floor + 4 upper floors on plot bearing plot no. B-1, Sector no. 14, GES, Diwalapada, CBD, Belapur, Navi

  
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Mumbai. Plot under reference falls in CRZ-II area & is situated on landward side of existing road. As per the Development plan of Navi Mumbai area, the plot under reference is situated in residential zone. Total plot area under consideration is 196.570 sqm

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


1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991 before issuing commencement certificate to the project.
3. NMMC should ensure that proposed construction is beyond 50m mangrove buffer zone and landward side of existing road.
4. All other required permissions should be obtained before the commencement of the project.


**Item No.128:**      **Proposed facilities for setting up bulk cement and bagging plant at Petroleum Godown Plot, Sewree, Mumbai Port Trust, Mumbai by M/s. Ultratech Cement Ltd**

The project proponent was absent for the meeting. As per submitted details by PP, the Authority noted that, the proposal is for setting up bulk terminal for storage and packaging of cement at Petroleum Godown plot, Sewree, Mumbai Port Trust (MbPT), Mumbai. Bulk cement will be brought to the terminal at site under reference where cement will be stored in enclosed silos and will be dispatched after packaging to the market.

The PP has submitted xerox copy of the CRZ map of IRS, Chennai. Further, CRZ map submitted by the PP is not legible. MCZMA vide its letter dated 3.6.2016 sought the following details from PP, but the reply is still awaited.

1. The project activities layout superimposed on approved CZMP in 1:4000 scale
2. Details of the project activities proposed in CRZ and Non CRZ areas.
3. Whether any activities are proposed in 50 m mangroves buffer zone area.
4. Area Statement of project falls in CRZ I A and CRZ II.
5. DP remarks of the site.

  
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After detailed deliberation and discussion the Authority decided to defer the matter for compliance of above and MPCB is requested to provide detailed report in the matter.

**Item No.129:**      **Proposed redevelopment of plot bearing CTS No. C/1615, of village Bandra, Carter Road, Mumbai by Mrs. Nina Bagai Hajela**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for redevelopment of residential building on plot bearing CTS No. C/1615 of village Bandra, Carter Road, Mumbai by demolishing existing structure in lieu of plot potential of permissible 1.00 FSI as per DCR 10 of DCRs 1967. The proposed residential building comprising of Basement + Ground Floor / Stilt + 1st parking floor + 2nd to 5th upper residential floors. There is an existing old building (comprising of Gr. + 2 up.) existing on site. The existing building is declared dilapidated & dangerous by MCGM vide notice dated 20.11.2015.


As per approved CZMP of Mumbai, the plot under reference falls in CRZ II area. The plot falls in Residential zone as per old DP as well as revised sanctioned DP and is not under any reservation as per both of these development plans. The plot under reference is abutting to designated play ground & Parsi Orphanage.


FSI details as per IOD dated 25.1.2016 issued by MCGM:

- Plot area: 754.20 sqm
- FSI permissible :1.00
- Permissible Floor Area : 754.20 sqm
- Proposed BUA for FSI purpose: 746.36 sqm.
- Propose BUA Free of FSI: 1869.69 sqm
- Total construction area: 2616.05 sqm

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).

  
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2. Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991.
3. Local body to ensure that there should not be change of present use for reconstruction of existing structure.
4. All other required permissions should be obtained before the commencement of the project.



**Item No.130:** Proposed development on Plot No. 20, Sector 30-D, GES, Gothivali, Ghansoli, Navi Mumbai by M/s Sai Jyoti Builders & Developers

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that, the proposal is for construction of residential building comprises of ground floor + 4 upper floors on plot bearing plot no. 20, Sector No. 30 - D, GES Gothivali, Ghansoli, Navi Mumbai. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. As per the Development plan of Navi Mumbai area, the plot under reference is situated in residential zone. Total plot area under consideration is 299.920 sqm.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that FSI for the construction on plot under reference should be as per DCR existing as on 19.2.1991.
3. NMMC should ensure that proposed construction is beyond 50m mangrove buffer zone and landward side of existing road.
4. All other required permissions should be obtained before the commencement of the project.

**Item no. 131:** Proposed development of residential building on plot bearing CTS No. A/372 of village Bandra on Bazaar Road (N. D. Road) situated in H/W ward, Bandra (W), Mumbai by M/s Saachi Associates.

  
  
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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development of residential building comprising part + ground + part Stilt + 3 upper floors on plot bearing CTS No. A/ 372 of village Bandra, Bazaar Road, Bandra (W), Mumbai. The plot under reference falls in CRZ II area and situated on landward side. The plot under reference partly falls in Bandra Gaonthan and partly in residential zone was not reserved for any public purpose as per old DP 1967. Total plot area under consideration is 91.10 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 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. 132:** Proposed residential building on plot bearing CTS No. C/1101 to C/1105 of village Bandra, Sherly Rajan Road, H/W ward, Bandra (W), Mumbai by M/s Saachi Associates

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development of residential building comprising stilt (pt) + Ground (pt) + 5 upper floors on plot bearing CTS No. C/1101 to C/1105 of village Bandra, Sherly Rajan Road, Bandra (W), Mumbai. The plot under reference falls in CRZ II area & situated on landward side of DP road. The plot under reference partly falls in Sherly Gaonthan and partly in residential zone was not reserved for any public purpose as per old DP 1967. Total plot area under consideration is 205.60 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.

  
  
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2. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 133:**      **Proposed redevelopment on plot bearing CTS No. 1064 of village Versova, Off J. P. Road, Andheri (W), Mumbai by Shri. Sanjay Chhabria**



The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment of residential building on plot bearing CTS No. 1064 of village Versova, Off J. P. Road, Andheri (W), Mumbai, by demolishing existing structures and one existing bungalow on north side of the plot is retained as per DCRs 1967.

The proposed construction comprises of Wing -A comprising of basements for parking + Stilt + 1<sup>st</sup> to 2<sup>nd</sup> upper floors rooms for residential use (single bungalow) and Wing-B comprising of basements for parking + stilt + 1<sup>st</sup> to 7<sup>th</sup> upper floor + 8<sup>th</sup> (part) upper floors for residential use on plot under reference. There are existing structures on plot under reference and is in existence prior to 1961-62 and existing use of the structures is residential.

The plot under reference falls in CRZ II i.e. within 500 m from HTL of Arabian Sea & situated on landward side of existing road prior 1991. The plot under reference falls in Residential zone as per old DP as well as revised sanctioned DP and is not under any reservation as per both of these development plans. Total plot area under consideration is 3632.00 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 the proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure that reconstruction of the authorized structure is allowed without change in present use.
3. PP to ensure sound management of solid waste and waste water.
4. All other required permissions should be obtained prior to commencement of construction activity.

  
  
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**Item no. 134:** Proposed construction on plot bearing S. No. 43/1, 2 at village Varsave, Mira Bhayandar, Dist. Thane by M/s Rajendra Sonawane and associates

The PP was absent for the meeting. The Authority noted that the proposal is for construction of Hotel on plot bearing S. No. 43/1, 2 Village Varsave, Dist. Thane. The plot under reference is falls in CRZ III. The plot under reference is partly affected by 15 m wide DP road and partly located in Residential zone.

During the discussion, the Authority observed that the application submitted by the PP is incomplete. Even basic requirement such as duly filled form I, approved CZMP indicating the site are not submitted.

After deliberation, the Authority decided that PP should submit the complete proposal as per the stipulated procedure and as per provisions of CRZ Notification, 2011. The matter is delisted from the records of MCZMA.

**Item no. 135:** Proposed development on plot bearing CTS No. 1-A/4 of village Pahadi Goregoan, plot no. 20-A, Bangur Nagar, Goregaon, Mumbai by M/s Laxmi Asbestos Products Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal of development on plot bearing CTS No. 1-A/4 of village Pahadi Goregoan, plot no. 20-A, Bangur Nagar, Goregaon, Mumbai was earlier considered in 91<sup>st</sup>, 94<sup>th</sup>, 96<sup>th</sup>, 102<sup>nd</sup> & 107<sup>th</sup> meetings of MCZMA held on 29<sup>th</sup> to 31<sup>st</sup> May, 2014, 24<sup>th</sup> to 25<sup>th</sup> November, 2014, 17<sup>th</sup> January, 2015, 31<sup>st</sup> July to 1<sup>st</sup> August, 2015 and 7<sup>th</sup> November, 2015 respectively. The site visit report of the MCZMA sub-committee was also taken on record.

In the 107<sup>th</sup> meeting of MCZMA, the Authority discussed the status of the plot with respect to landward or seaward aspect. It was noted that the plot under reference is not situated on the landward side of existing road prior to 19.2.1991. The Authority noted the remarks of the MCGM which states that the information regarding year of construction of 9.15 m wide road in west side of the plot under reference is not available within MCGM. Further, it was stated by BMC official that it is not D.P. road. Authority observed that developer has

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



The Authority in its 107<sup>th</sup> meeting further observed that the site is abutting the mangroves as per the approved CZMP. Further it was also noted that in the approved CZMP there is no DP road indicated in between mangroves and the plot. MCZMA noted that official of the MCGM also confirmed that there is no DP road on record in between plot and mangroves and plot is on seaward side of the existing road. Therefore, authority concluded that as per provision of CRZ Notification, 2011 proposed construction on the site under reference is not permissible and decided to reject the proposal.

The Authority noted that now, the PP vide letter dated 27.4.2016 has again submitted a representation on proposal in light of CRZ amendment Notification dated 16.6.2015.

The PP presented that amended CRZ Notification dated 16.6.2015 stipulates that the construction in CRZ II area of Mumbai shall be governed by the provisions of clause V.1.(ii) of para 8, as per which, in CRZ II areas of Municipal limits of Greater Mumbai, *"the development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19<sup>th</sup> February, 1991, unless specified otherwise in this notification"*

The PP presented that the said para does not stipulate any condition with respect to landward ness for development of plot.

The PP further presented that amended CRZ Notification, 2011 has deleted the Note under para 8 of the CRZ Notification, 2011. The said note had defined the word 'existing' which meant existence of various features or regularizations or norms as on 19.2.1991. As per the said note, building was permitted on landward side of existing road prior to 19.2.1991. Now, the deletion of the said note has deleted the condition of 19.2.1991. Hence, now the development on plot may be allowed on landward side of existing road prior to 6.1.2011 (date of new CRZ Notification, 2011). The PP further presented that in the instant case, the road in between the plot and the HTL exists much prior to

  
  
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6.1.2011 as seen from MCGM letter dated 12.3.2010. The project proponent is requested to reconsider the proposal and grant CRZ clearance for the project.

The PP has submitted the CRZ demarcation map in 1:4000 scale & report prepared by IRS for the plot under reference. As per said report, there is change in HTL as demarcated by IRS as per CRZ Notification, 2011, than in HTL as shown in approved CZMP 1991. As per approved CZMP the site falls completely inside in CRZ-II. As per 2011 HTL and CRZ guidelines 2011, the site falls partly inside CRZ-II and fully outside of CRZ1A (50 m mangrove buffer). The area affected by CRZ-II as per CRZ guidelines 2011 is 2151.29 sqm (58.36%).

The Authority deliberated the matter, in light of principal CRZ Notification, 6.1.2011 and amended CRZ Notification, 16.6.2015. The Authority observed that in the instant case, para 8.II. CRZ II of the CRZ Notification, 2011 is also applicable, which stipulates that

*"building shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structure"*

The Authority observed that in the instant case, plot under reference is not situated on the landward side of existing road prior to 19.2.1991. The Authority noted that development is allowed within the framework of approved CZMP. As per the approved CZMP, there is no road indicated near the plot and plot under reference is adjoining to mangroves. Further lay out road of the proposed project cannot be considered as a DP road for considering Seward or landward status. Therefore, the Authority observed that the proposal is not in consonance with provisions of CRZ Notification, 2011 and was therefore rejected. However, the Authority, considering the say of the pp, felt that guidance from MoEF&CC needs to be sought regarding the interpretation and applicability of above said para 8.II. CRZ II and para 8.V.1 (ii) of CRZ Notification, 2011 to the instant proposal. Therefore, it was decided to send the matter to MoEF&CC, New Delhi for guidance in the matter on issues mentioned as above.

**Item no. 136:** Proposed reconstruction of residential building on plot bearing plot no. 90, Sector No. 19, GES Koperkhairne, Navi Mumbai by Shri. Hasmukh Bhimaji Ghadia & Smt. Kasturiben H. Ghadia.



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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 residential building on plot bearing Plot No. 90, Sector No. 19, GES Koperkhairne, Navi Mumbai by demolishing existing structure. The proposed construction comprises of ground + 4 upper floors on plot under reference. 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 100.10 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 proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 137:** Proposed addition of first floor on Bungalow No. A & B of unit B on plot bearing C. S. No. 1999/1, Sub plot No. 4 at mauje Chendani, Tal. & Dist. Thane by M/s Raghuvir Co-op Hsg Society.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for addition of first floor on existing ground floor of Bungalow No. A & B of unit B on plot bearing C. S. No. 1999/1, Sub plot No. 4 at mauje Chendani, Tal. & Dist. Thane. Earlier, Thane Municipal Corporation (TMC) had given permission in the year 1973 to the Bungalow No. A & B of unit B for ground + 2 upper floors. However, the PP have constructed only ground floor bungalow A & B. TMC have granted part Occupation Certificate (OC) dated 31.10.1985 for Bungalow No. A and part OC dated 21.4.1983 for Bungalow No. B.

The Authority noted that the plot under reference falls in CRZ-II area & is situated on landward side of existing road. As per the Development Plan of

  
  
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Thane, the plot under reference is situated in residential zone. Total plot area under consideration is 752.50 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. PP to ensure sound management of solid waste and waste water.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 138:**      **Proposed residential cum commercial building on Plot No. 10, Sector 30-D, Gothivali, Ghansoli, Navi Mumbai by M/s. Girija Infrastructure**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential cum commercial building comprising of Stilt + Ground (Pt) + 7 floors on Plot No. 10, Sector 30-D, Gothivali, Ghansoli, Navi Mumbai. The plot under reference is falls in CRZ-II area & is situated on landward side of existing road. As per the Development Plan, the plot under reference is situated in residential zone. Total plot area under consideration is 849.860 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 the proposed construction should be beyond 50 m mangroves buffer zone.
3. All other required permissions should be obtained prior to commencement of construction activity.



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**Item no. 139:** Proposed redevelopment on plot bearing CTS No. C/239 of village Bandra, Chembai Road, situated in H- West Ward, Bandra (W), Mumbai by M/s. Saachi Associates

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment of residential building comprising of Stilt + 1<sup>st</sup> to 7<sup>th</sup> upper floors on plot bearing CTS No. C/239 of village Bandra, Chembai Road, situated in Bandra (W), Mumbai by demolishing existing dilapidated structures as per DCRs 1967. There is an existing old dilapidated building (House No. 25) comprising of Gr. + 1 upper floor. The existing building is declared dilapidated & dangerous by MCGM vide notice dated 9.12.2011.


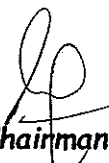
The plot under reference is falls in CRZ II area & is situated on landward side of existing road. The plot under reference falls in Residential zone & is not under any reservation as per old 1967 DP. Total plot area under consideration is 112.90 sqm.

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 in force 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. 140:** Proposed redevelopment on plot bearing CTS No. 319 of village Juhu, Vile Parle (W), Mumbai by Shri. Prakash Jain and Smt. Manjula Jain

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment of residential building comprising of Stilt + 4 (pt) floors on plot bearing CTS No. 319 of village Juhu, Vile Parle (W), Mumbai. MCGM has issued IOD on 29.3.2016. The plot under reference falls partly in CRZ-II area and is

  
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situated on landward side of existing road. Total plot area under consideration is 838.10 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 proposed construction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 141:** Proposed change of activity from Bank Training School to International School and modernization / internal alteration for the existing educational building on plot bearing C. S. No. 1/231 of Malbar Hill Division situated at Narayan Dabholkar Marg, Mumbai by M/s Hafeez Contractor

The Authority noted from the remarks of MCGM that there exists one structure comprising of basement + Gr floor + 1<sup>st</sup> floor on plot bearing C.S. No. 1/231 of Malabar Hill Division. The said structure is constructed prior to 2002 for the purpose of Bank Training School for which occupation permissible was granted on 29.10.2002. The said plot falls in CRZ II. However, permission for addition and alteration without changing any activity is granted by MCGM on 5.8.2011. The said additions and alteration of Bank Training institute are nearing completion. Architect on behalf of D.Y. Patil Pranjali International School has submitted the amended plans on 26.6.2012 thereby proposing international IB School in the said premises.

The addition and alterations to the building are in the form of demolishing existing walls, overhead water tank and reconstruction of brick masonry walls, glazing on front side of the building, glass railing at ground floor level, construction of new overhead tank and modifications to the toilet block. These works are already completed on site. The present proposal is for



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converting the activity of existing Bank staff training school to IB International School.

As per MCGM remarks, the plot under reference are in Residential zone and not reserved for any public use. The plot under reference is on the landward side of existing Narayan Dabholkar Road in existence prior to 19.2.1991. The use of "Educational Institute" was permissible as per land use and zoning as on 19.2.1991.



Here, the project proponent now wants to change the use of staff training college of Bank of Baroda and Bank of India i.e. basement + ground + 1<sup>st</sup> upper floor to D Y Patil Pranjali International School. The proposal is not for the change of existing use. The present proposal is for modernization / internal alteration for the existing educational building. The total FSI consumed as per last approved plans is 1.32 and is well within the permissible FSI of 1.33

The Authority also noted the Earlier the matter was discussed in 83<sup>rd</sup> meeting of the MCZMA relation to complaint dated 1.8.2013 received from Narayan Dabholkar Road Residents Association. Further, the Authority noted the policy decision of 77<sup>th</sup> meeting of the MCZMA, as per which, repair/alteration proposals to be decided at planning Authority level subject to certain conditions.

In the light of above, the Authority after deliberation 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 activity is as per DCR existing and in force 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. 142:** Proposed Installation of Lift and Addition / Alterations in 'Building B' of "Bhag Co. Op. Hsg Soc" on plot bearing F. P No. 66-67 of TPS II, Mahim Division, S. Sawarkar Marg, G/North ward, Mahim, Mumbai by Shri. Govind R. Mehta

  
  
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The project proponent was present for the meeting and presented the proposal before the Authority. The application is for installation of Lift and Addition / Alterations in 'Building B' of "Bhag Co. Op. Hsg Soc" on plot bearing F. P No. 66-67 of TPS II, Mahim Division, S. Sawarkar Marg, G/North ward, Mahim, Mumbai. The Authority noted the policy decision of 77<sup>th</sup> meeting of the MCZMA, as per which, repair/alteration proposals to be decided at planning Authority level subject to certain conditions.

After deliberation, Authority decided to recommend the proposal from CRZ point of view to concern planning authority with following observations:

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

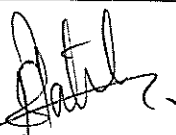

**Item no. 143: Exemption of Kharland Development Schemes from CRZ Notification, 2011 by Kharland Development Circle**

The project proponent was absent for the meeting. The Authority noted that the Water Resources Department has forwarded the representation dated 5.10.2015 of Kharland Development Board, Thane on 29.2.2016 requesting exemption from requirement of EIA for Kharland Development Schemes under CRZ Notification, 2011.

Earlier, the Kharland Development Board has submitted proposals for total 138 Kharland Schemes to MCZMA for CRZ Clearance under CRZ Notification, 2011. Out of these 52 Kharland Schemes submitted by Kharland Development Board were deliberated in 76<sup>th</sup> & 78<sup>th</sup> meeting of MCZMA held on 30.7.2012 & 3.11.2012. MCZMA recommend 52 Kharland Schemes from CRZ point of view to MoEF for appropriate decision in the matter.

Details of 52 kharland scheme are as follows:

Sr. No.	District	No. of Schemes			Proposed reclaimed area	Area already exempted in CRZ	Additional area in hector
		Govt.	Private	Total			
1	Thane	6	1	7	854	378	476
2	Raigad	2	13	15	2089	126	1963

  
  
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3	Ratnagiri	7	2	9	475	243	232
4	Sindhudurg	17	4	21	1477	538	939
	Total				4895	1285	3610

The Kharland Dept has requested MCZMA to exempt these 52 schemes from CRZ Notification, 2011.

Further, there are 86 kharland schemes submitted to MCZMA Details of which are as follows:



Sr. No.	District	No. of Schemes			Proposed reclaimed area	Area already exempted in CRZ	Additional area in hector
		Govt.	Private	Total			
1	Thane	3	4	7	679.00	259	420
2	Raigad	25	12	62	13836.98	4049	9787.98
3	Ratnagiri	3	8	11	492.61	82	410.91
4	Sindhudurg	0	6	6	241	0	241
	Total	31	55	86	15249.90	4390	10859.90

Further, Kharland Dept has submitted follwing 2 proposals:

- Kharland Scheme of Morekuran, Tal. & Dist. Palghar on 10.6.2016
- Kharland Scheme of Mandad, Tal. Tale, Dist. Raigad on 10.6.2016.

The Kharland Department has submitted that MCZMA in its ealier 94<sup>th</sup>, 99<sup>th</sup>, 103<sup>rd</sup> & 105<sup>th</sup> meetings held on 24-25.11.2014, 16.5.2015, 20.8.2015 & 15-16.10.2015 directed Kharland Dept to submit the Rapid EIA report for Kharland Schemes. However, Kharland Dept is unable to prepare the Rapid EIA due to financial constraints. It was further informed that the areas protected by these schemes are small. If the Environmental Impact Assessment is done for these expenses for this work may be much more as compared to schemes costs. The annual funds available for the Khar Land Schemes are always very less than the actual requirements. If these funds are used for Environmental Impact Assessment then it will be difficult to construct schemes due to non-availability of funds for EIA.

Kharland dept further explained the need to kharland schemes stating that purpose of Khar land bunds is to protect Agriculture lands in the coastal areas in Konkan from becoming saline due to ingress of tidal waters. Tidal waters are restricted to enter into the agriculture lands by constructing saline

  
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embankment along the banks of the creek through Khar Land Development Schemes. The main benefits of saline embankments are Reduction in erosion of soil, Prevention of salinity ingress, Fresh water recharge, Stoppage of saline water from entering into adjoining water drains, Ecological balance maintained by enriching the area under mangrove vegetation on creek side and Creation of better environment for fish breeding on creek side in mangroves area.

The Authority discussed the issue of Kharland Dept and felt that kharland schemes restrict the free movement of tidal waters and further ecosensitive areas such as mangroves, mudflats may get affected due to schemes. Hence, Authority felt that it was appropriate to determine the impact of the said schemes on surrounding areas and its Environment management plan. Therefore, the Authority after deliberation decided that Kharland Dept need to submit the Rapid EIA for the Kharland schemes. Kharland Dept may carry out district-wise Rapid EIA for Kharland schemes proposed in each district.

The matter was deferred for the compliance as mentioned above.

**Item no. 144: Post Facto approval for Buildings / Construction projects in Navi Mumbai by NMMC & CIDCO**

Authority decided to defer the matter. The NMMC and CIDCO are requested to submit their say in the matter to MCZMA.

**Item no. 145: Proposed development on plot bearing plot no. R-3-A, Sector 14, Nerul, Navi-Mumbai by M/s Regency Inc.**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the proposal for construction of residential & commercial building on plot bearing Plot No. R-3-A, Sector 14, Nerul, Navi Mumbai. The plot under reference is situated in residential zone. As per approved CZMP of Navi Mumbai, the plot under reference falls in CRZ II and landward side existing road. The total area of plot is 16,776.90 sqm.

The Authority noted that earlier, the NMMC vide letter dated 14.5.2010 had granted Commencement Certificate to construction on plot under reference. Work was started according to the approved plans. In the year 2012,



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the PP through NMMC had forwarded the proposal of amended plans to MCZMA.

The proposal for amended plans was submitted to MCZMA through Navi Mumbai Municipal Corporation, vide letter dated 30.5.2012. The said proposal was earlier considered in the 79<sup>th</sup> meeting of MCZMA held on 5.1.2013 wherein it was noted that the proposal was for amended Commencement Certificate and attracts the Office Memorandum dated 12.12.2012 issued by MoEF. The Authority after deliberations directed the project proponent to follow the procedure laid down in Office Memorandum dated 12.12.2012 issued by MoEF. The NMMC vide letter dated 22.1.2014 issued stop work notice and work was put on hold.

As per submission of PP, the Authority noted that the Project Proponent i.e. M/s. Regency Inc. intends to demolish the constructed structure on plot under reference and seek a prior CRZ recommendation from MCZMA for new construction on plot under reference. Accordingly, the PP has submitted the revised proposal of construction on plot under reference to MCZMA.

In the light of above, after deliberation, the Authority decided that since, the PP has intended to demolish the structure on plot under reference, the revised proposal could be discussed after demolition of said structure on site. The NMMC to submit the report about the demolition of the constructed structure on plot under reference with current dated site photographs. The matter was deferred.

**Item no. 146:      Municipal Corporation School Building No. 2, at  
Diwalegaon, CBD Belapur, Navi Mumbai by NMMC**

The project proponent was absent. The proposal is for construction of School Building No.2, at Diwalegaon, CBD Belapur, Navi Mumbai.

The Authority noted that the proposal was earlier considered in 101<sup>st</sup> & 106<sup>th</sup> meeting of the MCZMA held on 13.7.2015 & 26-27.10.2015 respectively. The plot under reference falls in residential Zone. As per the Coastal land use map and the Navi Mumbai Municipal Corporation letter dated 1.11.2012, the plot under reference falls in CRZ-II and is landward side of the existing gaothan road. The total plot area is 9603.584sqm and proposed BUA is 480.939 sqm.



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As decided in 106<sup>th</sup> meeting of MCZMA, the site under reference was visited 18<sup>th</sup> March, 2015 by expert member of MCZMA along with NMMC official Mr. Unme, Engineer, School Principal and local Corporator. During the site visit, it was observed that, there are two structures of school present in the plot under reference. Engineer, NMMC said that, the one of the existing ground floor school building existing prior to 1970 and another school existing ground floor school building constructed in the year 2009 with permission from NMMC. The current proposal is for regularization of existing construction (2009) and proposed first floor on it. Further, it is observed that, the plot under reference is situated in CRZ-II area landward side of the existing road. The committee also observed Google images of year, 2003, 2007, 2009 & 2014 of the site under reference.

The Authority noted the above said site visit report which stated that the current proposal is for regularization of existing construction (2009) and proposed first floor on it. After deliberation, the Authority decided to keep the matter in abeyance.

**Item no. 147:**      Regarding development on property bearing plot no. 1, S. No. 185, Hissa No. 1B (1) & 1B (3), C.S. No. 668, Mauje Murud, Tal. Murud, Dist. Raigad by Shri. Iqbal H. Purkar

The Authority noted that the proposal for development on property bearing plot no. 1, S. No. 185, Hissa No. 1B (1) & 1B (3), C.S. No. 668, Mauje Murud, Tal. Murud, Dist. Raigad is earlier considered in the 92<sup>nd</sup> meeting of the MCZMA held on 19.7.2014 wherein the Authority decided that there is a violation of provisions of CRZ Notification, 1991 & 2011 since, construction has started on the site under reference without obtaining prior CRZ recommendation from MCZMA. Accordingly, the matter was referred to Environment Dept for initiating procedure as stipulated in OM dated 12.12.2012 & 27.6.2014 issued by MoEF.

The Environment Department initiated the necessary credible actions as per above said OM of MoEF and issued Directions u/s 5 of the Environment Protection Act, 1986 read with CRZ Notification 19.2.1991 & 6.1.2011. PP was directed to stop the construction work till he obtains clearance from the MCZMA. PP was also directed to submit a Board Resolution to comply with para

  
  
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5(i) of OM dated 12.12.2012 of MoEF. Further, MPCB filed a case No. R.C.C. No. 22/2015 before the JMFC, Murud.



After completing the credible action, the proposal was again considered in 99<sup>th</sup> meeting of MCZMA for appraisal as per OM dated 12.12.2012 and 27.6.2013. In the said meeting, the Authority sought the present use of the structure on site under reference.

Accordingly, the Murud Municipal Council vide letter dated 26.8.2015 has submitted its compliance on 26.8.2015, which mentions that, the use of the existing structure was lodging & residential before demolition of the same. The Authority noted that the Hon'ble NGT, New Delhi vide order dated 7.7.2015 set aside the OM dated 12.12.2012 & 27.6.2013 issued by MoEF. However, the Hon'ble Supreme Court of India, New Delhi has granted stay vide order dated 24.9.2015 in Civil Appeal Nos. 7191-7192/2015 filed by M/s. Dugar Housing Ltd., V/s. S.P. Muthuraman & Ors with C.A. No. 7193-7194/2015 in orders and judgments filed passed by the National Green Tribunal, New Delhi, in the matter of application filed by S.P. Muthuraman & Ors. V/s U.o.I & Ors.

The Authority, after deliberation decided to intervene by filing application before the Hon. Supreme Court seeking clarification as to whether MCZMA can apply OM dated 12.12.2012 and 27.6.2013 of MOEF in the matters of CRZ violations. MCZMA further decided to seek clarification from MoEF, New Delhi. Till the time it was decided to keep the matter in abeyance.

**Item no. 148:**      **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**

The official of Murud Janjira Municipal Council 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. 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. PP and his grandparents are local inhabitant since 1950. Total plot area is 58.20 Sqm. Existing floor area is 24.93 Sqm and proposed area is 24.93 Sqm.

  
  
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The Authority noted that, the proposal was earlier considered in 101<sup>st</sup>, 106<sup>th</sup> & 111<sup>th</sup> meeting of the MCZMA held on 13<sup>th</sup> July, 2015, 26<sup>th</sup> -27<sup>th</sup> October, 2015 & 16<sup>th</sup> January, 2016 respectively and in the 111<sup>th</sup> meeting, it was decided to get status of construction on site under reference. The Murud Janjira Municipal Council mentions in its reply dated 7.6.2016 that the old construction is demolished and new building construction is completed.

The Authority noted that the Hon'ble NGT, New Delhi has passed an order dated 7.7.2015 set aside the Office Memorandum dated 12.12.2012 & 27.6.2013 issued by MoEF, GoI. However, the Hon'ble Supreme Court of India, New Delhi has granted stay vide order dated 24.9.2015 in Civil Appeal Nos. 7191-7192/2015 filed by M/s. Dugar Housing Ltd., V/s. S.P. Muthuraman & Ors with C.A. No. 7193-7194/2015 in orders and judgments filed passed by the National Green Tribunal, New Delhi, in the matter of application filed by S.P. Muthuraman & Ors. V/s U.o.I & Ors.

The Authority further noted that the Environment Department, GoM has again requested MoEF, New Delhi on 27.10.2015 to clarify / guide about the procedure for taking cognizance and suitable action against the project proponent committing / allegedly committing violation pertaining to EIA Notification, 2006 as well as CRZ Notification, 1991 & 2011.

The Authority after deliberation decided to intervene in the Civil Appeal Nos. 7191-7192/2015 before the Hon. Supreme Court seeking a clarification whether OM dated 12.12.2012 & 27.6.2013 could be implemented in CRZ violation cases.

After deliberation, the Authority decided to keep the instant matter in abeyance.

**Item no. 149:** 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, Murud Janjira Municipal Council by Shri. Madhukar Vinayak Bhayde

The Official of Murud Municipal Council 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



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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 101<sup>st</sup>, 106<sup>th</sup> & 111<sup>th</sup> meeting of the MCZMA held on 13<sup>th</sup> July, 2015, 26<sup>th</sup> -27<sup>th</sup> October, 2015 & 16<sup>th</sup> January, 2016 respectively and in the 111<sup>th</sup> meeting, it was decided to get status of construction on site under reference. The Murud Janjira Municipal Council mentions in its reply dated 7.6.2016 that the old construction is demolished and new building construction is completed.



The Authority noted that the Hon'ble NGT, New Delhi has passed an order dated 7.7.2015 set aside the Office Memorandum dated 12.12.2012 & 27.6.2013 issued by MoEF, GoI. However, the Hon'ble Supreme Court of India, New Delhi has granted stay vide order dated 24.9.2015 in Civil Appeal Nos. 7191-7192/2015 filed by M/s. Dugar Housing Ltd., V/s. S.P. Muthuraman & Ors with C.A. No. 7193-7194/2015 in orders and judgments filed passed by the National Green Tribunal, New Delhi, in the matter of application filed by S.P. Muthuraman & Ors. V/s U.o.I & Ors.

The Authority further noted that the Environment Department, GoM has again requested MoEF, New Delhi on 27.10.2015 to clarify / guide about the procedure for taking cognizance and suitable action against the project proponent committing / allegedly committing violation pertaining to EIA Notification, 2006 as well as CRZ Notification, 1991 & 2011.

The Authority after deliberation decided to intervene in the Civil Appeal Nos. 7191-7192/2015 before the Hon. Supreme Court seeking a clarification whether OM dated 12.12.2012 & 27.6.2013 could be implemented in CRZ violation cases.

After deliberation, the Authority decided to keep the instant matter in abeyance.

**Item no. 150:** Proposed fencing security wall around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd.

  
  
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The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for fencing security wall around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd. The proposal is earlier considered in 98<sup>th</sup>, 101<sup>st</sup> & 106<sup>th</sup> meeting of MCZMA held on 31.1.2015, 13.7.2015 & 26-27.10.2015 respectively. The site visit report was taken on record in 106<sup>th</sup> meeting of MCZMA.

The PP presented that fencing wall is proposed on existing bund at site. From the EIA report submitted, the Authority noted that there exists around 3.5 mile (i.e. 4.8 km) bund, whereas length of wall is 13.34 km. The Authority observed that there is mangrove vegetation in and around the site interleaved with mudflats and construction of fencing wall may obstruct the ingress/free flow of saline water into the mangroves vegetation area, thereby affecting the growth of mangroves ecosystem present. Further, no construction is allowed in the CRZ I (A) i.e. mangroves areas as per provisions of CRZ Notification, 2011.

The PP during the presentation expressed the security concern and stated that local police station have instructed to have security fencing.

Considering the security concerns, as expressed by PP in the meetings, the Authority decided to allow only wire mesh fencing with security watch towers, without construction of wall and patrolling road. PP to ensure the design of the wire mesh fencing and security watch towers should not hamper free flow of water in mangroves vegetation. The PP to submit the said design of wire mesh fencing with dimensions with latitude and longitude to MCZMA.

The Authority observed that the wire mesh fencing, though it is a security requirement, falls in mangroves area having more than 1000 Sqm, it was decided to recommend the proposal of wire mesh fencing around the site under reference to MoEF&CC, New Delhi subject to compliance of following conditions:

1. The PP is to ensure that no mangroves are cut and no temporary road is built along the fence during installation of wire mesh fencing.
2. PP to ensure the design of the wire mesh fencing should be in such way that free flow of water in mangroves vegetation is maintained.
3. No patrolling road is allowed around the fencing.
4. PP to ensure construction of bund in mangroves area is not allowed.



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5. PP to obtain prior High Court permission as per Hon. High Court order in WP No. 3246/2004 and PIL 87/2006, since the installation of wire mesh fencing is proposed in mangroves and its 50 mangroves buffer zone area.
6. PP to ensure the compliance of the Hon. High Court orders in PIL (L) 48/2013 i.e. Vanashakti wetland matter.
7. PP to ensure no solid concrete construction is allowed in mangroves and its 50 m mangroves buffer zone.
8. PP to obtain forest clearance, if applicable.
9. All other permissions as and when required should be obtained prior to commencement of construction activity.

**Item no. 151:** Proposed reconstruction on plot bearing C.T.S. No. 620, 620/1, 620K at Alibag, Tal. Alibag, Dist. Raigad by Shri. Vijaykumar Gharpure

The official of Alibag Municipal Council was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of residential & commercial (lodging) building Ground floor + 1<sup>st</sup> floor + 2<sup>nd</sup> floor on plot bearing Survey No. 620, 620/1, 620K, Area-595.31 sqm at village Alibag, Tal. Alibag Dist. Raigad by demolishing existing structure. The plot under reference falls in CRZ-II area and landward side of existing road. The plot under reference falls in residential zone and included in congested area. Total plot area is 595.31sqm. As per remarks of Municipal Council, existing building on plot under reference is 50 years old building.

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 in force 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. 152:** Proposed construction of first floor of residential house at Rahatghar, S. No. 54, Hissa No. 9, Tal. Guhaghar, Dist. Ratnagiri by Shri. Dattaram Balkrishna Raut.



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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of 1<sup>st</sup> floor on existing ground floor residential structure on plot bearing Survey No. 54, Hissa no. 9, CS no. 815 at village Varchapath Tarfe Guhagar, Tal-Guhagar Dist-Ratnagiri. As per Coastal Zone Management Plan, the plot under reference falls in CRZ III area and is situated at 350 meter away from Seafront. Total area of plot is 2400.00sqm, existing BUA is 131.42 sqm and total BUA is 234.61sqm.



The Authority noted that the proposal was earlier discussed in the 102<sup>nd</sup> meeting of MCZMA held on 31<sup>st</sup> July & 1<sup>st</sup> August, 2015, wherein it was observed that ground floor structure permission was granted on 28.3.2011 by local body. The Authority decided to consider the case as violation of CRZ Notification, 2011.

The Authority noted that the Applicant vide letter dated 15.3.2016 submitted that that the PP in the year 2005 had applied to Local Authority for permission, however, at that time, construction could not be done. Hence, again the application was made on 17.2.2011 for ground floor and the same was granted by grampanchayat Guhagar. PP further stated that the PP is a local inhabitant of the area and proposal is for their own residential purpose. PP further requested Authority to reconsider the matter as per the para 6(d) of the CRZ Notification, 2011.

The Authority noted the back ground of the matter and after deliberation, 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 proposed construction should be subject to local town and country planning rules with overall height of construction not exceeding 9 m. with ground + 1<sup>st</sup> floor.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 153:** Proposed construction of residential building on plot bearing Gaathan No. 4 Hissa No. 8 & 10 at Shrivardhan, Tal. Shrivardhan, Dist. Raigad by Shri. Ali Ahmed Karbhari

  
  
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The project proponent was absent for the meeting. The Authority noted that the proposal is for construction of residential building comprising of Building A & B wings comprises of Ground floor + 1<sup>st</sup> floor on plot bearing Gaathan No. 4, Hissa No. 8 & 10 at Shrivardhan Tal. Shrivardhan, Dist. Raigad. The plot under reference falls in CRZ-II and landward side of existing road. The plot under reference falls in Gaonthan zone. Total plot area is 450.00 sqm.

The Authority noted that unauthorized construction is evident from the site photographs enclosed by the Shrivardhan Municipal Council along with its reply. The Municipal Council to send detail report in the matter whether construction has started on site in violation of CRZ norms. If yes, action taken report needs to be submitted by the Municipal Council. It was decided to defer the matter.

**Item no. 154:**      **Construction of Art Museum and fine Arts Gallery at plot bearing no. 200, Sector. 12, Vashi, Navi Mumbai by Shree Swami Narayan Mandir**

The project proponent was present for the meeting and presented the matter before the Authority. The PP presented that the CIDCO had allotted the plot bearing no. 200, Sector. 12, Vashi, Navi Mumbai for development of Arts Museum, Fine Art Gallery & Cultural Activities Centre in the year 2002. As per approved CZMP, the plot is situated outside CRZ area. Hence, Permission for construction of the building and Commencement Certificate (CC) was granted by Navi Mumbai Municipal Corporation (NMMC) on 2009. Further, Building plans were amended in the year 2010 by the NMMC. At present, construction of Building is completed and NMMC has refused to grant the part Occupation Certificate to the project stating that the plot under reference falls in CRZ-II area and insisted to obtain CRZ recommendation from the MCZMA. Therefore, the PP is seeking CRZ recommendation for the building on plot under reference.

The Authority noted that the matter was earlier discussed in 103<sup>rd</sup> & 109<sup>th</sup> meeting of the MCZMA held on 20.8.2015 & 19.12.2015 respectively, wherein the Authority decided to recommend the matter to Ministry of Environment, Forest and Climate Change, New Delhi for further appropriate decision in the matter.

  
  
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The Authority noted that the MoEF&CC, New Delhi vide letter dated 14.6.2016 replied to MCZMA stating that the MCZMA is, therefore requested to look into the issues related to CRZ classification of the property under reference and appropriately recommend for reclassification as per CRZ Notification, 2011 and this Ministry's OM dated 8.8.2011 regarding error apparent on record, if so required. Otherwise, the MCZMA may consider the case on merits within the framework of approved Coastal Zone Management Plan and as per the provisions of the CRZ Notification, 2011.

The Authority noted the CRZ map in the scale of 1:4000 superimposing the project site & report dated 26.11.2015 prepared by IRS, Chennai. The said report mentions as follows:

- HTL demarcated by IRS, Chennai and the HTL, LTL and setback lines overlaid from approved CZMP is shown in the Map in adjacent plates. The observations and inferences made are summarized below:
- It is observed that when the HTL, LTL and setback lines of approved CZMP are overlaid, the Plot no.200 is not within the CRZ
- It is also observed that, as per HTL demarcated by IRS, Chennai, the Plot no.200, Sector-12, Vashi, Navi Mumbai, is within 100m from setback line from HTL and 50m buffer from mangroves.
- The difference in HTL between approved CZMP and demarcated by IRS, Chennai, is due to the fact, that there is a manmade holding pond, adjacent to the Plot no.200, sector-12, Vashi, Navi Mumbai and the presence of mangroves within the Holding Pond. The High Tide Line around the Holding Pond abuts the existing bund Road of the Holding Pond.
- The presence of Mangroves within the Holding Pond is due to malfunctioning of one way gates of Holding Pond. The Holding Ponds were created to hold flood water, but malfunctioning of gates allow sea water to enter the holding pond, which provides suitable environment for growth of mangroves.
- The plot no.200, sector-12, Vashi, Navi Mumbai, is outside CRZ as per approved CZMP. But as per HTL demarcated by IRS, the plot is within the CRZ (partly within CRZ IA and CRZII) and the remaining Part is outside CRZ, for the reasons explained above.

Sr. No	CRZ Category/ Outside CRZ	Area in Sq.Meters (Bases on CAD drawing details given by
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		client)
1	CRZIA	2695.13
2	CRZ II	5662.61
3	Area outside CRZ	401.01


The Authority noted that as per CRZ survey report of IRS, the project site is outside CRZ area as per the approved CZMP. However, as per current CRZ demarcation by IRS, Chennai, the project is within 100 m from the HTL of the creek and 50m buffer from mangroves. From the said CRZ map, it is observed that construction is situated within 50 m mangroves buffer zone. As per report of IRS, difference in HTL between approved and current is due to Holding pond and presence of mangroves within the Holding pond.


The Authority noted that as per approved CZMP, the plot is situated outside CRZ setback area, Hence, the concerned planning Authority gave building permission, the plot under reference. Now, there are mangroves in the Holding pond present in the vicinity of the plot, hence, the plot comes under the 50 m mangroves buffer zone and thereby falls in CRZ area.

Authority felt that since, at the time of grant of building permission, the plot was outside CRZ area and accordingly, building construction is completed, the concerned planning Authority may grant OC to the building subject to permission of High Court, since at present the building falls within 50 m mangrove buffer zone area.

**Item no. 155:** Proposed reconstruction of residential & commercial building on property bearing S. No. (21), H. No. 5B, S. No. 92, C.T.S. No. 1765(P) at Murud, Tal. Murud, Dist. Raigad by Smt. Alka D. Baile

The official of Murud Janjira Municipal Council was present for the meeting and presented the matter before the Authority. The proposal is for construction of residential & commercial building comprising stilt + raised ground floor + 2 upper floors on property bearing S. No. (21), H. No. 5B, S. No. 92, C.T.S. No. 1765(P) at Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ-II area and landward side of existing road. The plot under reference falls in residential zone. Total plot area is 530.00 sqm. The Municipal Council mentions in its reply dated 06.06.2016 that the present use is

  
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for lodging and boarding. The old structure is authorized as per municipal records & it built prior to 1989.

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 in force 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. 156:**      Proposed construction of Holiday Resort on land bearing Gut No. 532, at Kihim, Tal. Alibag, Dist. Raigad by Mrs. Savitri N. Dube

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of Holiday Resort building comprising of G + 1 for 2 buildings (Unit A & B) on G. No. 532 at village Kihim, Tal-Alibag & Dist- Raigad. The proposed construction comprises of Stilt + Raised ground floor + 2 upper floors on plot under reference. The plot under reference falls partly in CRZ-III area i.e. partly within 200m to 500m and partly outside 500m line from HTL of the Seafront.

The CRZ map & report dated Oct, 2015 of IRS, Chennai and Rapid EIA report prepared by Mitcon is submitted. The Authority noted that as per report of IRS, Chennai, the plot under reference falls in CRZ III area i.e. within 200 m to 500 m line from HTL of Arabian Sea as per approved CZMP 1991 as well as new CRZ survey. Area of Plot - 4460.00 sqm (0.44 Ha) and BUA proposed is 857.96 sqm. The Town Planning office further mentions that, there is existing house on plot under reference.

After deliberation the Authority decided to recommend the project from CRZ point of view to MoEFCC, New Delhi subject to compliance of following conditions:



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1. The proposed construction of Hotel resort should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
2. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
3. The overall height of construction upto highest ridge of the roof, shall not exceed 9 meter and the construction shall not exceed not more than ground + one upper floor.
4. PP to ensure that no construction should be carried out within 200 m from the HTL of the Seafront. No basement should be constructed in the project.
5. PP to install the compact module of the Sewage Treatment Plant. PP to install organic waste convertor for management of Solid Waste.
6. PP to implement the Environment Management Plan during construction and operation phase of the project.
7. PP to ensure the public access to the beach.
8. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 157:** Proposed construction of residential building on plot bearing S no. 78 B, Hissa no.1, Guhagar, Dist - Ratnagiri by Mr. Surykant Shivram Rahate & Miss. Lata S. Rahate

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. 78, Hissa No. 1 at village Guhagar, Tal- Guhagar & Dist Ratnagiri. The proposed construction comprises of Ground + 1<sup>st</sup> floor on plot under reference. The plot under reference falls in CRZ III area and situated on landward side of existing road.

The project proponent (Smt. Lata Rahate) submitted report of Guhagar Nagarpanchayat dated 15.12.2015 which mentions that, Smt. Lata Rahate is living at Mumbai. However; she is native resident of the Guhagar Nagarpanchayat area.

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

  
  
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1. Local Body to ensure that proposed construction should be subject to local town and country planning rules with overall height of construction not exceeding 9 m. with ground + 1<sup>st</sup> floor.
2. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 148:**      **Proposed renovation and reconstruction of Shah Baba Brihanmumbai Police Sandal Comity office, on plot bearing C.S. No. 1399 of Mahim Division, G/N ward, Mumbai by Shah Baba Brihanmumbai Police.**

The Project Proponent was absent for the meeting. The Authority noted that the proposal is for renovation and reconstruction of Shah Baba Brihanmumbai Police Sandal Committee Office on plot bearing C S No. 1399 of Mahim Division, G/North ward, Mumbai. The plot under reference falls in CRZ II and is on seaward side of existing 13.5 m wide Mahim Fort Road. The plot under reference is situated in residential zone. Total area of plot is 2085.75 sqm and proposed total BUA is 1620.25sqm

The Authority noted that, the proposal was earlier considered in 105<sup>th</sup> meeting of the MCZMA held on 15<sup>th</sup> & 16<sup>th</sup> Oct, 2015 and as per decision of the Authority the PP (Shah Baba Brihanmumbai Police) submitted reply dated 05.02.2016, as per which, PP has submitted the MCGM letter dated 18.1.2016 along with DP sheet showing HTL and CRZ II buffer area. Further, Shah Baba Brihanmumbai Police has submitted the IOD dated 11.2.2015 of MCGM for the proposal.

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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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.



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**Item no. 159:** Proposed construction of school building "New Horizon World School" on plot no. 58 to 62, sector 20, Koparkhairne, New Mumbai - by M/s Lalbahadur Shastri Mission Developers.



The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal for construction of school building "New Horizon World School" on plot no. 58 to 62, sector 20, Koparkhairne, New Mumbai was earlier discussed in 107<sup>th</sup> meeting of the MCZMA held on 7<sup>th</sup> November, 2015. The plot area under consideration is 3705.327 Sqm and falls in CRZ II area and situated on landward side of existing bund road. As per decision taken in the said meeting, the MCZMA vide letter dated 12.1.2016 granted CRZ recommendation to the project.

Thereafter, the PP (M/s Lalbahadur Shastri Mission Developers) submitted the representation dated 6.2.2016 stating that the MCZMA NOC dated 12.1.2016 mentions for Ground + 3 upper floors with permissible FSI -1. The PP further stated that, as per instructions of the Authority in its 102<sup>nd</sup> meeting, the PP has submitted the revised layout within permissible FSI -1 for Ground + 5 upper floors. PP has requested to grant the clearance stating Ground + 5 upper floors with FSI-1.

The Authority noted the background of the proposal and decided to recommend the proposal of school building comprising Ground + 5 upper floors with FSI 1.00 from CRZ point of view to concerned planning Authority. The local body to ensure that the FSI for the construction is as per DCR existing as on 19.2.1991. The Local body to further ensure that construction is not undertaken in 50 m mangroves buffer zone area. Debris should not be dumped in mangroves area.

**Item no. 160:** Proposed redevelopment of property bearing F P No. 726 & 727, TPS III, Mahim Division, Building No. 38/36, Known as Farhan Manzil & Inayat Manzil G/N Ward no. 5099/5098, situated at Balamiya lane, Mahim, Mumbai 400016 by M/s Future Associates.

The project proponent was absent for the meeting. The Authority noted that the proposal is for redevelopment of property bearing F P No. 726 & 727, TPS III, Mahim Division, Building No. 38/36, Known as Farhan Manzil & Inayat Manzil G/N, situated at Balamiya lane, Mahim, Mumbai. The plot under

  
  
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reference is situated in CRZ II area and landward side of Swatantraveer Sawarkar Road. Total plot area is 412.20sqm.

The proposal was earlier considered in 108<sup>th</sup> meeting of the MCZMA held on 26<sup>th</sup> November, 2015. As per the decision taken in the said meeting, the PP (M/s Future Associates) vide letter dated 22.2.2016 submitted its reply to MCZMA forwarding the CRZ map in 1:4000 scale from Anna University of Chennai. Report of IRS, Chennai dated February, 2016 along with CRZ map in 1:4000 scale dated 11.2.2016 is submitted by PP. Conclusion of the IRS, report is as follows:

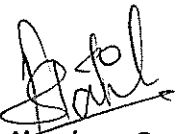
- The HTL demarcated by the IRS, Chennai for Mahim Bay corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to generalization error caused by the variation in map scale.
- CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the project site in FP no. 726 and 727 of Mahim Division, Balmiya Lane, Mahim, Mumbai falls outside the 100 m buffer from HTL for Mahim Bay.
- The aforesaid project site falls outside 100 m buffer from HTL of Mahim Bay indicated in approved CZMP.

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 in force 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. 161:** Proposed construction of Hotel Resort on plot bearing Gut no. 204 of Mauje Sasvane, Tal - Alibag, Dist - Raigad by Shri. Mehul Sisi Johnson

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of Holiday Home on land bearing Gut No. 204, of Mauje Sasvane, Tal. Alibag, Dist. Raigad. The


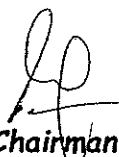


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proposed construction comprises of 4 Nos. of cottages of ground floor, staff quarter ground floor and main block having ground + 1 floor on plot under reference. As per Coastal landuse map prepared by SAC, the plot under reference falls within 200m to 500m from HTL of the Seafront. As per revised MRTP Act, site under reference falls in Recreational & Tourism zone (RTD Zone). Plot Area under consideration is 4200.00 sqm (more than 0.4 Ha) and total proposed BUA is 724.91sqm.

The Authority noted that, the proposal was earlier considered in 109<sup>th</sup> meeting of the MCZMA held on 19<sup>th</sup> December, 2015 and as per directions of the Authority, the PP submitted its reply, which is as follows:

1. The proposal is for exclusive beach resort/ guest house/ Bed and breakfast for giving it on rent to general public. As per the layout the total plot area is 4200.00 sqm (more than 0.4 Ha), total proposed BUA is 724.91sqm and permissible FSI is 0.20.
2. The effluent is package type Sewage Treatment Plan (STP). The grey sewage will be collected and treated separately. It will be fully reused for Flushing & gardening. Black sewage will be treated in anaerobic septic tank. Effluent generation is expected to be <1 m<sup>3</sup> /day.
3. Compliance of Annexure - III
  - PP will not undertake any construction within 200m in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line in CRZ III.
  - The proposed project is 200m away from the High Tide Line.
  - PP will have fencing which will not hamper public access to the beach.
  - PP will not provide permanent structures for sport facilities and will not construct the basement.
  - Construction will not be done in the No Development Zone.
  - The total plot size is 0.420 Ha & the tidal covered area on all floors is 17.26% of the plot size, which is less than 33%.
  - The height of the construction is 7.92m only. The proposed construction is ground floor \_ 1<sup>st</sup> upper floor.
  - PP will not be tapping ground water within the 200m to 500m zone.
  - Treated sewage BOD <10mg/l, which is sufficient for full recycling, reuse and gardening within the building premises.
  - The land under reference is non-forest land.
  - The project area does not fall under ecological sensitive area.

  
  
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After deliberation the Authority decided to recommend the project from CRZ point of view to MoEFCC, New Delhi subject to compliance of following conditions:

1. The proposed construction of Hotel resort should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
2. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
3. The overall height of construction upto highest ridge of the roof, shall not exceed 9 meter and the construction shall not exceed not more than ground + one upper floor.
4. PP to ensure that no construction should be carried out within 200 m from the HTL of the Seafront.
5. PP to ensure that no basement should be constructed in the project.
6. PP to install Bio-digester in the project.
7. PP to install the compact module of the Sewage Treatment Plant. PP to install vermicomposting for management of Solid Waste.
8. PP to ensure the public access to the beach.
9. All other required permissions should be obtained prior to commencement of construction activity

**Item no. 162:** Proposed residential and commercial building on plot bearing gut no. 126/1, Mauje Murud, Tal. Dapoli, Dist. Ratnagiri by Shri. Prabodh R. Joshi

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential & commercial building on Gut No. 126/1, Murud, Tal. Dapoli, Dist. Ratnagiri. The proposed construction comprises of two cottages, reception & restaurant, lodging facility (29 nos. of rooms), suit rooms above reception & restaurant on plot under reference. As per Coastal landuse map of SAC, the plot under reference falls in CRZ-III area. The plot is situated partly within 200m from HTL of Seafront and partly situated within 200m to 500m line from HTL of seafront. The construction is proposed within 200 m to 500 m from the HTL of Seafront. (i.e. no construction is proposed within 200 m from HTL). Plot Area is 6800.00sqm (more than 0.4 Ha) and total proposed BUA is 1465.675sqm.

   
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The Authority noted that, the proposal was earlier considered in 109<sup>th</sup> meeting of the MCZMA held on 19<sup>th</sup> December, 2015 wherein the Authority sought certain information from PP. The PP did not submit the complete information.

After deliberation, the Authority decided to direct PP to submit the following:

1. Rapid Environment Impact Assessment and Environment Management Report
2. Project layout superimposed on approved CZMP in 1:4000 scale.

The matter was deferred for submission of compliance as mentioned above.

**Item no. 163:** Proposed construction of residential building on plot bearing S. No. 17 25, Hissa No. 1B, CTS No. 285 of Mauje Karle, Tal- Ratnagiri by Shri. Vikrant M. Surve

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. 17 25, Hissa No. 1B, CTS No. 285 of Mauje Karle, Tal. Ratnagiri. The proposed construction comprises of ground + 1<sup>st</sup> floor on plot under reference. The plot under reference falls in CRZ-II and landward side of existing road. The plot under reference falls in residential zone. Total plot area is 12375.79 sqm and Net Area of plot is 500.00 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 the proposed construction is as per DCR existing and in force 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. 164:** Proposed redevelopment of plot bearing C T S No. B/870/B , village Bandra, Kane Road, Mount Marry Hill, Bandra(W), Mumbai by Mr. Devidas Kanje





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The project proponent was present for the meeting and presented the matter before the Authority. MCGM vide letter dated 17.7.2015 forwarded the proposal of redevelopment of dilapidated building on plot bearing C T S no. B/870/B, village Bandra, Kane Road, Mount Marry Hill, Bandra (W), Mumbai as per para 8.V.1.(c) of CRZ Notification, 2011. The proposed construction of residential building comprising of two basements + ground floor + 5 upper parking floors + 1<sup>st</sup> - 12<sup>th</sup> upper floor levels for flats / rooms for residential use. As per approved CZMP of Mumbai, the plot under reference falls in CRZ-II area and situated on landward side of the existing Byramji Jeejeebhoy road existing prior to 19.2.1991). Total plot area under consideration is 919.30 sqm.

The Authority noted the detailed background of the proposal.

- As presented by PP, proposal of construction of building comprising of two basement + stilt + 4<sup>th</sup> upper floors has earlier CRZ clearance dated 16.6.2008 by MoEF, New Delhi and accordingly, plans were sanctioned by MCGM in the year 2009.
- Further, the building plans were amended comprising of two level basement + stilt + 28<sup>th</sup> upper floors, which was approved by MCGM in the year 2011 with a conditions to obtain revise CRZ NoC from MCZMA.
- Accordingly, the PP submitted the said amended proposal through MCGM vide application dated 3.10.2012 to MCZMA under DCR of 1967, which was discussed in 77<sup>th</sup> and 81<sup>st</sup> meeting of MCZMA held on 9.10.2012 and 26.4.2013 respectively.
- Based on the decision of the 81<sup>st</sup> meeting, the MCZMA vide letter dated 30.5.2013 recommended the said proposal from CRZ point of view subject to condition that FSI should be as per DCR existing as on 19.2.1991 i.e. DCR 1967.
- Subsequently, the MCZMA received a complaint in the matter alleging FSI violation in the proposal, which was sent to MCGM for examination. The MCGM sent a letter dated 3/4/2014 to MCZMA seeking a clarification whether the said proposal can be processed under para 8.v(1)(c) of CRZ Notification, 2011 wherein DCR as on 6.1.2011 is applicable.
- The matter was again discussed in 91<sup>st</sup> meeting where the MCZMA decided that MCGM at its own level should decide on applicability of para 8.v.c of CRZ Notification, 2011. Further, MCGM was requested to take action, if there is violation of CRZ, 2011 and send factual report. The MCGM sent a reply vide letter dated 18.6.2014, which was discussed in 94<sup>th</sup>, meeting wherein the MCZMA observed that reply of MCGM is

  
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unsatisfactory with respect to violation aspect of the matter. Accordingly, the MCZMA sought a reply from the MCGM again.

- Thereafter, the MCGM vide letter dated 31.1.2015 informed MCZMA that work on site is carried out without revised CRZ NoC and without CC. Hence, there is a violation. MCZMA may initiate action for violation.
- Accordingly, the matter was sent to Environment Department for action on violation as per OM dated 12.12.2012, 27.6.2013 and 24.7.2014 of MoEF. After due hearing given to pp, Environment Department vide letter dated 25.3.2015 directed M/s Samudrda Developer to stop construction work till obtain clearance from MCZMA. Further, MPCB was directed to file a case before appropriate court of law under Environment (Protection) Act of 1986.

The Authority noted that the proposal forwarded by MCGM vide letter dated 17.7.2015 was discussed in 110<sup>th</sup> meeting of the MCZMA on 5.1.2016. It was further noted that proposal of construction of 2 level basements+ ground floor+ 5 upper parking floors + 1<sup>st</sup> to 12<sup>th</sup> upper floors for residential use as per para 8.v. (1)(c) of CRZ Notification, 2011, with FSI 1 + TDR 1 on the basis of that the building on plot under reference was declared dilapidated in the year 2009. It was noted that MCGM letter dated 20.10.2009 which mentions that certain structure to which a portion of the building on premises is in ruinous condition & likely to fall and dangerous. However, MCGM is silent on whether entire building was dilapidated or so.

The MCZMA in its 110<sup>th</sup> meeting observed the following:

1. CRZ clearance was issued by the MoEF, New Delhi for redevelopment of upto 4<sup>th</sup> floor in the year 2008, under the provisions of existing DCR i.e. DCR 1967 and accordingly, construction was initiated as per the CC issued by the MCGM.
2. MCGM forwarded the revised proposal upto 28<sup>th</sup> floor, which was considered in 81<sup>st</sup> meeting of the MCZMA. Proposal forwarded by the MCGM was under existing DCR of 1967 as per the provisions of CRZ Notification, 2011. MCZMA had recommended proposal as per the existing DCR as on 19.2.1991 i.e. DCR 1967.
3. However, from the subsequent communications received from MCGM in response to complaint in the matter, it is observed that PP had used FSI as per prevailing DCR instead of existing DCR of 1967, which was not legally entitled. Therefore, matter of violation was referred to Environment Department.

  
  
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4. MCGM also requested to ascertain whether this proposal can now be given permission under para 8.v.1.(c) of CRZ Notification, 2011 i.e. under the category of Redevelopment of dilapidated building. However, it was not clear whether existing building on plot under reference in the year 2008 was entirely dilapidated, and if it was dilapidated, then why the proposal was not submitted by the MCGM as per the para 8.v.1.(c) of CRZ Notification, 2011 in the year 2012. It was also observed that construction has already been carried out on the site, as per earlier CRZ permission issued.

The Authority in its 110<sup>th</sup> meeting decided to constitute a sub-committee comprising of Expert members of MCZMA, MCGM officials & Under Secretary, Environment Department, who will be the secretary of the sub-committee. The subcommittee will examine the matter on following issues and submit a report to MCZMA.

1. Whether application of the PP forwarded by MCGM in the year 2013 to MCZMA was under para 8.II. CRZ II (DCR 1967 is applicable) or para 8.V.1(c) of CRZ Notification, 2011 (DCR 1991 is applicable)
2. Why the PP had not submitted the application under 8.v.1.c of CRZ Notification, 2011 in the year 2012 to MCZMA.
3. Issue of declaration of the building as dilapidated by the MCGM on 22.10.2009 post issuance of Commencement Certificate (CC) on 24.6.2009.
4. Whether due procedure was followed for declaring building as dilapidated. Details of the documents.
5. Whether the existing structure on site under reference, which was declared as dilapidated by the MCGM in the year 2009 was illegal.
6. Current status of construction on plot under reference.
7. Complaint/ Court cases, if any in the matter.

The Authority noted that a subcommittee constituted in the matter deliberated the proposal of redevelopment on plot bearing CTS No. B/870/B, Bandra (W), Mumbai on 17<sup>th</sup> May, 2016 wherein the subcommittee noted the detailed background of the proposal from minutes of 110<sup>th</sup> meeting of the MCZMA held on 5<sup>th</sup> January, 2016, wherein the said proposal was deliberated. Various issues as mentioned in the sub-committee order pertaining to redevelopment proposal on plot under reference were deliberated. It was felt that applicability of para 8.V.1.(C) of the CRZ Notification, 2011 to the said proposal needs to decide in the matter. However, detailed report from the Building Proposal Department of the MCGM is required in the matter. The



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MCGM official informed that he will coordinate with Building proposal Department of MCGM to provide the report to MCZMA. He further requested chronology of the proposal. The meeting of the Sub-Committee concluded with a request to Building Proposal Department of MCGM to provide a detailed report in the matter on issues cited in Sub-Committee order. The said minutes along with copy of the Sub-Committee order will be sent to MCGM for compliance.



The Authority noted that the Municipal Corporation of Greater Mumbai vide letter dated 2.6.2016 submitted its reply to MCZMA. As per MCGM reply,

1. The proposal was forwarded by MCGM on 3.10.2012 and subsequent clarification on 3.1.2013. Clearly states that, the proposal for which MCZMA issued NoC on 30.5.2013 was not under 8.V.I.C. , but was by applying DCR's as on 19.2.1991 i.e. DCR 1967.
2. The project proponent during discussion has explained that in 2013, they as a company were not fully aware of the process of 8.V.1.C and they were not advised by their consultants to go under 8.V.1.C of CRZ Notification, 2011, in the year 2012 to MCZMA.
3. In this case the Ward office had issued a warning letter dated 23.9.2008 based on their Inspection report dated 18.9.2008. The company responded partially on 16.10.2008. The ward office issued a reminder warning for total compliance on 20.11.2008 failing which they would take action deemed fit under MMC Act. The company apparently did not bother to respond to Ward Office. The Ward office therefore issued a Notice dated 20.10.2009 under section 354 of the MMC Act based on site inspection report.
4. The said existing structure was legal. PR Card, CTS Plan, DP remarks, Google map & photographs showing old structure are submitted.
5. Currently there is no construction activity on the plot and work beyond CC has been demolished up to stilt level.
6. As per the MCGM office records, there is no other court case pending.

The PP presented during the meeting that at present there is no construction activity on the plot and work beyond CC has been demolished up to stilt level.

In the light of above, the Authority after deliberation decided to recommend the proposal to concern planning Authority subject to compliance of following conditions:

1. Proposed redevelopment is as per the provisions of CRZ Notification, 2011 ( amended from time to time)

  
  
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2. MCGM to ensure that proposed redevelopment is in accordance with para 8.V.1(c) of CRZ Notification, 2011.
3. MCGM to strictly ensure that the existing building on site under reference was dilapidated prior to 6.1.2011.
4. MCGM to strictly ensure that there is no violation of provisions of CRZ Notification, 2011 in the proposal.
5. MCGM to examine the complaints, if any filed in the matter.
6. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 165:**      **Proposed redevelopment of building on plot bearing C.T.S. No. 1060/1 of Juhu Village, of Juhu Tara Road, Santacruz(W), Mumbai by M/s. Pebbles Infra Projects Pvt. Ltd.**

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment of building on plot bearing C.T.S. No. 1060/1 of Juhu village, Juhu Tara Road, Santacruz (W), Mumbai, as per para 8.V.1(c) of CRZ Notificatin, 2011. As per approved CZMP of Mumbai, the plot under reference falls within CRZ-II area and situated on landward side of the existing Juhu-Tara road / H.B. Gawade road existing prior to 19.2.1991. Total plot area under consideration is 648.00 sqm. The existing ground + 1<sup>st</sup> upper floor was declared unsafe by MCGM on 19.6.2010.

As presented by PP, the proposed construction comprises of stilt with mechanized puzzle parking with pit, entrance lobby + 1<sup>st</sup> (pt) floor for residential and partly with fitness center + 2<sup>nd</sup> to 10<sup>th</sup> + 11<sup>th</sup> (pt) upper floors for residential use including refuge area in lieu of plot potential + admissible slum TDR as per CRZ Notification 2011 and by claiming area of staircase, lift, lift lobby, common passage area free of FSI as per reg. 35(2) (c) of DCR 1991. The MCGM has granted IOD on 23.6.2015. Public consultation carried out by MPCB on 8.4.2015. The PP further presented the compliance asked by the Authority in its 110<sup>th</sup> meeting of the MCZAM.



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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 proposed redevelopment is in accordance with para 8.V.1(c) of CRZ Notification, 2011 ( amended from time to time)
2. Local body to ensure FSI for the redevelopment of existing building as per prevailing town and country planning regulations.
3. PP to ensure proper management of solid waste and waste water.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 166:** Proposed reconstruction of residential building on plot bearing S. No. A(36)106, Hissa no. 5A, C.S no. 826 of Mauje Murud, Tal-Murud, Dist- Raigad by Shri. Jayant M. Choulkar.

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of residential building comprising Ground + 2 upper floors on plot bearing S. No. A (36) 106, Hissa No. 5A, C. S. No. 826 of Mauje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ II and situated on landward side of existing road prior 1991. As per the approved and revised DP of Murud Janjira, the plot under reference is partly in residential zone and partly in green zone. As per the site photographs submitted by PP, an existing old house is present on plot under reference.

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 in force 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.





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**Item no. 167:** Proposed reconstruction of residential and commercial building on plot bearing S No. 142 (68), Hissa no. 12A, 3A, C.T.S. No. 1681 of mauje Murud, Tal. Murud, Dist- Raigad by Shri. Manohar R. Choulkar.



The project proponent was present for the meeting and presented the matter before the Authority. The proposal of reconstruction for residential and commercial building on plot bearing S. No. 142 (68), Hissa No. 12A, 3 A, C. T. S. No. 1681 of Mauje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ II and situated on landward side of existing road prior 1991. As per approved CZMP of the area, the plot under reference falls in CRZ II and situated on landward side of existing road prior 1991. As per the approved and revised DP of Murud Janjira, the plot under reference is partly in residential zone and partly in green zone. The total plot area is 2034.10sqm and total proposed BUA is 555.15sqm.

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 in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local body to ensure the authorization of the existing structure on plot under reference.
3. Local Body to ensure that there is no change in present use for reconstruction of the existing authorized structure.
4. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 168:** Proposed construction of residential building on S. No. & CTS No. 683, E at village Dahanu, Tal. Dahanu, Dist. Palghar by Shri. Hukmichand H. Shethia

Mr. Hukmichand Shethia was present for the meeting and presented the matter before the Authority. The proposal for construction of residential building comprising ground + 2 floors on plot bearing S. No. & CTS No. 683 E at Village Dahanu, Tal. Dahanu, Dist. Palghar. The plot under reference falls in CRZ II area and situated on landward side of existing road. As per the Development

  
  
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Plan of Dahanu, the plot under reference is in residential zone. The total area of plot is 582.72sqm.

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 in force 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.

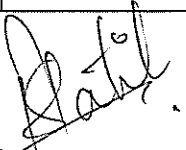

**Item no. 169:** Proposed setting up of Ground Based mast (GBM) and related equipment for providing telecom 4G broadband services and other related services at by M/s. Reliance Jio Infocomm Limited

The representatives of Reliance Jio Infocomm Limited were 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. 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.

The Authority noted that earlier, the proposal for 67 sites was earlier considered in 110<sup>th</sup> & 111<sup>th</sup> meeting of the MCZMA held on 5.1.2016 & 16.1.2016 respectively, wherein the Authority instructed 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. The decision of the meeting was communicated vide MCZMA letter dated 12.2.2016 to PP.

Accordingly, M/s. Reliance Jio Infocomm Limited submitted compliance vide letter dated 5.5.2016 along with CRZ map & report dated May, 2016 for 10 sites prepared by IRS, Chennai which is MoEF authorized agency. Location of the site from CRZ point of view is follows:

Sr. No.	Location	As per report of IRS, Chennai, CRZ Status as	As per CRZ map of IRS Chennai, CRZ
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		per CRZ Notification, 2011 in which mast is located	Status as per approved CZMP in which mast is located
1.	Opposite Tulip Star, B.P. Patel Chowk Island, Juhu Tara Road, Vile Parle (W), Mumbai	CRZ-II	CRZ-II
2.	Bandra Depot, Mumbai	Non CRZ	Non CRZ
3.	H.V. Road, Western Highway Bandra West, Mumbai	Non CRZ	CRZ-I
4.	Bandra, Kandeshwari Marg, Bandra (W), Mumbai	Non CRZ	CRZ-II
5.	MCGM island near Siddhivinayak Temple, Prabhadevi, Mumbai	Non CRZ	Non CRZ
6.	Worli Depot, Mumbai	CRZ-II	CRZ-II
7.	Colaba Bus Depot, Electric House, Colaba, Mumbai	CRZ-II	CRZ-II
8.	Backbay Depot, Mumbai	CRZ-II	CRZ-II
9.	Sion - Panvel Express Highway, Vashi, Navi Mumbai	CRZ-II	CRZ-II
10.	Near Salt lake, at the side of Express Highway Airoli, Thane	CRZ-II	CRZ-I

Further, the 2 proposals of ground base mast for providing 4G broadband service at Raj Bhavan at Malabar Hill, Mumbai is forwarded by MCGM.

The Authority after discussion observed that PP to submit whether the proposal is in accordance with mobile tower policy of the Urban Development Department, GoM. The Authority further directed PP to submit the affidavit along with current dated site photographs stating the construction is not started on site. The matter was deferred for compliance of information as mentioned above.



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**Item no. 170:** Proposed reconstruction of the existing building known as 'Shah House' on land bearing C.S. No. 2(pt), Worli Division, Dr. A. B. Road in G/South Ward, Mumbai by M/s. Prime Realty Pvt Ltd.

The Authority noted that the MoEF& CC New Delhi has sent a letter dated 14.6.2016 to MCZMA in the matter stating that, while examining the subject matter in the Ministry, it has been categorically informed that as per CRZ Notification, 2011, change of land use for the project is not permissible. Also, both the provisions contained in Para. II. CRZ-II (iii) and Para 8.V.1.(c) of the CRZ Notification, 2011 shall be applicable to the above proposal and in case of the permissible FSI/FAR, the provisions of Para 8.V.1.(c) of the CRZ Notification, 2011 would apply. Keeping in view, the proposal recommended by MCZMA vide letter dated 10.4.2014 was not considered by the Ministry. It has been noted that in spite of this Ministry's categorical observations for not allowing the change of land use, the MCZMA has not taken any cognizance of the same and not reviewing its decision on the subject matter as per the provisions of CRZ Notification, 2011. In view of above, the undersigned is directed to reiterate the earlier concerns of this Ministry suggesting MCZMA to reconsider their recommendations as per the law.

The Authority noted that the proposal of reconstruction of the existing building known as 'Shah House' on land bearing C.S. No. 2(pt), Worli Division, Dr. A. B. Road in G/South Ward, Mumbai was earlier considered in the 88<sup>th</sup> meeting of MCZMA held on 31.1.2014, wherein it is noted that residential building is proposed on plot under reference under para 8.V.(C) of CRZ Notification, 2011 wherein the country & town planning regulations as prevailing as on 6.1.2011 is applicable. The redevelopment of commercial building is proposed as per 8.V. (c) of CRZ Notification, 2011. The Authority observed that the existing building is commercial & MoEF vide letter no. 11-32/2008-IA-III dated 16<sup>th</sup> May, 2008 had earlier granted CRZ clearance to the project for commercial use. As per MCGM letter dated 28.11.2013, the plot under reference falls under Commercial zone I. The Authority in its 88<sup>th</sup> meeting decided to recommend the proposal with change in use from CRZ point of view under para 8.v. (c) of CRZ Notification, 2011 for final confirmation and approval by the MoEF, since the project has earlier CRZ clearance from MoEF. Accordingly, MCZMA vide letter dated 10.4.2014 the proposal recommended to MoEF, Delhi. Meanwhile, the Project Proponent vide letter dated 21.1.2015, mentions that MoEF stated that these type of matter should be dealt at the state level i.e. in MCZMA. Project Proponent requested to grant approval from CRZ point of view.



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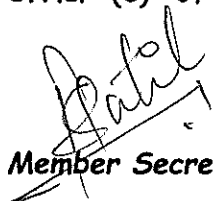
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The matter was again discussed in 98<sup>th</sup> meeting wherein the representation of the PP was considered and the Authority noted that MCZMA is not in receipt of reference / communication till date from MoEF, New Delhi regarding the matter. However, the Authority decided to examine the proposal again, as it is within the purview of the MCZMA. The Authority in its 98<sup>th</sup> meeting observed the proposal is for redevelopment of property in accordance with para 8.V. (c) of CRZ Notification, 2011 wherein the country & town planning regulations as existed as on 6.1.2011 is applicable. The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view subject to strict compliance of the certain conditions. Accordingly, the MCZMA vide letter dated 1.4.2015 recommended the proposal to concerned planning authority

The Authority noted that earlier, the MoEF had sent a letter no. F. No. 11-25/2014-IA-III dated 11<sup>th</sup> Sep, 2015 seeking a clarification from the MCZMA in the matter. The said letter of MoEF was deliberated in 107<sup>th</sup> meeting of MCZMA wherein the Authority noted that conditions of 'without change in present use' for reconstruction of existing structure is stipulated in the para 8.II. CRZ II (iii) of CRZ Notification, 2011. However, the proposal under consideration was as per para 8.V.1(c) of CRZ Notification, 2011. The Authority in its 107<sup>th</sup> meeting further noted the proposal under reference was deliberated in 88<sup>th</sup> and 98<sup>th</sup> meeting of the MCZMA held on 31.1.2014 and 31.1.2015 respectively, wherein the Authority observed the proposal is for redevelopment of property in accordance with para 8.V. (c) of CRZ Notification, 2011 wherein the country & town planning regulations as prevailing as on 6.1.2011 is applicable. Accordingly, the MCZMA vide letter dated CRZ 2013/ CR 352 / TC 4-dated-10.4.2014 recommended the project from CRZ point of view to concern planning authority. Accordingly, the MCZMA vide letter dated 27.1.2016 gave clarification to MoEF regarding recommendation of the MCZMA granted to the project.

The Authority took note of MoEF letter dated 10.6.2016 in the matter of redevelopment on property bearing CS no. 830, 830A, 830B of Worli Division, Plot no. 96A, 96B & 96C of Worli Estate Scheme no.52 on Khan Abdul Gafar Khan Road, Worli. In the said matter, the MoEF allowed the entire residential use when the existing use was residential cum training in the said proposal.

The Authority noted that the instant proposal is governed by the para 8.V.1. (c) of the CRZ Notification, 2011, wherein the redevelopment of



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dilapidated structures are allowed as per prevailing town and country planning regulations. Further, condition of without change in present use is not mentioned in said para 8.V.1(c) of CRZ Notification, 2011. The MCGM has sanctioned the building plans and granted IOD to the project.

The Authority after deliberation decided to communicate the above said observations of the MCZMA to MoEF&CC, New Delhi.



**Item no. 171:** Proposed work of construction of toilet block, police Chowky and sitting arrangement at Gorai & Manori chowpati, Mumbai by MHADA

The representatives of MHADA were present for the meeting and presented the matter before the Authority. The proposal is for construction of Toilet Block, Police Chowky, sitting arrangement etc. alongside of beach toward landward side of Gorai and Manori Chowky through the funds allocated under head of "Development of Tourism Places". Proposed ground floor structure is approx. 200.00sqm. Necessary Administrative Approval for the Subject work has been accorded by the Collector, Mumbai Suburban District. As per the approved CZMP of Mumbai, the plot under reference is falls in CRZ I i.e. Choupati area.

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

1. The MHADA to install biodigester for toilet block.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 172:** Proposed repair amounting to reconstruction of existing bank office building on land bearing CS no. 305 of Fort Division Ward no. A- 2097, 249-51 situated at Perin Nariman Street, Fort, Mumbai by M/s. Abhyudaya Co. Op.Bank Ltd.

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



**Item no. 173:**      Regarding proposed Holiday Resort on plot bearing plot bearing Gut no. 358, 359, 360, 361, 362 Mauje Kolgaon, Alibag, Dist. Raigad by Shri. Ismail M. Sham

The PP was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal was earlier considered in 111<sup>th</sup> meeting of MCZMA held on 16.1.2016 wherein the Authority directed 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. The PP further submitted the CRZ map of the IRS, Chennai.

The PP presented that the site is situated outside CRZ area. The PP further presented CRZ map dated 11.2.2016 of IRS, Chennai. As per report of IRS:

- HTL demarcated by Institute of Remote Sensing with GPS survey for Arabian Sea and Creek is not same as that of HTL in approved CZMP.
- The project site containing S. No. 358, 359, 360, 361 & 362 of village Kolgaon, Tal. Alibag, Dist. Raigad, Maharashtra falls inside CRZ boundary as indicated in approved CZMP. The superimposition of HTL is subjected to generalisation error caused by scale of mapping.
- CRZ shall be applied for the land / site within the 500m from HTL for sea and 100m from HTL for creek as per CRZ Notification, 2011. In this case, the project site containing S. No. 358, 359, 360, 361 and 362 of village Kolgaon, Tal. Alibag, Dist. Raigad, Maharashtra falls outside 500m from HTL of Arabian Sea as per GPS survey conducted by IRS, in 2013. The above mentioned project site also falls outside 100m buffer from HTL of Dharamtar Creek as per GPS survey conducted by IRS in 2013.

The Authority also noted orders of Hon. High Court given in WP No. 11595/2012, WP (L) No. 3127/2014, 3152/2014, 3282/2014, 3381/2014, 06/2015, 41/2015, 50/2015, 144/2015, wherein rule is made by High Court regarding applicability of CRZ boundary for Sea front and tidally influenced water bodies as per provisions of CRZ Notification, 2011 i.e. 500 m from HTL on landward side, in case of sea front and maximum 100m line in case

  
  
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of tidally influenced water bodies. The Hon. High Court has decided the CRZ status of the plots considering the approved CZMP and the criteria of CRZ setback area for tidally influenced water bodies and seafront as per provisions of CRZ Notification, 2011, based on the CRZ survey map of one of the MoEF approved agency.

The Authority also noted that above said decisions of Hon. High Court were upheld by Hon. Supreme Court in its Order dated 19.11.2014 given in the SLP No30128/2014. Further, Authority also noted order of Hon. High Court dated 4<sup>th</sup> July, 2016 given in WP No. 7393/2016.

Considering the above, the rule made by Hon. High Court and Advisory of MoEF dated 31<sup>st</sup> July, 2013, Authority decided to accept CRZ survey report prepared by IRS, Chennai in the instant matter as per the provisions of Para 4.2 of CRZ Notification, 2011.

The Authority observed the CRZ map of the IRS, Chennai and decided that the project site containing S. No. 358, 359, 360, 361 & 362 of village Kolgaon, Tal. Alibag, Dist. Raigad, is situated beyond 500 m from HTL of Arabian sea and also falls beyond 100 m from HTL of Dharamtar creek, as per approved CZMP. Thus, the site is situated outside CRZ area as per approved CZMP.

**Item no. 174:      Proposal for NH 4 to Katai Naka Road project by  
MMRDA**

The representatives of MMRDA were present for the meeting and presented the matter before the Authority. The proposal is for construction of elevated road connecting NH4 to Katai Road at Kalyan Shil Phata. It will pass through open areas / agriculture fields etc. Ahead on its way, alignment crosses subsidiary rivulets of Ulhas river, Mumbai - Margaoon railway line (Konkan Railway) with a Rail Over Bridge (RoB), avoiding existing and on-going developments along subsidiary rivulets and railway line. Finally, road will terminate near toll naka in Katai village on Kalyan - Shil road. Construction work includes elevated road and cut and fill portion. Existing road / some temporary structures will be dismantled at some locations,

The Authority noted that proposed road alignment falls in CRZ I, III. The CRZ I area under project is 0.299 Ha and under CRZ III is 2.48 Ha. Total length of the road is 6.2 km. The PP vide letter dated 28.4.2016 has submitted the compliance. The site specific EIA/EMP report, debris management report






and Mangroves replantation plan has been submitted. The Authority noted the anticipated impacts along with mitigation measure and EMP for the project. Brief of mitigation measure are as follows:


**Land environment:**

- Designated storage of construction material and waste
- Debris management plan during excavation was formulated in which reuse of the possible debris onsite or offsite is envisaged.
- Bituminous materials / any other chemicals shall not be allowed to leach into soil
- Waste oil generated from DG sets will be handed over to authorized recyclers approved by CPCB
- Hazardous waste shall be handed over to authorized common hazardous waste disposal site for further treatment and disposal.
- Waste minimization recovery and reuse
- Segregation at source for all Solid Waste streams
- Recycling of recyclable non-biodegradable garbage and only non-recyclable portion shall be handed over to local authority to reduce the load on dumping grounds.
- Treatment of biodiversity garbage by organic waste convertor and its use as manure

**Water Environment:**

- Wastage of water used for construction curing shall be avoided.
- The sewage generated from construction workers and staff etc will be treated in SOAK PIT
- Sedimentation of outside drains shall be avoided by using screens and silt traps
- Proper management of channelization of water to avoid water logging at site
- Soil excavated during bridge construction should be cleared regularly for free flow of water and ingress of salinity
- Wherever water flow is stopped due to pilling work water should be pumped ahead to maintain the channelization of water to avoid water logging. Once the pilling work is completed debris along the bank of creek and the bottom of the creek must be cleared immediately.
- Increase fresh water demand from local authorities
- waste water generated can lead to pollution of nearby water courses, if not disposed properly
- Sedimentation and pollution of outside storm water drains

  
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- Use of water saving practices like dual flush cisterns, low loss plumbing fixtures and flow control devices
- Provision of Storm water drainage system adequate capacity. The drains shall have silt and oil and grease traps to avoid pollution of water in drains outside the plot.
- Proper maintenance of storm water drainage, provision of oil and silt traps to avoid pollution of external drain.
- Increased level of dust and other air pollutants due to read construction and other related activities
- Emission from vehicles carrying the construction material
- Emission from DG sets
- Open burning of solid wastes can cause air pollution.
- Water sprinkling on site for dust suppression
- Use of covering sheets shall be done for trucks carrying construction material to prevent air borne dust
- All material storages shall be adequately covered to avoid dust/particulate emissions
- Adequate parking provision and proper traffic arrangement for smooth traffic flow


**Air pollution:**

- Adequate parking provision and proper traffic management for smooth traffic flow
- Stack height of DG sets shall be as per norms of CPCB to allow effective dispersion of pollutants

**Noise Environment:**

- During construction activities the noise will be monitoring to ascertain the noise levels are within limit
- All precaution for noise abatement shall be taken during the construction activities
- High Noise construction activity there will be provision of ear plugs for construction labour and staff
- No noise polluting work in night shifts
- Provision of barricade along the periphery of the site
- Acoustic enclosures for DG sets
- Plantation of around 886 nos. of trees of various varieties on ground and podium that shall act as natural noise buffer
- It is suggested to provide the concrete wall of the boundary of the project site at least 2.5 meter high

  
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- It is suggested to provide Acoustical Barriers of approx. 2 meter height with shadow zone transmission loss rating to be installed onto concrete wall in the direction of the railway tracks with Transmission Loss Rating of 15 dB.

**Biological Environment:**



- Periphery plantation of fast growing trees is recommended to act as air and noise pollution barrier during construction as well as operation phase.
- Around 886 nos. of new evergreen trees with good foliaes are recommended for proposed development
- Use of covering sheets to prevent dust dispersion from the vehicles used for carrying construction materials on site
- Use of covering sheets for converting construction materials stored at site
- Vehicles having pollution under control certificate should be allowed to ply in the site
- Sprinkling of water and fine spray from nozzles at regular interval to suppress the dust

**Solid Waste Management:**

- Designated and covered storage for construction material and waste
- Segregation at source for all solid waste streams
- Construction waste minimization and reuse
- Disposal of excavation soil to authorized land fill site as per direction and prior approvals of local authorities
- Separate storage for Hazardous wastes and its disposal of authorized CHWTSDf sites.

**Debris Management Plan:**

- Designated and covered storage for construction material and waste
- Disposal of excavation soil to authorized land fill site or to the low lying (where it is needed for filling), as per directions and prior approvals of local authorities
- Separate storage for Hazardous waste and its disposal to authorized CHWTSDf sites
- Disposal of non-usable or non-recyclable excavation debris shall be done as per the norms and to the designated dumping areas with prior permission of local authorities
- Preparation of debris management plan and its positive implementation.

  
  
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**Mangroves Replantation plan:**

- Damage of mangroves is envisaged due to construction of elevated corridor, pilling work, dredging work, soil excavation and clearance of mud. Total number of mangroves trees to be cut in phase B is approx. 1220 trees whereas approx. 105 mangroves trees are expected to be cut in Phase C.
- Mangroves conservation and replantation measures to be taken during construction
- Culverts should be built to allow proper and timely inflow of tidal water to mangroves. Promotion of planting mangroves and associates around bunds and empty spaces
- Regular garbage and debris clean up during construction activity
- Dumping of any waste must be strictly prohibited.
- Five times the number of mangroves to be cut shall be replanted at other site.
- Mangroves density is found to be higher near MSEB office of Airoli, where maximum cutting of mangroves is envisaged.
- Mangroves trees shall be replanted (Five times the number of mangroves to be cut) at site near Sector 19- Coastal area Near Euroschool, JVM College, Sewage Treatment plant and Cemetery where mangroves density is found to be sparse in Phase B
- Mangroves tree shall be replanted (Five times the number of mangroves to be cut) at site near Casa Bella where mangroves density is found to be sparse in Phase

**Restoration of site:**

Once the construction activity is completed and the unwanted debris is managed as per the previous sections. It is advisable to use remaining debris (containing mostly local soil), which is not contaminated by any chemical or infectious agent for the reclamation of excavated and distracted site. Mangrove plant shall be replanted on reclaimed area as must as possible.

The Authority after detailed discussion and deliberation decided to recommend the proposal to SEIAA subject to compliance of the following conditions.

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.



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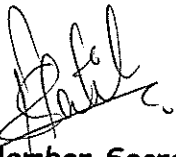

2. The material excavated/ debris generated will be used for backfilling purposes on site. Remaining debris shall be disposed to authorized waste disposal site outside CRZ area.
3. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
4. Environment Management Plan should be implemented in order to conserve and protect the coastal environment.
5. Prior Permission from Hon'ble High Court of Mumbai should be obtained since proposal involves cutting of mangroves.
6. Mangroves re-plantation plan should be submitted to MCZMA with a certification from CE, MMRDA.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item no. 175:      Proposal for Airoli Bridge to Thane Belapur Road Project  
by MMRDA**

The representatives of MMRDA were present for the meeting and presented the matter before the Authority. The Authority noted that the MMRDA has proposed construction of Airoli Bridge to Thane Belapur Road consists of elevated corridor from Airoli Bridge to Thane Belapur Road. Proposed road will pass through mangroves on eastern bank of Thane creek followed by densely urbanized area. The Authority noted that the proposed alignment of elevated road is passing through CRZ I and CRZ II area. The area under CRZ -I is 2.77 Ha. & under CRZ-II is 5.08 Ha. The MMRDA has submitted the Rapid EIA/ EMP for the project. The Authority noted the anticipated impacts along with mitigation measures and EMP for the project. Brief of mitigation measures are as follows:

**Water Environment:**

- Wastage of water used for construction curing shall be avoided.
- The sewage generated from construction workers and staff etc. will be treated in Soak PIT
- Sedimentation of outside drains shall be avoided by using screens and silt traps
- Proper management of channelization of water to avoid water logging at site.

  
  
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- Soil excavated during bridge construction should be cleared regularly for free flow of water and ingress of salinity.
- Wherever water flow is stopped due to pilling work water should be pumped ahead to maintain the channelization of water to avoid water logging. Once the pilling work is completed debris along the bank of creek and the bottom of the creek must be cleared immediately.

**Air Environment:**

- Adequate parking provision and proper traffic management for smooth traffic flow.
- Stack height of DG sets shall be as per norms of Central Pollution Control Board to allow effective dispersion of pollutants
- Plantation of around 886 nos. of trees of various varieties on ground and podium.

**Noise Environment:**

- Provision of proper parking arrangement, traffic management plan for smooth flow of a vehicles helps to abate noise pollution due to vehicular traffic.
- Plantation of around 886 nos. of trees of various varieties on ground and podium that shall act as natural noise buffer.
- It is suggested to provide Acoustical Barriers of approximately 2 meters height with Shadow Zone Transmission Loss Rating to be installed onto the concrete wall in the direction of the railway tracks with Transmission Loss Rating of 15 dB.

**Biological Environment:**

- Periphery plantation of fast growing trees is recommended to act as air and noise pollution barrier during construction as well as operation phase.
- Around 886 nos. of new evergreen trees with good foliages are recommended for proposed development.
- Use of covering sheets to prevent dust dispersion from the vehicles used for carrying construction materials at site.
- Use of covering sheets for covering construction materials stored at site.
- Vehicles having pollution under control certificate should be allowed to ply in the site.
- Use of mask by workers to prevent dust.
- Sprinkling of water and fine spray form nozzles at regular interval to suppress the dust.
- Regular health check-up of the worker.

- Since animals are not sedentary, they will move to nearby areas.

**Mangroves Replantation:**

Damage of mangroves is envisaged due to construction of elevated corridor, pilling work, dredging work, soil excavation and clearance of mud. Total number of mangroves trees to be cut in Phase B is approx. 1220 whereas approx. 105 mangroves trees are expected to be cut in Phase C. Mangroves trees shall be replanted at site near Sector 19- Coastal area near Euroschool, JVM Collage, Sewage Treatment Plant and Cemetery where mangrove density is found to be sparse in Phase B. Mangroves tree shall be replanted at site near Casa bella where mangrove density is found to be sparse in Phase C.

**Restoration of site area:**

This phase of the debris management cycle covers actions necessary to complete the debris removal, reduction and disposal activities.

- Hazardous Waste Removal: The plan will include procedures for handling hazardous waste removed construction waste. The plan also included procedures for establishing a separate staging area for hazardous waste, to include lining with an impermeable material so chemicals do not leak into the groundwater and soil.
- Contract Monitoring: Designate a person or persons for contract monitoring. Contract monitoring verifies that the following actions are taking place:
  - a) Debris being picked up is a direct result of the disaster
  - b) Trucks hauling debris are fully loaded
  - c) Debris pick-up areas are being managed properly
  - d) Trucks are sticking to debris routes
  - e) Inspection of temporary storage sites to ensure operations are being carried out according to contract
  - f) Verification of security and control for temporary debris storage and reduction sites.
- Once the construction activity is completed and the unwanted debris is managed. It is advisable to use remaining debris (containing mostly local soil), which is not contaminated by any chemical or infectious agent for the reclamation of excavated and disturbed site. Mangroves plant shall be replanted on reclaimed area as much as possible.

The Authority after detailed discussion and deliberation decided to recommend the proposal to SEIAA subject to compliance of the following conditions.





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1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The material excavated/ debris generated will be used for backfilling purposes on site. Remaining debris shall be disposed to authorized waste disposal site outside CRZ area.
3. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
4. Environment Management Plan should be implemented in order to conserve and protect the coastal environment.
5. Prior Permission from Hon'ble High Court of Mumbai should be obtained since proposal involves cutting of mangroves.
6. Mangroves re-plantation plan should be submitted to MCZMA with a certification from CE, MMRDA.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item no. 176:      Advertisement Hoarding Proposals**

The Authority noted the Advertisement Hoarding policy of MCZMA taken in 96<sup>th</sup> meeting of MCZMA held on 17.1.2015. The said policy is as follows:

1. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed beyond 200 m from HTL in CRZ III area.
3. Hoardings/ boards or structures of Advertisement which are in existence and which were permitted by MCGM / concerned local planning Authority will also be examined from CRZ point of view for CRZ recommendation/NoC.
4. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
5. No trees should be cut / destroyed during the installation of Hoardings.
6. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.

  
  
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The Authority in its 101<sup>st</sup> meeting of MCZMA held on 13.7.2015 recommended to MoEF a resolution to allow the concerned planning authorities for examination of Advertisement / Hoarding structure proposals for grant of CRZ recommendation under CRZ Notification, 2011 with consideration of MCZMA hoarding policy. Reply from MoEF, New Delhi is awaited.

Sr. No.	Applicant	No. and size of Hoarding	Location	CRZ location & NoCs	Decision
1.	M/s. Modern Advertisement Bureau Pvt Ltd.	Existing  1 No.  Size 20' X 20'	At 2A, Sambhavatirth CHS, Rangwala Compound, Bhulabhai Desai Road, Haji Ali, Mumbai - 400 026	The site under reference falls in CRZ-II as per DP remarks of MCGM dated 11.1.2016 for C.S. No. 1/787 of Malbar Hill Division.  The MCGM has granted NOC on 21.2.1972.	The proposal is in consonance with the Advertisement Policy of MCZMA  Recommended.
2.	M/s. De Zens Products.	3 No.  Size - 40' x 40',  New	At plot bearing CTS No. A 792, Bandra Reclamation, Mumbai.	The PP has submitted the approved CZMP of Greater Mumbai indicating	The Authority after deliberation decided that the PP need to submit the location of the 3 hoarding sites on

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				<p>the 3 hoarding sites. The PP has shown 3 hoarding sites in CRZ II area and landward side of existing road.</p> <p>Further, the PP has submitted the DP sheet indicating the 3 hoarding sites. In the said DP sheet, the PP has shown 2 sites falls in CRZ-I and 1 site falls in CRZ-II area.</p>	<p>approved CZMP through MCGM. MCGM to provide information whether the hoarding sites are situated in CRZ II area and situated on landward side of existing road.</p> <p>The matter is deferred for compliance of information as above.</p>
3.	M/s. Sagar Lookouts	<p>1) 40' X 40' V Shape Unipole</p> <p>2) 50' X</p>	At Segment -1 Mahim Interchange, CTS No. A791 & 792 Part, Mumbai	As per approved CZMP submitted by PP, the sites	The proposal is in consonance with the Advertisement Policy of

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		50' Gantry 3) 10' X 10' Backlit eBaord 4) 4' X 5' Kiosk B / B 5) 15' X 10' Backlit eBaord 6) 12' X 10' Backlit eBaord 7) 10' X 5' Revolvi ng Produc t Display 8) Advert . Display Platfor m Area 304.43 5 ft <sup>2</sup> 9) 20' X 20' Unipol e  9 Nos. of Sites  25 Nos. of Hoardings		under reference falls in CRZ-II and landward side of existing road.	MCZMA  Recommended.
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		New			
4.	M/s. Orbit Advertising	<p>New</p> <p>4 Nos. (Sr. 1, 2, 3 &amp; 4) Back to Back (V - Shape)</p> <p>Size - 40' X 40'</p>	<p>On Plot bearing CTS No. 792 of Bandra reclamation at Bandra (W), Mumbai</p>	<p>The PP has submitted the google image indicating 4 hoarding sites. The said google image shows the 3 sites falling in CRZ I area and 1 site falls in CRZ II area.</p> <p>The PP has also submitted the approved CZMP indicating 4 Hoarding sites. The said CZMP shows 3 hoarding sites in</p>	<p>The Authority after deliberation decided that the PP need to submit the location of the 4 hoarding sites on approved CZMP through MCGM. MCGM to provide information whether the hoarding sites are situated in CRZ II area and situated on landward side of existing road.</p> <p>The matter is deferred for compliance of information as above.</p>

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				CRZ II area and 1 site in CRZ I area.	
5.	M/s. Flying Buraag Advertising	New (Hoarding Structure No. 1)  2 Nos. V- Shape  Size - 40' X 40'	In land bearing CTS No. 8 of Parighkhadi, Tal. Andheri, Western Express Highway, Bandra (E), Mumbai	The site under reference falls in CRZ-II as per remarks of MMRDA dated 31.8.2015.  As per google image the site under reference falls seaward side of existing road & situated within 50m mangrove buffer zone.	The google image of the site under reference indicates that the site is situated on seaward side of existing road & also situated within 50m mangrove buffer zone.  The proposal is not in consonance with the Advertisement Policy of MCZMA.  The Authority decided to Reject the proposal.
6.		New (Hoarding	In land bearing CTS	The site under	The google image of the

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		Structure No. 2)  2 Nos. V- Shape  Size - 40' X 40'	No. 8 of Parighkhadi, Tal. Andheri, Western Express Highway, Bandra (W), Mumbai	reference falls in CRZ-II as per remarks of MMRDA dated 31.8.2015.  As per google image the site under reference falls seaward side of existing road & situated within 50m mangrove buffer zone.	site under reference indicates that the site is situated on seaward side of existing road & also situated within 50m mangrove buffer zone.  The proposal is not in consonance with the Advertisement Policy of MCZMA.  The Authority decided to Reject the proposal.
7.	M/s. Elmar Ads	Existing  2 Nos.  Size - 40' X 20'  Permit No. 761101110 & 761101119	In the compound of St. Joseph's Church School, Juhu Village, V.M. Road, Vile Parle (W), Mumbai	The site under reference falls in CRZ-II and landward side of existing road as per approved CZMP of Mumbai	The proposal is in consonance with the Advertisement Policy of MCZMA.  Recommended

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8.	M/s. K J Ads	Existing  1 No.  Size - 40' X 20'  Permit No. 76110374 0	On the Terrace of Machchhimar Nagar Mahim CHSL, Plot No. 5, C.S. No. 1505, Mahim, Mahim, Mumbai	The site under reference falls in CRZ-II as per approved CZMP of Mumbai	The proposal is in consonance with the Advertisement Policy of MCZMA.  Recommended
9.	M/s. Mittle Brothers	Existing  1 No.  Size - 40' X 20'  Permit No. 76110250 5	In the compound of T.G. Trust, 10- A, Bhulabhai Desai Road, Mumbai	The site under reference falls in CRZ-II as per approved CZMP of Mumbai  MCGM has granted NOC on 1.8.1965	The proposal is in consonance with the Advertisement Policy of MCZMA.  Recommended
10.		Existing  1 No.  Size - 20' X 20'  Permit No. 76110250 4	On the rooftop of Wineshop at 8-B, Bhulabhai Desai Road, Mumbai	The site under reference falls in CRZ-II as per approved CZMP of Mumbai.  MCGM has granted	The proposal is in consonance with the Advertisement Policy of MCZMA.  Recommended

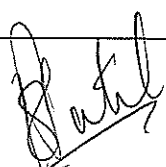
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				NOC on 1.1.1969.	
11.	M/s. Empress Advertising	Existing  1 No.  Size - 30' X 20'  Permit No. 76110250 5	In the compound of Shiv Kiran Society at Dr. A. B. Road, Worli, Opposite to Glaxo, Mumbai	The site under reference falls in CRZ-II as per approved CZMP of Mumbai  MCGM has granted NOC on 17.10.1985	The proposal is in consonance with the Advertisement Policy of MCZMA.  Recommended
12.	M/s. Sagar Lookouts	New  117 Nos.  Size - 8' X 8' (9 Nos),  12' X 12' (28 Nos),  60' X 60' (1 No),  6' X 6' (1 No. BxB),  6' X 8' (8 Nos),	At Love Grove Inter Change Space, Below Flyover at Worli in property of MSRDC, Mumbai	As per approved CZMP submitted by PP, the sites under reference falls in CRZ-II area.  Further, it is observed that the Hoarding structure s are proposed	The proposal is in consonance with the Advertiseme nt Policy of MCZMA.  Recommended



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		&  4' X 5' (70 Nos. BXB)		along the road.	
13.	M/s. Wallop Advertisement	New  1 No.  Size - 40' X 40'  Back to Back	In Railway Premises near Railway Over Bridge (South East) at Bandra, Mumbai	The PP mentions the site is situated in CRZ II area.  PP has submitted the google image, approved CZMP of the Greater Mumbai and DP sheet.  However, the site is not indicated in the Google image, approved CZMP and DP sheet submitted by PP,	Authority in its 109 <sup>th</sup> meeting on 19.12.2015 deliberated the proposal and rejected as the site falls in CRZ-II and seaward side of existing road / structure.  Further, the PP again submitted the revised application dated 31.5.2016 in the matter.  The Authority after deliberation decided the following:





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					<p>The PP to clarify the location of Hoarding site and indicate the site on google image and approved CZMP.</p> <p>MCGM to provide information whether the hoarding sites are situated in CRZ II area and situated on landward side of existing road.</p> <p>The matter is deferred for compliance of information as above.</p>
14.	M/s. Fast Advertising.	Existing 1 No.  Size - 20' X 20'  Permit No. 76110247 3	In the open space of NAA land, car parking, lot no. 3, Near Gayland Hotel, Juhu Tara Road, Juhu, Mumbai	The site under reference falls in CRZ-II and landward side of existing road as per	<p>The proposal is in consonance with the Advertisement Policy of MCZMA</p> <p>Recommended.</p>

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				approved CZMP.  MCGM has issued NoC dated 14.5.1981.	
15.	M/s. Irene Displays	Existing  2 No.  Size - 30' X 20'  Permit No. 76110329 6 & 76110332 6  Back to Back	In the open space of National Airport Authority land, Opp. Juhu Beach Bus Depot, Juhu Tara Road, Juhu,, Mumbai	The site under reference falls in CRZ-II and landward side of existing road as per approved CZMP.  MCGM has issued NoC dated 8.10.1975	The proposal is in consonance with the Advertisement Policy of MCZMA  Recommended.

**Item no. 177:** Proposed laying 400 KV D/C (QUAD) Jaigad to Dolvi Dedicated Transmission Lines from JSW Energy Limited's Generating Station at Jaigad to JSW Steel Plant Located at Dolvi, Dist. Ratnagiri by M/s JSW Energy Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The proposal for laying 400 KV D/C (QUAD) Jaigad to Dolvi Dedicated Transmission Lines from JSW Energy Limited's Generating Station at Jaigad to JSW Steel Plant Located at Dolvi, Dist. Ratnagiri. The proposed Transmission line will pass through various villages in Ratnagiri & Raigad districts with total route length of 186.49 km having 525 nos

  
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of towers. The proposed Transmission line will cross Jaigad creek, Dabhol creek, Bankot creek and Kundalika River.

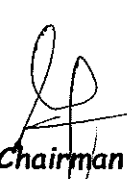
The proposed Transmission line passes through CRZ I A, CRZIB, CRZ III at various locations as indicated in Table below. Hence the proposed project falls partly in CRZ as per general guidelines provided in the CRZ Notification, 2011. However, the CRZ zonation is subject to change as per approval of MoEF.

<b>Tower no.</b>	<b>Falling within CRZ</b>
22	CRZ III
140	Mangrove buffer -CRZ1A
141	CRZ III
300	Mangrove- CRZ1A
301	Mudflat- CRZ1A
444	CRZ III
445	CRZ1B
446	CRZ1B
477	CRZ III
478	CRZ III
481	CRZ III
482	Mudflat- CRZ1A
483	CRZ III
485	CRZ III
496	CRZ III
505	CRZ III
506	Mangrove buffer -CRZ1A
524	Mangrove- CRZ1A
525	Mangrove- CRZ1A

The PP has submitted Mangrove Cover Impact Assessment prepared by BNHS.

The PP presented that the damage caused by the proposed construction of transmission lines is limited to loss of 617 mature trees. The loss could be compensated by undertaking afforestation at appropriate and suitable location. rapidly. To compensate the loss of 617 mature trees, BNHS recommend plantation of maximum 5,000 mangroves saplings at suitable locations. The CRZ Notification stipulated compensation plantation figures five higher than the loss

  
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(i.e 3085 saplings in lieu of 617 trees in this case). However, considering precautionary principal BNHS are suggesting plantation of 5000 saplings.

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

1. Proposed laying 400 KV D/C transmission line should be in accordance with provisions of CRZ Notification, 2011
2. PP to obtain prior High Court permission, since the proposed activity involves cutting of mangroves vegetation
3. PP to carry out mangroves afforestation on consultation with BNHS.
4. PP should restore the site after laying of transmission line.
5. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 178:      Konkan Harbour by Dr. Dwarkanath Kotnis Memorial Committee.**

The Project Proponent was absent for the meeting. Hence, the matter was closed and delisted from records of MCZMA.

**Item no. 179:      Proposed manual fish cutting building at Plot bearing S. No. 126 B1, C.S. No. 811 A/1 of Mauje Zadgaon Tal. & Dist. Ratnagiri by Mr. Mahendra M Mayekar & othr**

Mr. Thorat, representative of Ratnagiri Municipal Council presented for the meeting and presented the matter before the Authority. The proposal is for manual fish cutting building at Plot bearing S. No. 126 B1, C.S. No. 811 A/1 of Mauje Zadgaon Tal & Dist. Ratnagiri. The proposed construction comprises of ground + 1<sup>st</sup> floor on plot under reference. The plot under reference falls in CRZ-II and landward side of existing road. The plot under reference falls in residential zone. Total plot area is 200.00 sqm and Net Area of plot is 82.29sqm.

The Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concern planning Authority subject to compliance of following conditions:



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1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. There should not be fish processing activities at the site under reference.
3. The Ratnagiri Municipal Council should ensure that FSI involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item no. 180:**      **Proposed development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility at Guhagar, Dist. Ratnagiri by M/s. Marine Syndicate Pvt. Ltd.**

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility. As per the CRZ map prepared by IRS, Chennai, as per CRZ Notification, 2011 showing site under reference, the project site falls in CRZ IB, CRZ III, CRZ IVB and non CRZ area. As per the CRZ map prepared by IRS, Chennai, as per CRZ Notification, 1991 showing site under reference, the project site falls in partly within 100m line from HTL and partly outside 100m line from HTL of creek.

**Infrastructure proposed:**

1. Cargo Shipments: One cargo loading ramp for loading bulk Bauxite cargo into barges. One small base platform (pile cap) of size 7000mm x 2400mm. installed on total 6 no.s RCC piles each of 600mm dia.
2. Ship repair work: Total 2 nos. mooring buoys will be placed in the bay. One steel floating dry dock will be used. Total 4 nos. anchors/ sinkers will be placed.
3. Ship Breaking Facility: Total 4 no.s shore bollards will be installed. Two mooring buoys, one winch and one weigh bridge will be installed.

After deliberation, the Authority observed as follows:

- PP to submit the details of solid waste and liquid waste management plans proposed in the project.

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- PP to submit details Whether road/ rail alignment is also proposed along with jetty.
- PP need to submit the site specific Rapid EIA/ EMP

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

**Item no. 181:** Proposed project for Quay Way, Dry Docking facilities and ship / boat repairing yard at Dharamtar creek, Raigad by M/s. Marine Frontiers

Project proponent was present for the meeting and presented the matter before the Authority. The proposal for development of Quay Way, Dry docking facilities and Ship/ Boat Repairing Yard at Dharamtar, Alibag, Dist. Raigad. Infrastructure proposed:

1. Quay Way/ Boat Lift/ Dry Docking Facility/ Ship/ Boat Repair yard: (For Vessels up to 60mtr long X 10 mtr wide X 150 Tones weight)
2. Dry dock / Boat lift: (Capacity 150T x 1 no. - for vessels upto 60 mtr long X 10 mtr wide X 150 Tones)

Dimensions of structures:

**Phase I**

- Quay Way/ Boat Lift/ Dry Docking Facility/ Ship/ Boat Repair yard: (45 mtr X 10.4 mtr)
- Operation area: (100 mtr long X 12 mtr wide)

**Phase II**

- Development of Ship/ Boat Storage/ Stacking area: About 5 Acres



**Phase III**

Dry-dock/ Boat lift: 60.00m long x 10.00m wide x 150T

Material handling machinery/ equipment-

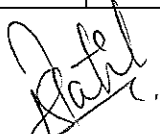

1. Travel Lift Crane (Quantity 1 no.) (150 Tones)
2. Mobile telescopic/ Hydra crane (Quantity 2 no.) ( For B and 23.0 Tones)

The Authority noted the Rapid EIA and EMP submitted by the PP. Brief of the said EIA and EMP is as follows:

  
  
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1.	Brief EIA report	<p><b><u>Water Environment:</u></b></p> <p><b>Impact:</b> Only impact on water quality is accidental spillage of oil or fuel from construction machinery. Waste water shall be treated &amp; reused.</p> <p><b>Mitigation measure:</b> Local people will be employed; thus no additional waste water discharge/solid waste generation.</p> <p><b><u>Biological Environment:</u></b></p> <p><b>Impact:</b></p> <ul style="list-style-type: none"> <li>• Potential source of marine pollution is <u>reclamation</u> construction.</li> <li>• As site u/r is in the inter tidal and sub tidal area, <u>no</u> immediate impact on terrestrial biological environment is envisaged.</li> <li>• Construction of the site will not have any impact on freshwater bodies</li> <li>• The region has a low biomass as well as diversity. The benthic population shall restore in course of one year.</li> </ul> <p><b><u>Mitigation Measure:</u></b></p> <ul style="list-style-type: none"> <li>• Adequate scour protection will be applied to prevent damage due to scouring and bathymetric survey will be carried out to ensure that any accretion creates no risk to navigation/sediment transport at the site</li> <li>• The necessary stockpiles will be maintained within the footprint of the project site.</li> <li>• Labourers will be prohibited from using vegetation for fuel wood.</li> </ul> <p>Untreated effluents are not discharged into the marine environment -No disposal of end material into the sea, it will be reused for reclamation as well as for</p>
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	<p>enrichment of the shore based on its characteristics.</p> <p><b><u>Land Environment:</u></b></p> <ul style="list-style-type: none"><li>• Proposed project requires significant amount of construction material, to be excavated from authorized local quarries or borrow pits.</li><li>• Construction of the site will be carried out in the inter tidal and sub tidal area and hence no major impacts are anticipated on the land envt.</li></ul> <p><b><u>Mitigation measure:</u></b></p> <ul style="list-style-type: none"><li>• Construction materials will be disposed as per MPCB norms.<ul style="list-style-type: none"><li>-Proper drain will be provided.</li><li>- Borrow pits would be properly levelled</li></ul></li><li>• Developer shall take adequate measure to prevent disposal of any waste generated. WMP will be as per MPCB norms.</li></ul> <p><b><u>Air Pullution:</u></b></p> <ul style="list-style-type: none"><li>• Emissions are temporary and not expected to contribute significantly to ambient air quality and will be within prescribed limits for industrial regions.</li></ul> <p><b><u>Mitigation measure:</u></b></p> <p>Contractor will be responsible for maintaining properly functioning construction equipment. -Unnecessary idling of construction vehicles will be prohibited.</p>
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The Authority after detailed discussion and deliberation decided to recommend the proposal to SEIAA subject to compliance of the following conditions.

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Prior High Court permission should be obtained since the project would affect mangroves and its 50 m mangroves buffer zone.
3. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
4. Reclamation of creek is not allowed.
5. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
6. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats.
7. PP shall take all efforts to enhance the livelihood source of the local people and undertake the education programme for coastal communities for the coastal environment protection.
8. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body. Effluent treatment plant should be located outside CRZ area.
9. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
10. Sewage and effluent should not be discharged into the coastal water body.
11. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
12. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
13. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
14. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

  
  
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**Item no. 182:** Proposed development of multipurpose terminal at survey no. 79, 80 & 81, Marya Bunder, Ratnagiri by M/s. Mirya Ports Pvt. Ltd.

Project proponent was present for the meeting and presented the matter before the Authority. The proposal is for development of multipurpose terminal at survey no.s 79, 80 & 81, Mirya Bunder, Tal. & Dist. Ratnagiri.

The Authority noted that the Mirya Port Pvt. Ltd. is proposing a Cargo Handling 1 MTPA (Coal, Lime Stone, Bauxite and other cargo) at Survey No. 79, 80 & 81, Mirya Bunder, Tal. & Dist. Ratnagiri. The site under reference is falls in CRZ III.

The project proponent presented the matter as below:

1. Mirya Port Pvt. Ltd. is proposing a Cargo Handling 1 MTPA (Coal, Lime Stone, Bauxite and other cargo) at Survey No. 79, 80 & Mirya Bunder, Tal. & Dist. Ratnagiri.
2. The project of multipurpose terminal will provide following facilities:
  - Cargo Shipments: The various commodities considered as Cargo from the proposed multipurpose terminal are Iron Ore, Bauxite, Coal, Sugar, Steel Coils, Edible Oils, Lime Stone and other non-hazardous liquid cargo.
  - The total capacity of cargo handling is 1 MTPA. There will be 2-3 nos. of barges with 2.5 m to 4.5m draft for the lighterage operations.
3. Infrastructure will be constructed for cargo handling as following:
  - Cargo Berth No. 1 - 70m × 14m wide for bulk cargo
  - Cargo Berth No. 2 - 70m × 14m wide for Bulk & Break Bulk
  - Cargo Berth No. 3 - 200m × 20m for all types of cargo
4. Environment Impact Assessment report for CRZ area:
  1. Potential Impact on Ground Water: During the operational phase the ground water quality can be affected as result of the leakage from the dust suppression, domestic waste water, marine oil spills. The estimated water requirement for the Site during operational phase is about 800 cubic meters per day, which is proposed to be met through the existing supply of JSW Steel Limited.
  2. Mitigation Measures -
    - The site operations will ensure that there will be no impact on surface or groundwater quality in the region.



  
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- The sewage after conventional treatment will be disposed off in local drains, which will not impact the ground or surface water quality of the area.
  - Ships / barges will not be allowed to release any oily bilge waste or ballast water in the sea and hence wastes from the ships will also not affect any surface or groundwater quality.
  - Any effluents from the site which have leachable characteristics will be segregated and recycled/disposed as per MPCB guidelines.
  - On an overall analysis it may thus be concluded that surface or groundwater bodies will not be impacted during the site operations.
3. Impact on Marine water quality: The major quantity of liquid waste that would be generated in the normal day-to-day operations at the site includes domestic effluents, berth washings, runoff (during monsoon) etc. These wastes have a potential to pollute marine water, if disposed untreated.
4. Mitigation Measures -
- All effluents are routed through a treatment plant. Settling pond, as appropriate, can largely mitigate impacts from the effluent from domestic and day to day operations.
  - The bathymetry coupled with the low bio-productivity of the area ensures that the negative impacts caused by maintenance are as low as reasonably possible while considering the requirement of this activity for site operations.
  - The site operations would also produce solid waste such as garbage, debris, and left over plastic items, containers, etc. which if not properly disposed might influence the near shore areas. Approved dumpsites and recycling measures will be taken to responsibly dispose-off other wastes.
5. Potential Impact on Marine Biology: Potential sources of impacts on the marine biological environment essentially arise from pollution sources provided by shipping and site operation.
6. Mitigation Measures -
- The developers will have a comprehensive plan to deal with exigencies from site and shipping operations created by unplanned release (as all other possible sources of pollution would have been adequately treated before discharge)

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- The untreated effluents are not discharged into the marine environment. The ships will also not be permitted to discharge wastes or untreated effluents in the sea.
  - The project is expected to have no detrimental effect on fish and hence no impact on fisheries during the operations phase. However, any fishing within the site limits will be prohibited for safety and security reasons.
7. Potential Impact on Land use / Landscape: If sites are left untreated after excavation of construction material in the pre-operational phase then rainwater is likely to get shored in these sites, which are then likely to serve as breeding grounds for the mosquitos.
8. Mitigation Measures -
- Prior to the operations it shall be ensured that all such sites shall be levelled and proper drains are provided to ease the movement of runoff water.
9. Potential Impact on Soil Quality: The site will be located within the inter-tidal and the sub-tidal area and hence no major impacts are anticipated on the land environment during its operations. There will also not be any land disposal of liquid wastes generated due to landside site or shipping operations.
10. Mitigation Measures -
- The developer shall take adequate preventive any land disposal of solid waste generated from site or ship operations which may adversely impact soil quality surface runoff of oil, paints, fuel and lubricant spillage due to land-side site operations which may contaminate the soil.
  - The waste management plan will be implemented profusely and proper care will take so that there are no accidental spills and leakages.
  - Used Lubricant oil will be reused wherever possible for the maintenance of the Machinery and will not be discharged on land or in the sea. Thus there will be no potential contamination hazard to soils due to spillage of fuels and lubricant oils.
11. Potential Impact on Ambient Air Quality: Emissions from materials transported from heavy vehicles on site and from marine vessels. The emissions are temporary and not expected to contribute significantly to the ambient air quality and will be within prescribed limits for industrial regions.
12. Mitigation Measures:

  
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- The contractor will be responsible for maintaining properly functioning of construction equipment to minimize exhaust.
- Construction equipment and vehicles will be turned off when not used for extended periods of time. Unnecessary idling of construction vehicles will be prohibited.
- Effective traffic management to be undertaken to avoid significant delays in and around the project area.

13. Potential Impact on Noise Levels: The material handling equipment's and vehicular movement are the main sources of noise pollution during the operational phase. The proper mitigation measure can reduce the noise pollution.

14. Mitigation Measures

- All the equipment's and vehicles shall adhere to high quality and good working conditions with noise generated within the permissible standards.
- It will be ensure that the site will be designed such that the sound pressure level in any situation (including emergencies such as blowing of safely/ relief valves) shall not exceed 115 dB (A) and that the impulse noise level shall not exceed 135 dB (A).
- Appropriate standards regarding maximum allowed noise levels will be stipulated in the EPC contract.
- The noise levels will not exceed permissible limits 60 dB (A) at the perimeter of the terminal area.

The Authority after detailed discussion and deliberation decided to recommend the proposal to SEIAA subject to compliance of the following conditions.

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Prior High Court permission should be obtained if the project involves clearing of mangroves.
3. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
4. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
5. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will



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be allowed free and non-discontinuity access to operate their fishing boats.

6. PP shall take all efforts to enhance the livelihood source of the local people and undertake the education programme for coastal communities for the coastal environment protection.
7. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body. Effluent treatment plant should be located outside CRZ area.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
9. Sewage and effluent should not be discharged into the coastal water body.
10. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
11. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
12. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
13. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

**Item no. 183:**      **Proposed redevelopment of Restaurant & Lodging building on S. No. 62, Bunder Road, Vengurla, Dist. Sindhudurg by Shri. Pushkraj Kole & Amit Kamat**

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 restaurant & lodging building on plot bearing survey no. 62, Bundar Road, village Vengurla, Tal. Vengurla & Dist. Sindhudurg. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991 i.e Vengurla Belgaon Highway. As per the Development plan of Vengurla, the plot under reference is situated in residential zone. The total area of plot is 582.00 sqm and proposed BUA is 673.96sqm. The Authority noted the earlier permissions in the matter.

  
  
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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 in force 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. PP to install packaged modular STP for treatment of waste water. Bio digester should also be installed.
4. All other required permissions should be obtained prior to commencement of construction activity.



**Item no. 184:** Proposed Holiday resort at plot bearing S. No. 227/7 & 227/12 of mauje Revdanda, Tal. Alibag, Dist. Raigad by Shri. Nilesh R. Kharwadkar & Others

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

**Item no. 185:** Proposed resort at S. No. 163 & 168 of mouje Munage Sadewadi, Tal. Devgad, Dist. Sindhudurg by M/s. Karveer Leisure Pvt Ltd

Project proponent was present for the meeting and presented the matter before the Authority. The proposal is for construction of Hotel and Resort on plot bearing S. No. 163 & 168, mauje Munage (Sadewadi), Tal. Devgad, Dist. Sindhudurg. Proposed construction comprises of ground floor + one storied administration building and conference building. Ground & one storied two building for restaurant, ground & one storied 10 numbers cottage blocks. Ground & one storied 19 numbers villa blocks on plot under reference.

As per the CZMP prepared by IRS, Chennai in the scale of 1:4000, the site under reference is situated within 200m to 500m from HTL of Sea. As per the sanctioned regional plan of Sindhudurg district U/S 20.4 of MRTP Act, the plot under reference is falls in T 5 Zone (Coastal area) of exclusive Tourism zone. The total plot area is 138023.00sqm and total proposed BUA is 6427.56sqm.

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
3. The overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
4. There shall be no disposal of sewage or solid waste into the sea during construction & operation phase.
5. PP shall carry out plantation in the periphery of the project area comprising of predominantly local species.
6. PP shall put up a display board that the said beach resort does not discharge any waste into the sea.
7. Sewage generated shall be treated adequately to ensure recycle of treated effluent to the maximum extent and remaining shall be utilized for landscaping/gardening after appropriate disinfection. STP shall be located in area other than CRZ I area. Sewage shall not be disposed into coastal water body.
8. Municipal Solid waste shall be collected and disposed in a scientific manner. Organic waste of the MSW will be converted into compost. Processing plant of the organic waste shall be located outside CRZ area. Other MSW shall be disposed scientifically at designated site outside CRZ area.
9. No labor camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body.
10. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item no. 186:**      Proposed development for commercial Motel at Gut. No. 81 A& 81 B at mauje Arathi, Tal. Shriwardhan, Dist. Raigad by Smt. Shahil S. G. M. Kalohe

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

**Item no. 187:** Proposed development of commercial Motel at Gut. No. 63 at mauje Arathi, Tal. Shriwardhan, Dist. Raigad by Shri. Jameer Ahmad Abdullah Kardame

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



**Item no. 188:** Proposed reconstruction of School building on plot bearing C S No. 918 B of Alibag, Tal. Alibag, Dist. Raigad by Konkan Education Society

Project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of School building on plot bearing C. S. No. 918 B of Alibag, Tal. Alibag, Dist. Raigad. The proposed school building comprises of ground + 2 upper floors on plot under reference. The plot under reference falls in CRZ-II area & is situated on landward side of existing road. As per the Development plan of Alibag, the plot under reference is situated in Government and Semi government zone. The total plot area is 5956.59sqm.

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

1. Local Body to ensure that FSI for the proposed construction is as per DCR existing and in force 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. 189:** Proposed construction on plot bearing Gut No. 313, 314, 317, 318, 319, 321, 361/ A, B, C, D, 364, 366, 367, 368, 369/A & B, 373, 376, 379, 380/1 & 2, 386,

  
  
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387/B, 390, 391, 392/A, B & C, 394, 400, 402, 403,  
421/ A & B, 485/ A& B and 490 at mauje Milakatkhari,  
Tal. Alibag, Dist. Raigad by Shri. Janak Vasvani & others

The PP was present for the meeting and presented the matter before the Authority. The proposal is for development of Residential and Commercial development on plot bearing Gut No. 392, area 4,16,586 sqm. at village Milakatkhari, Tal. Alibag, Dist. Raigad. As per the coastal land use map prepared by SAC, Ahmedabad, the plot is partly in CRZ I and partly in CRZ III area. The PP has submitted the CRZ map in the scale of 1:4000 prepared by the CESS, Thiruvanthpuram, as per CRZ Notification, 2011.

The Authority noted that the proposal submitted by PP is incomplete and not as per the prescribed procedure of MCZMA. Therefore, after deliberation, the Authority decided to delist the matter from records of MCZMA.

**Item No. 190:** Proposed beautification of Manori (Manori Beach), Malad (West) & Gorai Chowpati (Gorai Beach), Borivali (W), Mumbai by MHADA

Project proponent was absent for the meeting. The Authority noted that the proposal is for beautification of Manori (Manori Beach), Malad (West) & Gorai Chowpati (Gorai Beach), Borivali (W), Mumbai under Development of Tourism Places. As per approved CZMP of Mumbai, the site under references falls in CRZ-I area. MMB has granted No Objection vide letter dated 16.8.2013 for projects. Proposed works involves Solar Lights, Benches and Deluxe Zoola, Drinking Water and Police Chowky.

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. MMB to ensure that there is no change in landscape.
2. MMB to ensure A.P. Block repairing is not allowed.
3. MMB to ensure construction debris should not be disposed in CRZ area.
4. All other required permissions should be obtained prior to commencement of construction activity.

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**Item no. 191:**      Proposed redevelopment of residential building on plot bearing CTS No. 877 & 877/1 of village Juhu Tara Road, Vile Parle (W), Mumbai by Dr. Deepak J. Namjoshi & Others

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for redevelopment residential building on plot bearing CTS o. 877 and 877/1 of village Juhu, Juhu Tara Roaed, Vile parle (W), Mumbai. The proposed construction comprises of basement for storage + Ground floor for parking and Entrance lobby + 1<sup>st</sup> and 2<sup>nd</sup> floor for parking + 3<sup>rd</sup> to 6<sup>th</sup>(pt) upper floor level for flats /rooms for residential use.



As per the approved CZMP of Greater Mumbai, the plot falls in CRZ II area and situated on landward side of existing road. The plot under reference falls in residential zone. MCGM has granted the IOD dated 13.4.2016 for the proposal. Total area of plot is 585.20sqm and total proposed BUA is 553.06sqm. As per MCGM remarks, some structures existed on the plot, which are reflected in CTS plan. Existing use of the structures is 'Residential' prior to 1.1.1964 as per the 1<sup>st</sup> assessment bills as well as CTS Plan.

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

1. Local Body to ensure that FSI for the proposed reconstruction is as per DCR existing and in force as on 19.2.1991 before issuing commencement certificate for the project.
2. Local Body to ensure 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. 192:**      Proposed Mumbai Metro Line 2 (Dahisar-Charkop-Bandra -Mandala corridor) by MMRDA

Officials from MMRDA were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for Mumbai Metro Line 2 from Dahisar Charkop - Bandra - Mandala Corridor.

   
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The MMRDA officials presented that earlier the MoEF, New Delhi vide letter dated 20.12.2011 has granted for car depots at Charkop and Mankhurd along with alignment of 32 km through Mahim Creek, Mithi River and Wakola Nala, village Mahim, Mumbai subject to certain conditions.

The MMRCL officials presented that MMRCL has proposed the revised alignment of the said Metro Line II corridor. The proposed Metro Alignment will be entirely elevated supported on 1.8 m dia piers located at approx 25 m interval. Mostly, the alignment is passing along the median of roads, however, at certain locations the alignment deviates due to curvature. Metro alignment will be crossing water bodies at Dahisar River, Poisar River, Valnai River, Oshiwara River, Mithi River and Vakola Nalla. These sites are affected by CRZ I/IV and CRZ II area as per approved CZMP prepared as per CRZ Notification 1991. The 237 nos. Of piers will be constructed in CRZ area, out of which, 18 nos. of piers having area of 450 Sqm are proposed in CRZ I. And, piers affected in CRZ II is 219 nos. having area of 5475Sqm. All these piers falling within CRZ II will be constructed on the existing road.

The Authority after deliberation decided to recommend the proposal falling in CRZ areas subject to compliance of following conditions:

1. The project activities should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The Environment Management Plan (EMP) should be implemented in spirit and in an effective manner for protection of coastal environment.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
4. During the construction & operational phase, all efforts should be made to maintain surrounding ecology of the area.
5. PP to obtain prior High Court permission, if the project affects Mangroves vegetation and its 50 m mangroves buffer zone area.
6. PP to ensure coastal water bodies should not be reclaimed. Piers in CRZ I area should not hamper the free flow of tidal water.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item no. 193:** Proposed redevelopment on plot bearing CTS No. 1066 of village Juhu, plot no. 30 E of TPS II, Juhu Sector, Santracruz (W), Mumbai by M/s Vineet RajkumarMittal

  
  
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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is of Residential Building on plot bearing CTS No. 1066 of village Juhu, Plot No. 30E, of TPS -II, Juhu Sector, Santacruz (W), Mumbai. The proposed construction comprises of 2 basements for car parking + 1<sup>st</sup> basement for proposed D.G. Set and Sub-Station and 3<sup>rd</sup> Basement for other service user + Stilt floor (pt) for parking + proposed pantry and meter room counted in FSI + entrance lobby (pt) + 1<sup>st</sup> to 5<sup>th</sup> + Service floor + 6<sup>th</sup> floor for swimming pool + Fitness Centre + 7<sup>th</sup> to 9<sup>th</sup> Triple single unit connected by internal staircase in lieu of plot potential + 0.33 GovtFSI by paying premium + admissible TDR + by claiming advantaged of Staircase, lift, lift lobby area free of FSI + fungible compensatory FSI as per modified DC Reg No. 35(4).

The Authority noted that as per the approved CZMP of the Greater Mumbai, the plot under reference falls in CRZ II area. It is situated on seaward side of existing road. As per the CRZ map of IRS Chennai, the plot is situated in CRZ II area and touching to JuhuBeach. The plot is situated in Residential zone and there is no public reservation. As per the para 8.V.1(C) of the CRZ Notification, 2011, Public consultation was carried on 20.4.2016. As per the MCGM notice under section 354 dated 11.11.2009 is submitted, as per which, certain structure to which a portion of building known as Kusum Bungalow, T/154, plot No. 30E, Juhu Tara Road, Juhu, Mumbai is in ruinous condition, likely to fall and dangerous to any person occupying restoring to or passing by the same. The total plot area is 1459.37sqm and total proposed built up area is 3753.62sqm.

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

1. Local Body to ensure that proposed redevelopment is in accordance para 8.V.1(c) of CRZ Notification, 2011
2. Local body to ensure that FSI for proposed redevelopment is as per prevailing town and country planning regulations, as per provisions of CRZ Notification, 2011
3. PP to ensure that construction debris should not be disposed in CRZ area.
4. PP to obtain permission from ground water board since, the project involves construction of 2 basements.
5. All other required permissions should be obtained prior to commencement

  
  
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of construction activity.

**Item no. 194:** Proposed subdivision of plot bearing S. No. 320, H. No. 11 B, 12 B and 10/2 & S. 319, H. No. 3, CTS No. 3559 & 3560 of Mauje Nachane, Tal. & Dist. Ratnagiri by Shri. Satish B. Salvi &ors

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the application is for subdivision of plot bearing Survey No. 320, Hissa No. 11B, 12 B, and 10/2 and Survey No. 319, Hissa No. 3, C.S. No. 3559 & 3560 of mauje Nachane, Tal. & Dist. Ratnagiri. As per the approved CZMP of the Ratnagiri Municipal Council, the land under reference falls in CRZ II area. The Municipal council has requested guidance from MCZMA whether for sub-division (layout) of plots, MCZMA clearance is required.

The Authority noted as per provisions of CRZ Notification, 2011, prior CRZ recommendation from MCZMA is required for proposed construction in CRZ area. Further, the Authority observed that for subdivision of plots, wherein no construction is proposed, prior CRZ recommendation from MCZMA is not required.

After deliberation, the Authority decided that concerned planning authorities should not send such applications to MCZMA for obtaining CRZ recommendations.

**Item no. 195:** Proposed beautification of Bandra Band stand Promenade (balancework) and providing basic facilities at Bandra (W), Mumbai by MMB

The official from Maharashtra Maritime Board was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for beautification at Bandra Band stand Promenade (Balance Work) and providing basic facilities at Bandra (W) Mumbai Suburban. Proposed work comprises of beautification, work (flooring work and parapet wall along roadside). The length of the project is 1000 m. The proposed activities fall in CRZ II area.



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After deliberation, Authority decided to recommend the proposal from CRZ point of view to planning authority with following observations:

1. The proposed beautification work should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MCGM to ensure that no destruction / cutting of mangroves is allowed.
3. All other permissions as and when required should be obtained prior to commencement of construction activity.

**Item no. 196:      Proposed Protection and beautification at Carter Road Promenade, Bandra (W), Mumbai by MMB**

The officials of Maharashtra Maritime Board were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal for protection and beautification at Carter Road Promenade Bandra (W), Mumbai. The proposed project falls in CRZ II. Proposed work comprises of beautification, Renovation work and Protection Wall (Flooring work and parapet). The length of the Project is 400 m.

After deliberation, Authority decided to recommend the proposal from CRZ point of view to planning authority with following observations:

1. The proposed beautification work should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MCGM to ensure that no destruction / cutting of mangroves is allowed.
3. All other permissions as and when required should be obtained prior to commencement of construction activity.

**Item no. 197:      Proposed reconstruction of Port office building at Chendani Koliwada, Thane East, Dist. Thane by MMB**

The officials of Maharashtra Maritime Board were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of regional Port Office Building comprising ground + 2 upper floors at sector no. 1, 217 A/1 Chendani Koliwada. The plot under reference is situated in CRZ III area and there exist port office on site. The plot area under consideration is 197.50 Sqm. The Authority noted that it is a port related activity.

  
  
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After deliberation, Authority decided to recommend the proposal from CRZ point of view to planning authority with following observations:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Concern Planning Authority to ensure that no destruction / cutting of mangroves is allowed.
3. All other permissions as and when required should be obtained prior to commencement of construction activity.

**Item no. 198:**      Proposed construction of view gallery along seashore, Guhagar, Tal. Guhagar, Dist. Ratnagiri by PWD, Chiplun

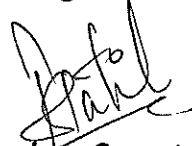

The official of Executive Engineer, P W D, Chiplun were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of View Gallery for tourist at Guhagar Seashore, Tal. Guhagar & Dist. Ratnagiri. RCC/ Rain Shed / View Gallery (Size 9.00 mt x 1.50 mt) at 3 places.

The PP presented that construction view gallery is already constructed on the site in CRZ area.

The Authority after deliberation observed that there is no provision of grant of post facto approval in CRZ Notification, 2011. The Authority decided that this is a case of violation of provisions of CRZ Notification, 2011 and decided to refer the matter to Environment Department for taking action as per Environment (Protection) act, 1986.

**Item no. 199:**      Proposed construction of star category resort at S. No. 327 of Mauje Mithbav, Tal. Devgad, Dist. Sindhudurg by MTDC

The officials of MTDC were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of star category resort at S. No. 327 of mauje Mithbav, Tal. Devgad, Dist. Sindhudurg. The project involves construction of resort complex for tourist contains youth hostel Bldg (Ground floor), Staff quarter (G+1), Reception and recreational Bldg (G+1), Delux Hotel Bldg (G+2), Residential building in the form of artificial caves, open parking with driver room and stores.

  
  
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The land under reference is situated in exclusive Tourism Zone T-5 (coastal area excluding T-1 and T-2). The site is located in CRZ III area. It is situated between 200 m to 500 m from the HTL of the seafront. Total area of plot is 48561.00sqm and total proposed BUA is 5194.04 sqm

The Authority noted that the concept design of the proposed resort is not in syn with surrounding local environment and architecture. The Authority observed that PP to revise the design of the resort and submit the report about the necessary arrangements for the treatment of the effluents and solid wastes must be made so that untreated effluents and solid wastes are not discharged into the water or on the beach.

Therefore, the Authority decided to defer the matter for compliance as mentioned above.

**Item no. 200:**      **Proposed construction of pipeline for carrying treated effluent from Tarapur MIDC to Deep Sea at Navapur by MIDC**

The officials of MIDC were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of 7.1 km treated effluent carrying pipeline from MIDC Tarapur to Deep Sea at Navapur, Dist. Palghar.

The Authority noted that the MIDC, Tarapur is situated on the western side of Tarapur. At present the effluents amounting to 25 MLD are being treated in Common Treatment Plant (CETP) and released into coastal water off Navapur. Work of new CETP with output capacity of 50 MLD is under progress. The present discharge location is not tenable for release of the enhanced quantity. MIDC had approached NIO to study and suggest a safe disposal location for the treated effluents to a tune of 80 MLD for the existing quantity expandable to 120 MLD cater for future needs and impact on marine environment due to same.

The PP presented that to minimize the pollution at Navapur sea and proper disposal of treated effluent, it is proposed to lay 1000 mm OD HDPE marine outfall pipeline from Lanfall point to Outfall point in Arabian Sea at 7.10 km into the deep sea with proper diffuser system. The proposed work includes following:



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- Construction of 3.50 m wide temporary approach road using initial lining of 2 mm Geo textilefilm
- Conducting Marine Hydrographic (Bathymetry survey)
- Providing High Density 1000 mm dia OD polythene pipes and specials suitable for working pressure of 6 kg/cm<sup>2</sup>, extruded from certified PE-100 High Stress Crack Resistance Pre-compounded Granules, conforming to BIS-14333 latest amendment, in 12m length shall be laid in Three zones i.e. landfall point till the end of intertidal area (0.90 km). Inter-tidal area upto the point where sea water depth is minimum 5 meters (4.10 km ) and up to Diffuser at Disposal point (2.10 km) at 2.50 m depth below sea bed.
- Providing erecting and placing RCC primary and secondary blocks as per design
- Deploying suitable dredging equipment and carrying out in water dredging in the open sea
- Stringing, block fixing, floating, aligning and sinking on the pre-excavated trench bed/seabed
- Conducting performance and reliability test runs.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF with following conditions:

1. The proposed construction of pipeline should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. PP to ensure that the BOD and COD of the treated effluent should be as per the prescribed norms of CPCB and MPCB.
3. PP to ensure periodic monitoring and maintenance of the pipeline.
4. PP to ensure the installment of leakage detection system.
5. Action under Environment (Protection) will be taken, if there is discharge of untreated effluent into the coastal water body.
6. PP should restore the site after completion of the work.
7. Prior High Court permission should be obtained, if the proposed activities affect the mangrove vegetation or its 50 m mangroves buffer zone area.
8. PP to ensure that the shall be restored after completion of construction of pipeline
9. All other permissions as and when required should be obtained prior to commencement of construction activity.

**Item no. 201:**      **Proposed installation of Subsea Cable for electrification of Gharapuri Island, Mumbai by Mahvitaran**



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The PP was absent for the meeting. The Authority noted that Maharashtra State Electricity Distribution Co. Ltd vide letter dated 19.7.2016 requested CRZ recommendation for installation of Subsea Cable for electrification of Gharapuri Island, Mumbai. The PP has submitted the duly filled form I and presentation. From the presentation it is noted that subsea Cable will be laid by putting heavy concrete mattress. The Authority observed that the PP to submit the Rapid EIA /EMP for the project along with CRZ map of the site.

The Authority decided to defer the matter and delist the matter from records of MCZMA.

**Item no. 202:** Proposed regularization of Dawal Malik Baba Darga & Devi Bhagwati Devsthan at S. No. 74/1 of Mauje Killa, Tal. & Dist. Ratnagiri by Collector, Ratnagiri

The officials of Collector office, Ratnagiri was present for the meeting and presented the matter before the Authority. The Authority noted the application is for Regularization of existing building Dawal Malik Baba Darga and Bhagavati Devi Devasthan at village Kille, Dist. Ratnagiri. As per the remarks of the collector office, the premises of Ratnagiri Killa is classified as CRZ I area. As per DP of the Ratnagiri, the said land is mentioned as Reclaimed land.

The Authority noted that there is no provision for regularization in CRZ Notification, 2011. However, PP (Dawal Malik Baba Darga- Secretary and Devi Bhagavati Devsthan, Secretary) mentions that existing structures are constructed prior to 1991. This is not in the purview of MCZMA.

The Authority after deliberation observed that the issue pertains to district collector and town planning office. The matter may be decided at the level of District Collector office.

**Item no. 203:** Proposed regularization of Masjid at Mauje Zadgaon, Tal. & Dist. Ratnagiri by Collector, Ratnagiri

The officials of Collector office, Ratnagiri was present for the meeting and presented the matter before the Authority. The Authority noted the application is for regularization of Masjid Building at mauje Zadgaon, Dist. Ratnagiri. As per the remarks of the collector office, the land under reference

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is situated in CRZ I area. However, form I submitted by PP mentions that site is located in CRZ II area. The land is owned by Anjuman Islahul Muslimeen.

The Authority noted that there is no provision for regularization in CRZ Notification, 2011. However, PP (Anjuman Islahul Muslimeen- Secretary) mentions that existing structures are constructed prior to 1991.

The Authority after deliberation observed that the issue pertains to district collector and town planning office. The matter may be decided at the level of District Collector office.

**Item no. 204:**      **Proposed construction of ferry jetty at Narangi, Thane  
byMMB**

Representatives of Maharashtra Maritime Board were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of Ferry Jetty at Narangi, Thane. The site under reference falls in CRZ IA, CRZ IB, CRZ IVB and CRZ IA area.

The Authority observed that the PP to submit the complete proposal as per the prescribed procedure of MCZMA along with Rapid EIA and EMP for the project.

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

**Item no. 205:**      **Proposed redevelopment of Azad Building on plot  
bearing C SNo.5/596, 95E, Omer Park, B. D. Road,  
Mumbai by M/s Shreepati Realtors Pvt.Ltd.**

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

**Item no. 206:**      **Proposed U G Metro station and allied activities  
atChurchgate,Girgaon, Shitladevi Temple, Mahim Mumbai  
byMMRCL**

  
  
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The officials of MMRCL were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for Under Ground Metro station and allied activities at Churchgate, Girgaon and Shitaladevi Temple, Mahim Mumbai. All the three sites of stations and allied activities falls in CRZ II area as per approved CZMP and situated on landward side of the existing roads prior to 19.2.1991. Details of Proposed activities are as follows:

Sr.	Location	Activities
1	Churchgate Station and allied activities on plot bearing CTS No. 1564, 1566, 1595, 1630, 1631, 1632, 1633, 1634, 1607, 1608, 9999 (Total area: 12503 Sqm)	<b>Permanent activities:</b> Station Box area: 9095 Sqm Allied activities area: 1153 Sqm (entry / exit, ventilation shaft, lift, ancillary building)  <b>Temporary activities:</b> Operational space (Temporary) 2255 Sqm
2	Girgaon Station and allied activities on plot bearing CTS No. 2136, 2145, 2196, 2197 of C ward & 1, 1/59, 307, 308 of D Ward (Total Area: 5475 Sqm)	<b>Permanent activities:</b> Station Box area: 3169 Sqm Allied activities area: 781 Sqm (Entry/ exit, ventilation shaft, lift, ancillary building)  <b>Temporary activities</b> Operational space (Temporary) - 1525 Sqm
3	Shitaladevi Station and allied activities on plot bearing CTS No. 49, 66, 98, 699 (Total area: 8400 Sqm)	<b>Permanent activities:</b> Station Box area: 5511 Sqm Allied activities area: 1002 Sqm (entry/exit, ventilation shaft, lift, ancillary building)  <b>Temporary activities</b> Operational space (Temporary) 1887 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. The project activities should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/


  
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clarifications given by MoEF from time to time.

2. The Environment Management Plan (EMP) should be implemented in spirit and in an effective manner for protection of coastal environment.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
4. MMRCL should restore the site after completion of the work during construction and implementation phase.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item no. 207:** Proposed construction of residential building on plot bearing S. No. 136, H. No. 2 A, C S No. 1230 B of mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Sanjay K. Mayekar

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction of residential building comprising Ground + 1<sup>st</sup> floor on plot bearing S. No. 136, H. No. 2 A, C. S. No. 1230 B of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the approved CZMP of the Ratnagiri Municipal Council, the plot under reference falls in CRZ-II and landward side of the existing road. The plot under reference falls in residential zone and included in congested area. Total area of plot is 2684.00sqm and total proposed BUA is 1234.76sqm.

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

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

**Item no. 208:** Proposed reconstruction on plot bearing S. No. 400 A, H. No. 1 A, CTS No. 320 at Zadgaon, Tal. & Dist. Ratnagiri by Smt. Begam Ahmadmiya Batkar

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the

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proposal is for reconstruction of residential house comprising Ground + 1<sup>st</sup> floor on plot bearing S. No. 400 A, H. No. 1 A, C. S. No. 320 of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the Municipal Council remarks, the existing residential building is prior to year 1950. The plot under reference is falls in residential zone. As per the approved CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ- II & situated on landward side of existing road prior to 1991. The total plot area of the project is 36.00sqm and total proposed built up area is 64.60sqm

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 in force 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. 209:** Proposed addition of 1st floor on existing floor on plot bearing S. No. 315, H. No. 5, CTS No. 3652, 3652/1 of mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Shirish S. Gavankar & Smt Sayli S. Gavankar

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for addition of first floor on existing ground floor on plot bearing S. No. 315, H. No. 5, C. S. No. 3652, 3652/1 of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the approved CZMP of the Ratnagiri Municipal Council, the plot under reference falls in CRZ-II and landward side of the existing road. The plot under reference falls in residential zone. The total plot area is 480.00sqm.

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 enforce as on 19.2.1991 before issuing commencement certificate for the project.



2. Local body to ensure that ground floor structure on plot under reference is authorized.
3. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 210:** Proposed construction on plot bearing S. No. 311, H. No. 1 D, C S No. 1974 A/3, plot no. 3 of mauje Zadgaon, Tal & Dist. Ratnagiri by Shri. Rajendra D. Borkar &ors

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal for construction on plot bearing S. No. 311, H. No. 1 D, C. S. No. 1974 A/3, plot no. 3 of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the approved CZMP of the Municipal Council, the plot under reference falls in CRZ-II and landward side of the existing road. The plot under reference is falls in residential zone. The total plot area is 348.30sqm.

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 enforce 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. 211:** Proposed reconstruction on plot bearing S. No. 64, H. No. 1, CTS No. 384 of mauje Killa, Tal. & Dist. Ratnagiri by Shri. Hasanmiya UmarVasta

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of residential house on plot bearing S. No. 64, H. No. 1, C. S. No. 384 of mauje Killa, Tal. & Dist. Ratnagiri. The proposed construction comprises of Ground + 1<sup>st</sup> floor on plot under reference. As per the remarks of RMC, existing residential building is prior to year 1950. The plot under reference is falls in residential zone. As per approved CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ- II & situated on landward side of

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existing road prior to 1991. The total plot area is 44.60sqm.

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 in force 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. 212:** Proposed reconstruction on plot bearing S. No. 395 A, H. No. 4 (pt), CTS No. 4110, S. No. 490, h. No. 14 (pt), CTS No. 4148 and 4148/1 of mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Abbas M. Vasta

The officials of Ratnagiri Municipal Council present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of residential house comprising ground + 1<sup>st</sup> floor on plot bearing S. No. 395 A, H. No. 4 (pt), C. S. No. 4110, S. No. 490, H. No. 14 (pt), C. S. No. 4148 & 4148/1 of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the remarks of RMC, the existing residential building is prior to year 1950. The plot under reference falls in residential zone. As per approved CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ- II & situated on landward side of existing road prior to 1991. The total plot area is 204.80sqm.

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 in force 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.

  
  
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**Item no. 213:** Proposed reconstruction on plot bearing S. No. 273 A 1 A 1 A 1 A 1, H. No. 1 A20, CTS No. 4209 of mauje Zadgaon, Tal. & Dist. Ratnagiri by Smt. Shaharbanu M. Hunna

The official of Ratnagiri 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 house comprising ground + 2 floors on plot bearing S. No. 273 A1 A1 A1 A1, H. No. 1 A 20, CTS No. 4209 of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the remarks of RMC, existing residential building is prior to year 1950. The plot under reference is falls in residential zone. As per approved CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ- II & situated on landward side of existing road prior to 1991. The total area of plot is 156.60 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 in force 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. 214:** Proposed reconstruction on plot bearing S. No. 64, H. No. 1, CTS No. 404 of mauje Killa, Tal. & Dist. Ratnagiri by Shri. Imtiyaz H. Mukadam

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction residential house comprising stilt + ground + 1<sup>st</sup> floor on plot bearing S. No. 64, H. No. 1, CTS No. 404 of mauje Killa, Tal. & Dist. Ratnagiri. As per the remarks of RMC, the existing residential building is prior to year 1950. The plot falls in residential zone and included in congested area. As per approved CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ- II & situated on landward side of existing road prior

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to1991. The total plot area is 120.10sqm.

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 in force 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. 215:** Proposed reconstruction on plot bearing S. No. 29 A 1, H. No. 11 B, CTS No. 1045 & 1045/1 of mauje Rahatghar, Tal.& Dist. Ratnagiri by Shri. Anant N. Kasare & Shri. Nandkishor N.Kasare.

The official of Ratnagiri 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 house comprising ground + 1<sup>st</sup> floor on plot bearing S. No. 29 A1, H. No. 11 B, CTS No. 1045 & 1045/1 of mauje Rahatghar, Tal. & Dist.Ratnagiri. As per the remarks of RMC, the existing residential building is prior to year 1950. The plot is falls in residential zone. As per approved CZMP of Ratnagiri Municipal Council area, the plot under reference falls in CRZ- II & situated on landward side of existing road prior to1991. The total plot area is 221.00sqm.

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 in force 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.

  
  
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**Item no. 216:** Proposed reconstruction on plot bearing S. No. 84 A, H. No. 5 C, C S. No. 2016 / 1(pt), 2016/2 (pt) & 2016/4 (pt) of mauje Rahatghar, Tal. & Dist. Ratnagiri by Shri. Mukesh B. Khakodiya & Sou. Punam M.Khakodiya.

The official of Ratnagiri Municipal Council (RMC) was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for reconstruction of residential house comprising ground floor on plot bearing S. No. 84 A, H. No. 5, C, S. No. 2016/1 (pt), 2016/2 (pt) & 2016/4 (pt) of mauje Rahatghar, Tal. & Dist. Ratnagiri. As per the remarks of RMC, existing residential building is 50 years old and existing BUA is 40.48sqm. The plot under reference falls in residential zone. As per the approved CZMP of RMC, the plot under reference falls in CRZ II and situated on landward side of existing road prior to 1991. The total plot area is 60.00sqm.



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 in force 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. 217:** Proposed construction on plot bearing S. No. 17 & 18, H. No. 2 A 2 B of mauje Killa, Tal. & Dist. Ratnagiri by Shri. Aasif A L Munshi & Smt. Mairunnisa S. A.Kadri

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction for residential building on plot bearing S. No. 17 & 18, H. No. 2A 2 B of mauje Killa, Tal. & Dist. Ratnagiri. The total plot area is 910.00sqm and total proposed BUA is 201.50sqm.

The Authority noted that as per approved CZMP, the plot is situated in CRZ I area (within premises of Ratangirikilla). The Authority further noted that

  
  
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as per provisions of CRZ Notification, 2011, building construction is not allowed in CRZ I area. Therefore, after deliberation, the Authority decided to reject the proposal.

**Item no. 218:** Proposed construction on plot bearing S. No. 486, H. No. 28 B 1, C SNo. 3865 of mauje Zadgaon, Tal.& Dist. Ratnagiri by Shri. Gulzar M. Vasta

The official of Ratnagiri Municipal Council was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for construction comprising ground + 2 floors on plot bearing S. No. 486, H. No. 28 B 1, C. S. No. 3865 of mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the approved CZMP of the Ratnagiri Municipal Council, the plot under reference falls in CRZ-II and landward side of the existing road. The plot under reference falls in residential zone. The total plot area is 373.00 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 the proposed construction is as per DCR existing and enforce 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. 219:** Proposed redevelopment of existing transit camp with MIG, EWS type tenements at C. S. No. 1506, Fisherman Colony, Mahim, Mumbai by MHADA

MHADA officials present in the meeting requested Authority to defer the matter. Hence, the matter was deferred.

**Item** **no.** **220:**  
Proposed compound wall around plot no. 105 at C.P.R. A Garden, Collaba, Mumbai by PWD, Mumbai

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

  
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deferred.

**Item no. 221:      Advertisement Hoarding Proposals**



The Authority noted the Advertisement Hoarding policy of MCZMA taken in 96<sup>th</sup> meeting of MCZMA held on 17.1.2015. The said policy is as follows:

1. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed beyond 200 m from HTL in CRZ III area.
3. Hoardings/ boards or structures of Advertisement which are in existence and which were permitted by MCGM / concerned local planning Authority will also be examined from CRZ point of view for CRZ recommendation/NoC.
4. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
5. No trees should be cut / destroyed during the installation of Hoardings.
6. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.

The Authority in its 101<sup>st</sup> meeting of MCZMA held on 13.7.2015 recommended to MoEF a resolution to allow the concerned planning authorities for examination of Advertisement / Hoarding structure proposals for grant of CRZ recommendation under CRZ Notification, 2011 with consideration of MCZMA hoarding policy. Reply from MoEF, New Delhi is awaited.

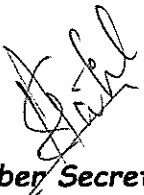

Details of hoarding proposal along with decision is as follows:

Sr. No.	Applicant	No. and size of Hoarding	Location	Observation of the Authority	Decision

  
  
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1.	M/s. Showays	2 No.  Existing Size - 40' x 20' & 90' x 20', Back to Back Permit No. 761102080 & 761102090	In the property nearing S. No. 4 at the Junction of S.V. road and Aliyaware Jang Marg, Bandra (W), Mumbai	MMRDA vide letter dated 30.5.2016 for S. No. 4 at the junction of S.V. Road & Aliyaware Jang Marg, Bandra (W), Mumbai, the land under reference falls in CRZ-II.  As per DP plan the site under reference situated on landward side of the existing road.	The proposal is in consonance with the Advertisement Policy of MCZMA  Recommended
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2.	M/s. D. R. Vaidya & Co. for M/s. Square Inch	Existing Hoardings	On Govt. land bearing CTS No. 1505 (pt) of Mahim Division, Mumbai	The MCGM has granted NOC on 13.2.1995.  PP need to submit duly filled Form-I, CZMP of Mumbai indicating site under reference, details of Hoardings such a nos. & size, Google image indicating site u/r, Site Photographs.	PP need to submit duly filled Form-I, CZMP of Mumbai indicating site under reference, details of Hoardings such a nos. & size, Google image indicating site u/r, Site Photographs.  The matter was deferred for compliance of information as above.
3.	M/s. Alakh Advertising & Publicity Pvt. Ltd.	1 No.  Existing Size- 40'x 20', Permit No. 761101179 4	In the compound of N.A.A. land at C.A. Juhu, Opp. Haveli, Restaurant , Santacruz (W), Mumbai.	As per approved CZMP submitted by PP, the site under reference falls in CRZ-II and landward side of existing road. MCGM has granted NoC on 14.10.1998	The proposal is in consonance with the Advertisement Policy of MCZMA  Recommended

  
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4.	M/s JSRM-Media	Existing  - 12Nos.  Size - 120' x40', (12 boards Clubbed) Back to Back	At Survey No. 46, Hissa No. 1/1, village Chenna, Ghodbunde r Road, Dist- Thane	As per approved CZMP submitted by PP, the site under reference partly falls in CRZ-IA(50m Mangroves buffer zone) & CRZ-III area.  The MBMC has granted permission on 22.8.2012 & License on 12.5.2014 for 10 boards and thereafter on 31.5.2016 for additional 2 boards on same structure and PP has also proposed 4 new boards.	The proposal is not in consonance with the Advertisement Policy of MCZMA.  The Authority decided to reject the proposal.
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5.	M/s. Indian Advertisers	Existing - 2 Nos. V- Shaped  Size - 20' x 20' each.  Permit Nos. 76110849 1 & 76110848 3	On the plot bearing CTS No. 791 (pt) of Bandra village in H/W Ward, Mumbai.	The Collector Mumbai City has granted permission for said hoardings on 17.6.1974  The MCGM has granted NoC for said hoardings on 3.8.1974 (i.e. prior to 19.2.1991).	Authority noted that the existing Hoarding is prior to 19.2.1991.  Recommended.
6	M/s Shree publicity	Existing - 4 Nos.  Size - 40' x 40'	In the premises of MMB, at Mahim Causeway, Bandra (W), Mumbai.	As per the approved CZMP of the Mumbai and remarks of MCGM, the site is located in CRZ II area. The PP has submitted the NoC MMB of the year 2002. Authority also noted the earlier decision of MCZMA in its 77 <sup>th</sup> , 79 <sup>th</sup> and 80 <sup>th</sup> meeting.	The Authority noted that the Hoarding on site was in existence prior to 2002 when the concern planning Authority was responsible to regulate the activities in CRZ areas.  Recommended.

  
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7	M/s. State Express Advertising	Existing - 1 No. Size- 20'x10' Permit No. 76110317 4	At N.A.A. Land Opp. Palm Grove Hotel, Juhu Tara Road, Juhu, Mumbai	As per approved CZMP submitted by PP, the site under reference falls in CRZ-II and landward side of existing road.  The MCGM has granted NoC for said hoarding on 9.6.1992.	The proposal is in consonance with the Advertisement Policy of MCZMA.  Recommended.
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**Item no. 222:** Proposed development project & realignment of Nalla at village Tivri, Tal. Vasai by M/s. DDPL Global Infrastructure Pvt. Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for development project and realignment of Nalla at village Tivri, Tal. Vasai, Dist. Palghar.

The PP presented that the proposal is for residential development on land bearing S. No.2, H.No.-3, S. No. 3, H. No. 1,7,8,10, S. No. 4, H. No. 1,3,6,8,12,19,20, S. No. 5, H. No. 2, 3, 4, 5, 6/ 2, 6/3, 6/4, 6/6, 6/7, 6/8, 7, 8, 9, S. No. 6, H.No.1/1, 1/3, 2/1, 2/2,2/3,3,4,6,5/1,5/2,5/3,5/4,5/5,5/6,5/7,5/8, S.No.7, H.No. 1,3,7,11,2/1,5/1,6/2, 4/1,4/5, 5/4, 6/1, 5/6, 5/3, 5/5, 9/4, 4/3, 2/2, 4/2, 6/4, 9/1, 9/3, S. No. 8, H. No.-1, 2&4, S. No. 9, H. No. 2,4 & 6, S. No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 1/1,1/2 & 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1,3,4/1, 4/2,5,6, S. No. 14, S. No. 15, H.

  
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No.-2,3,4,6, S. No. 16, H. No.-1,3,4,5 & 6, S. No. 22, H. No. 4,5,6, S.No.23, S. No. 24, H. No. 1,2, S.No.25, S.No.26, H.No. 1/1,2A,1/2,1/3, 2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S.No.34,H.No.-1, S. No. 35, H. No. 1,2,3, S. No. 36, H. No. 2,3A,4,5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1,2,3,4, S. No. 39, H. No. 2, S. No. 40, H. No. 2, S. No. 41, S. No. 41, H.No.7A, S. No. 42, H. No. 2,3,4,5A,8A,16, S. No. 43, H. No. 1,2A,3A,4K, S. No. 44, H. No. 1,2,3A,7P,8,9,10,11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,3B,4A,4B, 5,6,7,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,2,4, 5,6,7,8,9,10,11,12, S. No. 52, H. No. 1,4,5/1,5/2, S. No. 54, H. No. 4/2,6,7/2C, S. No. 55, H. No. 2,5A, S. No. 56, H. No. 1/2,2,3, S.No.57, H.No.1, S.No.66, H.No.6, S. No. 67, S. No. 68, S. No. 69,H.No.-1, S. No. 70, H.No.-1, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2,4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12, of Village Tivri, Taluka Vasai, District Palghar.



The total plot area is 602500sqm. The PP presented that as per CRZ map of CESS, Kerala the site under reference partly falls in CRZ-I, CRZ-II and Non CRZ area.

The PP further presented that the proposal of realignment of Nalla at site under reference was earlier considered in 102<sup>nd</sup> meeting of MCZMA held on 31<sup>st</sup> July & 1<sup>st</sup> August, 2015, wherein the Authority directed PP to submit the certain required information. The PP during the meeting informed that the said proposal of relignment of Nalla has been dropped. The PP vide letter dated nil received on 4.8.2016 has informed about the same and requested CRZ NOC for proposal of residential development on site under reference forwarded by VVMC vide letter dated 14.5.2015 by keeping position of nalla as it is.

The PP presented that the development is proposed in Non CRZ portion of the land under reference, considering the CRZ map of CESS,

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 construction should be restricted to Non CRZ area.
2. Local body to ensure that no construction is allowed in CRZ area, mangroves and its 50 m mangroves buffer zone.

  
  
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3. No reclamation of coastal water body and Eco sensitive feature such as mudflats, mangroves are allowed. Local body to ensure the same.
4. Local body should not dispose the debris in CRZ area.
5. Local body to ensure that provisions of CRZ Notification, 2011 and CRZ map is adhered to.
6. All other required permissions should be obtained prior to commencement of construction activity.

**Item no. 223:** Proposed New Shipbuilding/Ship repair facility at plot no. 160 adjacent top Survey No. 37, Mohe, Targhar, Tal. Panvel, Dist. Raigad by M/s. Maldar Shipyards Pvt. Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for development of a modern shipyard in phases near village Ulwa, Tal. Panvel, Dist. Raigad, Maharashtra for repairs and new construction of supply vessels, mini bulk carriers, medium size barges / tugs, etc. The proposal is to develop shipyard for ship repair & ship building at plot no. 160, (adjacent to survey no. 37), Mohe, Targhar, Tal. Panvel, Dist. Raigad. The land (41676 sqm) has been leased on a long term basis (30 yrs.) byMMB.

M/s Maldar Shipyards Pvt. Ltd. has submitted rapid EIA & EMP prepared by M/s. Mitcon Consultancy. MPCB has granted Consent to establish vide letter dated 2.11.2012 for repairing of Vessels & construction of new vessels.

As per CRZ map in 1:4000 scale prepared by IRS, Chennai, the proposed project layout superimposed on said map. Proposed project activities partly falls in Mangroves & its 50m buffer zone (CRZ-1A), partly in CRZ-IB and partly in CRZ-III. MPCB has granted Consent to establish vide letter dated 2.11.2012 for repairing of Vessels & construction of new vessels.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA under CRZ Notification, 2011 subject to following conditions:



1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.

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2. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
3. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
4. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats.
5. PP shall take all efforts to enhance the livelihood source of the local people and undertake the education programme for coastal communities for the coastal environment protection.
6. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body. Effluent treatment plant should be located outside CRZ area.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
8. Sewage and effluent should not be discharged into the coastal water body.
9. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
10. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
11. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
12. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

**Item no. 224: Proposed Coastal Road Project Mumbai by Municipal Corporation of Greater Mumbai (MCGM)**

Officials of MCGM were present for the meeting and presented the matter before the Authority. The Authority noted that the proposal was earlier considered in the 111<sup>th</sup> meeting of MCZMA held on 16<sup>th</sup> January, 2016 and as per the decision taken in the said meeting, the MCZMA vide letter dated 10<sup>th</sup> March, 2016 recommended the proposal to Ministry of Environment, Forest & Climate Change, (MoEF & CC), New Delhi from CRZ point of view subject to compliance of certain conditions.

  
  
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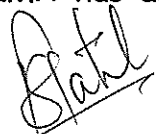

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The Authority further noted that the MoEF & CC, New Delhi has sent a communication dated 22<sup>nd</sup> July, 2016 informing that, the matter has been analyzed in the light of provisions of the CRZ Notification, 2011. MoEF has observed as follows:

- i. MCZMA has not appraised the proposal comprehensively namely, the MCGM. has been advised to consider option of Tram services instead BRTS, to consult MO for construction near IRNLA Nalla as the coastal road is likely to have impact on nearby habitats of traditional coast communities, to explore possibility of combination of engineered structures and green structures for protection of the coast facing coastal road, to formulate project specific disaster management plan and SOP for the plan during construction and operation phase etc. Pending the said examination, MCZMA should have not forwarded the project to the Ministry.
- ii. As per the CRZ Notification, 2011 the MCZMA is required to forward the following documents along with their recommendations:
  - a) Form-1 (Annexure-IV of the notification);
  - b) EIA Report including marine and terrestrial component with cumulative studies for projects.
  - c) Disaster Management Report/Risk Assessment. Report and Management Plan;
  - d) CRZ map indicating HTL and LTL demarcated by one of the authorized agency (as indicated in para 2) in 1:4000 scale;
  - e) Project layout superimposed on the above map;
  - f) No Objection Certificate from the concerned State Pollution Control Boards or Union territory Pollution Control Committees for discharge of effluents, solid wastes, sewage and the like;
  - g) The CRZ map normally covering 7km radius around the project site; and
  - h) The CRZ map indicating the CRZ-I, II, III and IV areas including other notified ecologically sensitive areas.

These documents have not been received from MCZMA till date.

The MoEF, New Delhi further mentioned that, it is evident from the specific conditions prescribed by MCZMA for the project that proponent has not yet prepared the Disaster Management Plan, SOPs for construction and operation phase, and likely impacts on habitats of traditional coast communities near to the projects have not been analyzed thoroughly. The MCZMA has also suggested exploring the alternative options. Further, the

  
  
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development of coastal road by the way of reclamation is permitted only in exceptional cases. There is no mention of the circumstances under which the Government has proposed to undertake this Proj04, 5. In view of the above stated facts, the Ministry hereby return the proposal to MCZMA with a request to appraise it comprehensively as per the provision of the CRZ Notification, 2011 and taking into considerations the conditions stipulated by MCZMA including mangrove conservatism plan, step to be taken for protection of local communities like to be affected, shoreline -changes due to construction of protection wall, etc.

In the light of above, the Authority decided to request MCGM to submit the required information / documents as mentioned in above said MoEF&CC letter.

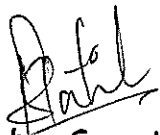

**Table item no. 1: CRZ status of plot bearing C. S. No. 427 & 2/430 of Bhuleshwar Division, C ward, Mumbai by M/s Valencia & Mishal Ventures Pvt. Ltd.**

Project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP (M/s Valencia & Mishal Ventures Pvt. Ltd.) has submitted CRZ demarcation report and map in the scale of 1:4000 dated 5.8.2016 prepared by IRS, Chennai for plot bearing C. S. No. 427 & 2/430 of Bhuleshwar Division, C ward, Mumbai

The Authority noted as per report of IRS, Chennai, the project site located at C. S. No. 427 & 2/430 of bhuleshwar division, Mumbai is falling completely outside CRZ area according to approved CZMP as per 1991 Notifications and also CRZ Notifications, 2011.

The Authority observed the CRZ map prepared by IRS, Chennai and noted that the site under reference is situated beyond 100m from HTL of Back Bay as per approved CZMP and CRZ Notification, 2011.

The Authority also noted orders of Hon. High Court given in WP No. 11595/2012, 3152/2014, 3282/2014, 3266/2014, 3381/2014, 06/2015, 41/2015, 50/2015, 144/2015, wherein rule is made by High Court regarding applicability of CRZ boundary for Sea front and tidally influenced water bodies as per provisions of CRZ Notification, 2011 i.e. 500m from HTL on landward side, in case of sea front and maximum 100m line in case of tidally influenced water bodies. Authority also noted that above said decisions of Hon. High Court

  
  
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where upheld by Hon. Supreme Court in its Order dated 19.11.2014 given in the SLP No30128/2014

Further, Authority also noted order of Hon. High Court dated 4<sup>th</sup> July, 2016 given in WP No. 7393/2016.



Considering the above, the rule made by Hon. High Court and Advisory of MoEF dated 31<sup>st</sup> July, 2013, Authority decided to accept CRZ survey report prepared by IRS, Chennai in the instant matter as per the provisions of Para 4.2 of CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that project site located at C. S. No. 427 & 2/430 of bhuleshwar division, Mumbai is situated beyond 100 m CRZ setback area from HTL of Back Bay. Hence, the site is situated outside CRZ area as per approved CZMP and provisions of CRZ Notifications, 2011.

**Table item no. 2: CRZ Status of project site bearing C.S. No. 1500 (pt), 2116 (pt) and 2124 (pt) of Mahim Division, Mumbai by M/s. Shree Nidhi Concept Realtors Pvt. Ltd.**

The Project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that M/s. Shree Nidhi Concept Realtors Pvt. Ltd. has submitted application for CRZ Status of project site bearing C.S. No. 1500 (pt), 2116 (pt) and 2124 (pt) of Mahim Division, Mumbai along with CRZ demarcation report and map in the scale of 1:4000 dated 15.12.2015 prepared by IRS, Chennai.

The Authority noted as per 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 CRZ II is 100m from HTL for Bay area, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. The site on landward side of Mahim Bay falls completely outside 100m from Mahim Bay, as per HTL of approved CZMP and that of HTL as per CRZ Notification, 2011. However, small portion of the site falls within CRZ II area from Mahim Creek side. The project boundary "Phase 1" is completely falls outside CRZ II and "Phase 2" is partially affected by CRZ II from the property holding C.S. No. 1500 (pt), 2116 (pt) and 2124 (pt) is about

  
  
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2822.875sqm (4.79%). The project site falls outside 50 m mangroves buffer zone.

Authority also noted Orders of Hon. High Court given in WP No. 11595/2012, 3152/2014, 3282/2014, 3266/2014, 3381/2014, 06/2015, 41/2015, 50/2015, 144/2015, wherein rule is made by High Court regarding applicability of CRZ boundary for Sea front and tidally influenced water bodies as per provisions of CRZ Notification, 2011 i.e. 500m from HTL on landward side, in case of sea front and maximum 100m line in case of tidally influenced water bodies. Authority also noted that above said decisions of Hon. High Court where upheld by Hon. Supreme Court in its Order dated 19.11.2014 given in the SLP No30128/2014



Further, Authority also noted order of Hon. High Court dated 4<sup>th</sup> July, 2016 given in WP No. 7393/2016.

Considering the above, the rule made by Hon. High Court and Advisory of MoEF dated 31<sup>st</sup> July, 2013, Authority decided to accept CRZ survey report prepared by IRS, Chennai in the instant matter as per the provisions of Para 4.2 of CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that the project site bearing C.S. No. 1500 (pt), 2116 (pt) and 2124 (pt) of Mahim Division, Mumbai is situated outside 100 m CRZ setback line from approved HTL of Mahim Bay. However, small portion of the site falls within CRZ II area from Mahim Creek side. The project boundary "Phase 1" is completely falls outside CRZ II and "Phase 2" is partially affected by CRZ II from the property holding C.S. No. 1500 (pt), 2116 (pt) and 2124 (pt) is about 2822.875sqm (4.79%)

**Table item no. 3: Erection of temporary casting yard at Turbhe Mandale for constructing tenements of Mill workers under Central Government aided JN-NURM Scheme, for M.H. & A.D. Board by MHADA**

The officials of MHADA was present for the meeting & presented the matter before the Authority. The PP presented that the proposal of temporary casting yard at Turbhe Mandale was earlier discussed in 77<sup>th</sup> & 79<sup>th</sup> meeting of MCZMA held on 9.10.2012 & 5.1.2013 respectively and the MCZMA vide letter dated 25.2.2013 recommended the proposal for setting up of a temporary casting yard

  
  
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at Turbhe Mandale for 3 years i.e. upto 31.12.2015. Now, the validity of the said CRZ recommendation of MCAZMA has expired. The MHADA has requested MCZMA to extend the validity of the said CRZ recommendation.

The Authority further noted that MCZMA vide letter dated 24.6.2016 informed to District Collector office that the validity of the CRZ recommendation of the MCZMA has expired.

The Authority noted the project details as discussed in 77<sup>th</sup> & 79<sup>th</sup> meeting of MCZMA held on 9.10.2012 & 5.1.2013 respectively.

The Authority after detailed discussion and deliberation, decided to extend the validity of the earlier CRZ recommendation dated 25.2.2013 subject to compliance of the following conditions:-

1. The CRZ recommendation was only for setting up of a temporary casting yard for 3 years.
2. No permanent structure allowed to erect on site under reference.
3. No chemical manufacturing processing / treatment shall be allowed.
4. Proper effluent treatment measures should be undertaken by MHADA. Only treated effluent should be discharged into the sea.
5. Noise level during operation phase should not exceed the permissible limit.
6. Hazardous and toxic waste generated due to casting yard related activities should not be released into the sea.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Table item no. 4: CRZ Status for Hospital site at plot bearing Gut No. 66, 68 & 70 of village Vave, Tal. Pen, Dist. Raigad by M/s. JSW Steel Ltd.**

The Project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that M/s. JSW Steel Ltd has submitted an application for CRZ Status of the plot bearing Gut No. 66, 68 & 70 of village Vave, Tal. Pen, Dist. Raigad. The PP intends to construct Hospital on plot bearing Gut No. 66, 68 & 70 of village Vave, Tal. Pen, Dist. Raigad. The PP has submitted the CRZ map in the 1:4000 scale and report dated 26.7.2016 prepared by IRS, Chennai.



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The Authority observed the CRZ map and noted that, Hospital site is situated beyond 100m from HTL as per approved CZMP and falls beyond 50 m mangrove buffer zone & CRZ area as per CRZ Notification, 2011.

Authority also noted Orders of Hon. High Court given in WP No. 11595/2012, 3152/2014, 3282/2014, 3266/2014, 3381/2014, 06/2015, 41/2015, 50/2015, 144/2015, wherein rule is made by High Court regarding applicability of CRZ boundary for Sea front and tidally influenced water bodies as per provisions of CRZ Notification, 2011 i.e. 500m from HTL on landward side, in case of sea front and maximum 100m line in case of tidally influenced water bodies. Authority also noted that above said decisions of Hon. High Court where upheld by Hon. Supreme Court in its Order dated 19.11.2014 given in the SLP No30128/2014

Further, Authority also noted order of Hon. High Court dated 4<sup>th</sup> July, 2016 given in WP No. 7393/2016.



Considering the above, the rule made by Hon. High Court and Advisory of MoEF dated 31<sup>st</sup> July, 2013, Authority decided to accept CRZ survey report prepared by IRS, Chennai in the instant matter as per the provisions of Para 4.2 of CRZ Notification, 2011.

The Authority after deliberation decided to confirm that the Hospital site is situated beyond 100m from HTL as per approved CZMP and falls beyond 50 m mangrove buffer zone & CRZ area as per CRZ Notification, 2011. Hence, the Hospital site is situated outside CRZ area.

**Table item no.5: Geotechnical testing for coastal road of MCGM**

The Authority noted that MCGM vide letter dated 4.8.2016 requested CRZ NoC for Geotechnical investigation from Marine Drive to Worli End of Bandra Worli Sea Line ( For Section 1,2,3, and 4) of proopsed Mumbai Coastal Road project.

Authority noted that the investigation will include the drilling of boreholes at various locations upto desired depth as per the relevant codes and standards. The samples of soil, and rock will be collected by taking boreholes. It is requested to allow to carry out the Geotechnical Investigation as a

  
  
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preconstruction activity along the proposed alignment i.e. from Marine Drive to Worli End of Bandra Worli Sea Line.

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concern planning Authority.

**Table item no.6: Discussion on CRZ status cases**



The Authority noted orders of Hon. High Court given in WP No. 11595/2012, WP (L) No. 3127/2014, 3152/2014, 3282/2014, 3381/2014, 06/2015, 41/2015, 50/2015, 144/2015, wherein rule is made by High Court regarding applicability of CRZ boundary for Sea front and tidally influenced water bodies as per provisions of CRZ Notification, 2011 i.e. 500 m from HTL on landward side, in case of sea front and maximum 100m line in case of tidally influenced water bodies. The Hon. High Court has decided the CRZ status of the plots considering the approved CZMP and the criteria of CRZ setback area for tidally influenced water bodies and seafront as per provisions of CRZ Notification, 2011, based on the CRZ survey map of one of the MoEF approved agency.

The Authority also noted that above said decisions of Hon. High Court were upheld by Hon. Supreme Court in its Order dated 19.11.2014 given in the SLP No30128/2014

Further, Authority also noted order of Hon. High Court dated 4<sup>th</sup> July, 2016 given in WP No. 7393/2016.

The Authority after discussion decided that CRZ status cases considering the approved CZMP and the criteria of CRZ setback area for tidally influenced water bodies and seafront as per provisions of CRZ Notification, 2011, based on the CRZ survey map of one of the MoEF approved agency would be considered in next MCZMA meetings.

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

  
  
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## **Annexure - I**

List of the members present during the meeting -

- 1) Mr. Avinash Patil, Joint Secretary, UDD
- 2) Mr. Naik, Dy. Commissioner, Fisheries
- 3) Mr. Chavan, Dy. Che. Eng. MCGM,
- 4) Dr. Baban Ingole, Expert Member, MCZMA,
- 5) Dr. Mahesh Shindikar, Expert Member, MCZMA
- 6) Dr. B. N. Patil, Member Secretary, MCZMA