

**Minutes of the 114th meeting of Maharashtra Coastal Zone Management
Authority held on 2nd & 3rd November, 2016**

**MINUTES OF THE 114th MEETING OF MAHARASHTRA COASTAL ZONE
MANAGEMENT AUTHORITY (MCZMA) HELD ON 2ND & 3RD NOVEMBER,
2016**

The 114th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment), GoM on 2nd & 3rd November, 2016 at 11.00 am at Sachivalay Gymkhana, Mumbai. List of the members present during the meeting is enclosed as **Annexure I**.

Confirmation of minutes:

The Authority decided to confirm the minutes of 113th meeting of the MCZMA held on 8th to 11th August, 2016 with following changes in Item No. 192, in the light of MMRDA request letter dated 3rd Oct, 2016 to MCZMA.

1. In para NO. 2 MMRCL is replaced by MMRDA
2. In the recommendation, Point No. 1 the sentence is replaced as "the project activities including alignment access to Dahisar, Malvani (Charkop) and Mandale, car sheds, temporary casting yards for construction of precast segments, ready mix plant etc in CRZ II area only.

Item No.1: WP(L) No. 1588/2016 filed by Makawana Properties Pvt. Ltd V/s. Union of India & ors in the matter of reclassification of plot situated at Pahadi Goregaon village, New Link Road, Goregaon (W), Mumbai by M/s Makawana Properties Pvt. Ltd.

The Authority noted the details of the matter and orders passed by the WP NO. 1588/2016 filed by M/s Makawana Properties Pvt. Ltd before the Hon. High Court in the matter. The MoEF vide letter dated 22.9.2016, informed that,

"the subcommittee in its meeting held on 31.8.2016, decided to recommend the reclassification of CRZ areas on the ground of 'Error Evident on record' based on CRZ mapping / reports of NIO, Goa and IRS Chennai, as under-

- *Plot Nos. D/32 (part), D/45, D/46 (part), D/47 and D/48 of CTS No.1(A) falls within CRZ boundary, and*


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- *Plots No. D/23, D/23A, D/24, D/25, D/30 & D/31 of CTS No. 1A (pt) does not fall within CRZ boundary of Pahadi Goregaon village, Mumbai Suburban District at Bhagat Singh Nagar No. 1, New Link Road, Goregaon (West), Mumbai.*

It is informed that based on the above recommendations, the competent authority in the Ministry has approved changes in the Coastal Zone Management Plan (approved in the year 1996) as stated in above para. Accordingly, MCZMA is hereby directed for necessary changes / modifications in the CZMP, as per the approved recommendations, ensuring that approved demarcations are clearly marked in the CZMP so revised."

The Authority took note of the above said letter of MoEF. Further, it was decided to communicate the above said decision of MoEF to IRS, Chennai who is preparing the new CZMP under CRZ Notification, 2011 for Greater Mumbai, to take the note of it while preparing revised CZMP under CRZ Notification, 2011.

Item No. 2: Application No. 45/2015 - Vanashakti Vs Union of India & ors.
(Alleged CRZ violations for development of jetty at village Aronda, Terekhol Creek, Sindhudurg)

The Authority noted the application no. 45/2015 filed by Vanashakti versus State of Maharashtra & ors regarding alleged CRZ violation in development of Jetty & other activities at village Aronda, Dist: Sindhudurg. The Hon'ble NGT passed an order dated 29th 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.

The matter was considered in 113th meeting of MCZMA held on 8th to 11th August, 2016, wherein it was directed by the Authority to implement the NGT


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order immediately and remove the existing compound wall and submit compliance report along with photographs and Panchnama.

The Authority noted the reply dated 3.9.2016 & site photographs filed by M/s. Kiranpani Port Private Limited and directed PP to remove the entire compound wall constructed around the property in CRZ area. PP to submit the compliance report to MCZMA and Hon. NGT, Pune and revert. The Authority decided to defer the case for compliance of above.

Item No. 3: Leaving of processing fees for proposals

The Authority noted the Office Memorandum (OM) dated 19.4.2010 of the MCZMA about the levying of the processing fees for proposals. As per the said OM, the fund slab was as follows:

Investment Cost	Charges
Rs. 1 to 5 Crores	Rs. 1.00 Lakh
Rs. 5 to 50 Crores	Rs. 2.00 Lakh
Rs. 50 Crores onwards	Rs. 5.00 Lakh

Further, the said fees structure was deliberated in the 69th & 73rd meeting of MCZMA held on 29.04.2011 & 30.12.2011, as per which, the fee structure was as follows:

Project-wise	Investment	Processing fee
▪ Projects for permission from CRZ point of view	Rs. 2 crores to 5 crores Rs. 5 crores to 50 crores Rs. 50 crores and above	Rs. 1.00 Lakhs Rs. 2.00 Lakhs Rs. 5.00 Lakhs
▪ Proposals for reconstruction of Koliwadas, Gaonthan, small houses in areas other than Mumbai (having investment upto Rs. 1.99 crores)	--	No fees


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The Authority further noted that there is no exemption on levying the processing / scrutiny fees for Government and public sector proposals as per above slab and further fees of Rs. 1 Lakh for CRZ status matters should be charged a processing fees.

Item No.4: Proposed lighthouse at Tadachakond (Anjarle), near Kelshi, Tal. Dapoli, Dist. Ratnagiri by Directorate of Lighthouse & Lightships, Mumbai.

Officials from the Directorate of Lighthouse & Lightships presented the proposal before the Authority. The Authority noted that the proposal is for establishment of a 30 m high new lighthouse tower having luminous range of 20 NM on 1 ha. land bearing Survey No. 30/1 at Tadachakond (Anjarle), near Kelshi, Tal. Dapoli, Dist. Ratnagiri. The Director General of Lighthouses & Lightships has recommended a proposal of establishment of new lighthouse near Kelshi to cover the existing 85 km gap between Nanwell Point Light House in Raigad District and Tolleshwar Lighthouse in ratnagiri District.

The lighthouse is to provide safety of local fisherman community during day & night time in mid sea, seamless visual coverage for Aids to Navigation for Navigational safety as well as maritime safety due to increase in shipping traffic and fulfil the International standards for Navigational safety, As per remarks of the Town Planning & Valuation Dept. Ratnagiri land under reference falls in within 500 m from the seafront i.e. within CRZ-III area. MMB and PWD office, Ratnagiri has granted the NoC for the proposal.

The Authority after deliberation decided to recommend the proposal to MoEF subject to compliance of following conditions:

1. Establishment of Lighthouse should be as per the provisions of CRZ Notification, 2011(amended from time to time) & guidelines/circulars issued by MOEF time to time.
2. MoEF may decide, whether the EIA is required for the proposal.
3. All other required permissions from different statutory authorities should be obtained.


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Item No. 5: Proposed expansion of Thane Creek Bridge-II and Toll Plaza, Thane by MSRDC

The MD, MSRDC presented the proposal before the Authority. The Authority noted that the MSRDC has proposed 3 + 3 lanes linear structures across the Thane Creek i.e. extension of Thane Creek Bridge (TCB). A new three lane bridge will be constructed on either side of the existing TCB II. The bridge will provide 6 more lanes to the existing bridge. Proposed bridge alignment starts near existing Vashi Toll Plaza and ends near Octori Naka at Mumbai side.

The Authority noted that proposed length of alignment falls in 3 zones. Zone -I: Land on Panvel (Vashi) side - 190 m, Zone -II: Sea / creek - 1837 m, Zone -III: land on Mumbai Side - 200 m approx. Total length of structure is 2227 m approx.

Proposed alignment is passing though CRZ-I, CRZ-II & CRZ-IV areas. Mangroves would be affected for development of approach road and toll plaza. The PP presented the Rapid EIA and EMP before the Authority.

The Authority after deliberation decided to recommend the proposal to SEIAA subject to compliance of following conditions:

1. Proposed expansion of Thane Creek Bridge should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Prior High Court permission should be obtained by MSRDC, since mangroves are affected due to project.
3. PP to implement the Environment Management Plan while implementation and operation phase of the project.
4. PP to ensure that piers in creek should not disturb the tidal flow of creek water.
5. PP to ensure minimum mangrove vegetation is affected due to proposed bridge during its construction and operational phase.
6. PP to ensure that construction debris should not be disposed of in CRZ area and particularly in mangroves.
7. PP should restore the mangroves affected area / site after completion of the proposed activities.
8. Navigational routes of local fisherman should not be hampered.


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9. MSRDC to carry out compensatory mangrove replantation with the help of Mangroves Cell.
10. PP to ensure that proper disaster management plans is in place for the proposed activities.
11. All other required permissions from different statutory authorities should be obtained.

Item No. 6: Construction of School for special children & welfare centre on land bearing Plot No. 3-D, Sector No. 30-A, Vashi, Navi Mumbai by NMMC

The Municipal Commissioner, Navi Mumbai Municipal Corporation (NMMC) presented that the proposal for grant of post facto CRZ clearance to school building on land bearing Plot No. 3-D, Sector No. 30-A, Vashi, Navi Mumbai. Construction of School for special children & welfare centre comprises of Gr. + 4 storeys have been commenced in October, 2010 and completed on June, 2013. As per approved CZMP, the land under reference falls in CRZ-II and landward side of existing road. Plot area is 4000.19 sqm.

The Authority noted that there is no provision of grant of post facto CRZ clearance to the proposals, as per provisions of CRZ Notification, 2011. The Authority decided to send the matter to MoEF along with list of other proposals of NMMC for further appropriate decision in the matter.

Item No. 7: Proposed 1) Worli Station and allied activities, 2) Siddhi Vinayak Temple Station and allied activities by MMRCL

The MMRCL officials presented the proposal before the Authority. The proposal is for 1) Worli Station and allied activities, 2) Siddhi Vinayak Temple Station and allied activities.

The present proposal is for Worli UG station and allied activities located on Dr. Annie Basant Road and Siddhi Vinayak Temple UG Station and allied activities located near Kakasaheb Gadgil Marg on Nardulla Tank Maidan, which are part of Mumbai Metro Line - 3 project.


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Sr. No.	Location	Purpose	Area in Sqm	CTS No.	Zoning	CRZ status as per approved CZMP
1	Worli UG station and allied activities	Construction of Station Box Entry/Exist, Ventilation shaft, Ancillary structures and open for mobilisation of machinery / equipment for construction purpose	9160	972, 999, 15963, 1/1593	Residential Zone	CRZ-II
2	Siddhi Vinayak Temple UG Station and allied activities	Construction of Station Box Entry/Exist, Ventilation shaft, Ancillary structures and open for mobilisation of machinery / equipment for construction purpose	24679	895/D, 905, 905A, 906, 963	Garden	CRZ-II (9994.87 sqm)

The MMRCL mentions that as per approved CZMP, the site of Worli falls in CRZ-II and site of Siddhi Vinayak Temple falls partly in CRZ-II and non CRZ. Both the sites are landward side of the existing road.


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The Authority noted that the Underground Station and allied activities at Siddhivinayak temple falls in CRZ III area. It is a playground (Nardulla Tank area) and around 3% area of total playground area will be covered by allied activities of UG station. The MMRCL officials presented that playground will be restored once the UG is constructed.

The MMRCL officials further submitted that the site at Worli for underground station is situated in Residential zone as per the DP of 1967 and as per the UDD notification dated 27.4.2002. Hence, the site falls in CRZ II area.

The Authority noted that the MCZMA has sought the remarks of the Urban Development Department (UDD), Government of Maharashtra as to whether the Metro line activities can be considered as Civic Amenities allowed on Garden / R.G. areas. The Authority noted the remarks of the UDD which clarified that the Metro line activities can be treated as Civic Amenities.

The Authority considering the remarks of the UDD, GoM regarding Metro line as a civic amenity as per the Development control regulation. Further, the Authority noted that the metro line project under consideration is public utility project important for the State.

In the light of above, the Authority after detailed deliberation decided to recommend the proposal to SEIAA subject to following conditions:

1. Proposed construction should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time)
2. Playground at Siddhivinayak temple should be restored once the Underground station is constructed.
3. MMRCL to ensure that proposed activity on reservation areas is in consonance with remarks given by the UDD.
4. Environment Management Plan should be implemented during construction and operation phase of the project
5. PP to ensure that proper disaster management plans is in place for the proposed activities.


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6. Dust suppression measures should be implemented during construction phase of the project.
7. PP to ensure that noise levels are within the prescribed limits and on construction should be undertaken during night hours. Noise mufflers should be installed.
8. All other required permissions from different statutory authorities should be obtained.


Item No. 8: Proposed construction of underground tracks and underground tunnels (up line and down line) along the Metro Line-3 (Colaba- Bandra - Seepz corridor) by MMRCL.

The MMRCL officials presented the proposal before the Authority. The proposal is for construction of underground tracks and underground tunnels (up line and down line) along the corridor Colaba- Bandra - Seepz. Out of the total length of 33.5 kms of alignment, 11.5 km is falling under CRZ area (CRZ-I, CRZ-IA, CRZ-II and Water Area) as per approved CZMP and remaining 21.98 kms falling in non CRZ area.

The MMRCL officials further presented that majority of the alignment in CRZ area is passing through CRZ-II area. The alignment is also passing underneath the riverbed of Mithi River from Dharavi to BKC station about 1.2 kms length. The construction activity of underground tunnels will be done by TBM method.

Details of the proposed activities in CRZ areas are as follows:

S. No.	Description of Alignment	Length (m)	CRZ Category as per approved CZMP
1	Cuffe Parade to Churchgate Area (Point 1 to 2)	2969.29	CRZ II
2	Kalbadevi to Sardar Vallabhabhai Patel Road (Point 3 to 4)	1360.23	CRZ II
3	Ganpat Jadhav Marg to Siddhi Vinayak	2661.66	CRZ II


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	Station (Partly) (Point 6 to 7)		
4	Dadar Metro Station (Shivaji Park Area) to St. Xavier College (Point 8 to 9)	2120	CRZ II
5	Senapati bapat Marg to Dharavi Area (Point 10 to 11)	85	CRZ II
6	Dharavi area to Dharavi T. Junction (Point 11 to 12)	729.99	CRZ I (A)
7	T. Junction Area (Point 12 to 13)	89	CRZ II
8	T. Junction, Dharavi upto Mithi River (Point 13 to 13 A)	954	CRZ I (A)
9	Mithi River water area, BKC (Point 13A to 13B)	208	CRZ IV (B)
10	Mithi River bank to MMRCL road, BKC (Point 13 B to 14)	166	CRZ I (A)
11	MMRCL road to Income tax junction, BKC (Point 14 to 15)	163	CRZ II
12	Collector office road to before slum area (Point 16 to 17)	115	CRZ I (A)
13	Slum area, BKC (Point 17 to 18)	55	CRZ II
	Total	11,676.17	

The Authority noted that no construction is proposed on surface in CRZ area. Construction of underground tunnel is proposed at around 20 m depth from the surface. MMRCL has carried out the environment impact assessment studies and proposed environment management plan. The PP presented EIA, EMP and DMP for the project.

The Authority also noted the order of the high court given in the notice of motion no. 307/2016 wherein high court has allowed public utility project in CRZ I (A) areas.

The Authority after deliberation decided to recommend the proposal to SEIAA subject to compliance of following conditions:

1. The Proposed activities should be as per the provisions of CRZ Notification, 2011 (amended from time to time)


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2. Prior High Court permission should be obtained by MSRDC, since mangroves are affected due to project.
3. MMRCL to avoid cut open method for proposed underground tract and tunnel construction to avoid the destruction to mangroves and marine ecosystem.
4. MMRCL to implement the Environment Management Plan while implementation and operation phase of the project.
5. MMRCL to ensure that no mangroves should be cut for the proposed underground track and tunnel.
6. PP to ensure that noise levels are within the prescribed limits and on construction should be undertaken during night hours. Noise mufflers and noise silencers on machines should be installed.
7. PP to ensure that construction debris should not be disposed of in CRZ area.
8. Dust suppression measures should be implemented during construction phase of the project.
9. MMRCL to ensure that Muck transport should be done within 74 hours from the site.
10. Control blasting, if any, should be undertaken with the prior approval of competent Authority, to ensure minimum impact in Coastal ecosystem and structures in surrounding area.
11. PP should restore the mangroves and site after completion of the proposed activities.
12. MMRCL to carry out compensatory mangrove replantation
13. PP to ensure that proper disaster management plans is in place for the proposed activities.
14. All other required permissions from different statutory authorities should be obtained.

Item No. 9: Review of proposed Underground station and other allied activities at Bandra Kurla Complex, Dharavi and Vidhan Bhavan by MMRCL.

The Authority noted that the proposal of Underground Station and other allied activities at BKC, Dharavi and Vidhan Bhavan were earlier deliberated in 113rd meeting of the MCZMA held on 8th to 11th August, 2016.


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The MCZMA noted that BKC and Dharavi underground stations are in CRZ I area. Further, site at Vidhan Bhavan is located in CRZ III area. The Authority had decided to recommend the proposal to MoEF, New Delhi subject to certain conditions, since project activities are in CRZ I (A) area.

The Authority noted that the MMRCL has sent a letter dated 16.9.2016 to MCZMA with a request to consider the proposal at SEIAA level as per the amended CRZ Notification dated 28.11.2014, since proposed activities are underground activities and no construction is proposed on surface area of CRZ I(A). Further, it was also mentioned that there will be no destruction of mangroves due to proposed activities.

Further, MMRCL also requested to consider the proposal at Vidhan Bhavan situated in CRZ III area at SEIAA level since, metro line is a civic amenity construction of which is allowed in CRZ III area, as per CRZ Notification, 2011

The Authority noted that the MMRCL has assured of mangroves restoration plan at the sites and compensatory afforestation programme at village Sarsole, Navi Mumbai in consultation with Mangrove Cell of State Forest Dept. The PP presented EIA, EMP and DMP for the project before the Authority.

The Authority observed the followings:

1. Underground stations and allied activities proposed at BKC and Dharavi are located in CRZ I (A) area and not listed in EIA Notification, 2006.
2. Order of the high court given in the notice of motion no. 307/2016 wherein high court has allowed public utility project in CRZ I (A) areas.
3. The Urban Development Department in Government of Maharashtra has clarified that the Metro line activities can be treated as Civic Amenities.
4. Entire construction of underground station at BKC and Dharavi is 20 m below the CRZ I (A) area. MMRCL has assured that no mangroves will be cut for the project and mangroves area will not be disturbed during construction and operation phase.
5. MMRCL has also assured that mangroves damage, if any, during construction will be restored in consultation with Mangroves Cell of the State of Maharashtra.


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6. The metro line project activities under consideration are public utility project important for the State.
7. The MMRCL has carried out the environment impact assessment studies and proposed environment management plan to mitigate the impacts of the project.
8. Authority noted the amendment dated 28.11.2014 in CRZ Notification, 2011 which empowers SEIAA to accord clearance to the proposed infrastructure activity.

Considering the above, the Authority after detailed deliberation, decided to recommend the proposal to SEIAA from CRZ point of view subject to following conditions:

1. Proposed construction should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time)
2. CRZ areas under consideration for proposed activities should be restored post construction.
3. MMRCL to implement recommendation given in the EIA report for the project during construction and operation phase. Further, Environment Management Plan and Disaster Management Plan should be implemented in letter and spirit.
4. No mangroves should be cut for the construction of underground stations and allied activities at BKC and Dharavi.
5. Since CRZ I(A) area under consideration for the proposed activities has been declared as protected forest, prior permission from concern Forest Authorities should be obtained.
6. Mangroves replantation should be undertaken by the MMRCL in consultation with the Mangroves Cell. Further, during construction, mangroves cell should be consulted to ensure measures to avoid damage to the mangroves area.
7. Prior High Court permission should be obtained, since the underground stations are proposed in CRZ I (A) i.e. Mangroves area, as per the orders passed by the Hon. High Court in PIL 87/2006 and WP No. 3246/2004.
8. PP to ensure that noise levels are within the prescribed limits and no construction should be undertaken during night hours. Noise mufflers and noise silencers on machines, noise barriers etc. should be installed during construction and operation phase.


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15. Control blasting, if any, should be undertaken with the prior approval of competent Authority, to ensure minimum impact in Coastal ecosystem and structures in surrounding area.
16. Dust suppression measures should be implemented during construction phase of the project.
9. Environment Management Plan should be implemented during construction and operation phase of the project
10. PP to ensure that proper disaster management plans is in place for the proposed activities.
11. Appropriate measures should be undertaken to avoid saline ingression beyond CRZ area, in consultation with expert in the field.
12. MMRCL to ensure that Muck transport should be done within 74 hours from the site. It should be ensured that muck is not stored in CRZ area.
13. All other required permissions from different statutory authorities should be obtained.

Item No. 10: Proposed construction of approach DP road on plot bearing S. No. 206, 208, 209 at Navghar in MBMC area, Dist. Thane by MBMC

The MBMC officials presented that the proposal is for construction of approach DP road on plot bearing S. No. 206, 208, 209 at Navghar in MBMC area, Dist. Thane for providing Ganesh Visarjan facility to local people and for water boating and water transportation and development of tourism. Total area of the road is 9000s sqm. The site under reference falls in CRZ-I (i), CRZ-II (ii), CRZ-III area.

The Authority noted that proposal submitted by MBMC is for construction of jetty and approach road. However, The MBMC officials during the meeting stated that proposal is only for construction of approach road in non mangroves area but in buffer zone of mangroves.

The Authority after deliberation decided to recommend the proposal to SEIAA subject to compliance of following conditions:

1. Proposed approach road should be as per the provisions of CRZ Notification, 2011 (amended from time to time)


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2. Prior High Court permission should be obtained by MBMC, since mangroves buffer zone will be affected due to project.
3. PP to ensure minimum mangrove vegetation is affected due to proposed approach road.
4. PP to ensure that debris should not be disposed of in CRZ area.
5. PP to carry out compensatory mangrove replantation
6. All other required permissions from different statutory authorities should be obtained.

Item No. 11: Proposed development, repair and renovation of Jessal park Chowpaty in Mira Bhayander, Dist. Thane by MBMC

The MBMC officials are present for the meeting and presented the matter before the Authority. The Authority noted that the proposal is for proposed development, repair and renovation of Jessal Park Chowpaty at old survey no. 209 part in mauje Navghar, Mira Bhayander, Dist. Thane by MBMC. The site under reference falls in CRZ-III.

The MBMC officials further presented that proposed construction area should not be exceeded and MBMC would submit the undertaking for the same. The Authority noted that repairs of the existing jessal park chowpaty could be permissible.

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

1. Repairs/ Renovation of the Jesal park chowpaty should be in accordance with provisions of the CRZ Notification, 2011 (amended from time to time)
2. Proposed construction area should not be exceeded and MBMC should submit the undertaking for the same.
3. MBMC to ensure that no mangroves should be cut for repairs/ renovation of the jessal park chowpaty.
4. All other required permissions from different statutory authorities should be obtained.


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Item No. 12: Proposed construction of Model Rural Health Research Institute Unit (MRHRU) for cottage hospital on land bearing S. No. 167 at village Dahanu, Tal. Dahanu, Dist. Palghar by Town Planning and Valuation Dept., Palghar

Dr. Gajbhiye from Model Rural Health Research Institute Unit (MRHRU) presented the proposal before the Authority. The proposal is for construction of Model rural health research institute unit (MRHRU) comprising of Ground + 1 floor for cottage hospital on land bearing S. No. 167 at village Dahanu, Tal. Dahanu, Dist. Palghar

The PP further presented that as per approved CZMP of Dahanu area, the land under reference partly falls in CRZ-I (ii) and CRZ-II area and construction is proposed in CRZ II area only.

The Authority noted that construction of Model Rural Health Research Institute is proposed in CRZ II area, however, it is proposed on seaward side of the existing road or existing authorized structure. The Authority concluded that construction is not permissible on site under reference since it is on the seaward side of the existing road. However, on the landward side of existing residential quarters on site under reference, construction of Rural Health Research Institute can be permitted by the Authority.

The Authority after deliberation decided that the PP may revert to MCZMA with a revised proposal proposing Model Rural Health Research Institute on new location situated on landward side of existing structures / buildings on the site under reference and revert.

Item No. 13: Proposed reconstruction of Government Rest House (Sagar) at Vengurla, Tal. Vengurla, Dist. Sindhudurg by PWD office, Savantwadi

The project proponent was absent for the meeting. The Authority noted that the proposal is for reconstruction of Government Rest house (Sagar) at Vengurla, Dist. Sindhudurg. Proposed building comprises of lower ground floor +


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first floor. Existing Government Rest house (Sagar) comprises of single story building. As per approved CZMP of Vengurla area, the land under reference falls in CRZ-II area.

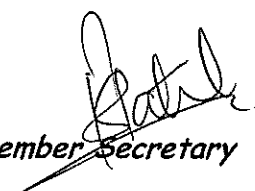
The Authority decided to recommend the proposal from CRZ point of view to concerned planning authority subject to compliance of following conditions:

1. Proposed reconstruction of Government Rest house should be in accordance with provisions of the CRZ Notification, 2011(amended from time to time)
2. PWD to ensure proposed construction area should not exceed the existing construction area and FSI as per the 1991 DCR applicable in the area.
3. All other required permissions from different statutory authorities should be obtained.

Item No. 14: Proposed development of Fishery Harbour at Anand Wadi (Devgad), Dist. Sindhudurg by Commissionerate of Fisheries, GoM

Mr. Suhas Jadhav, Superintendent Engg, Sindhudurg was present for the meeting. It was presented that the Ministry of Environment & Forests, New Delhi vide letter dated 21.2.2007 has accorded Environmental Clearance under CRZ Notification, 1991 for the development of Fishery Harbour at Anand Wadi (Devgad), Dist. Sindhudurg subject to certain conditions. Accordingly, work was started in the year 2008. The PP has requested a clarification from the MCZMA regarding requirement of revised clearance for the project under CRZ Notification, 2011.

The Authority noted the Office Memorandum dated 7.10.2014 issued by the Ministry of Environment & Forests, New Delhi which clarifies that, in case the projects granted clearance under the CRZ Notification, 1991, commenced the construction or operation within the period of five years, such projects do not require any fresh clearance under CRZ Notification, 2011. However, in case the projects granted clearance under CRZ Notification, 1991 did not commence construction or operation within the validity period of five years, such clearances become invalid and such projects shall require fresh prior clearance under the CRZ notification, 2011.


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In the light of above, the Authority after discussion decided that the project does not require the fresh clearance under CRZ Notification, 2011. The PP to submit the undertaking to MCMZA confirming that construction, as approved vide MoEF letter dated 21.02.2007, was started within the timeline of 5 years validity.

Item No. 15: Proposed installation of High Mast at Goma Gully, Patil Gully, Dongri Gully and Shiv Gully, Versova village in western suburb in ward no. 56 in K/W ward, Mumbai by MCGM

Officials from MCGM presented the proposal before the Authority. The Authority noted that the proposal is for the work of Installation of High Mast lights 4 nos. at Versova village to be installed at Versova beach. This is for use of local fisher folks for their day to day fishing works and it is also help them to carry out repair works of their trawllers, small boats, fishing related works and other traditional related activities in night time also. The Authority noted that the proposed activities are for local fisherman.

The Authority after discussion decided to recommend the proposal to concerned planning Authority subject to following conditions:

1. Proposed installation of High Mast should be in accordance with provisions of CRZ Notification, 2011.
2. All other required permissions from different statutory authorities should be obtained.

Item NO. 16: Proposed modernization and upgradation of Brihan Mumbai Mahanagarpalika Kreedha Bhavan at Shivaji Park, Dadar in G/N ward, Mumbai by MCGM

The PP was absent for the meeting. The Authority decided to defer the proposal.


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Item No. 17: Proposed reconstruction of Foot Over Bridge at Evershine Nagar, Over Creek, Malvani, Malad (W), in P/N ward, Mumbai by MCGM

Official from MCGM presented the proposal before the Authority. The Authority noted that the MCGM has proposed reconstruction of foot over bridge (F.O.B.) and constructing new F.O.B. with water pipeline at Evershine Nagar, over creek, Malvani Malad, west, Mumbai. The existing F.O.B. is in dilapidated condition therefore requires reconstruction for its safety and stability. The MCGM is also proposing the water pipeline across the creek which will be adjacent to the F.O.B. The water pipeline is laid from Evershine Nagar to Lagoon Road but it is not connected over the creek. As per the approved CZMP of the Greater Mumbai, the site falls in CRZ I area and CRZ II area.

The Authority decided to recommend the proposal to concern planning Authority subject to compliance of following conditions:

- MCGM to ensure that the proposed activities are in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
- Construction debris should not be disposed in CRZ area.
- Prior High Court permission will be required since proposed activities situated in 50 m mangroves buffer zone area.
- All other required permissions from different statutory authorities should be obtained.

Item No. 18: Proposed Infrastructure facilities at Khardanda, Kelwa, Kelas, Tambaldeg, Juhu, Ekdara, Zai, Navapada, Theronda by Fisheries Department, GoM

Officials from the Fisheries Department presented the proposal before the Authority. The Authority noted that the proposal is for Infrastructure facilities at Khardanda, Kelwa, Kelas, Tambaldeg, Juhu, Ekdara, Zai, Navapada for location fisherman communities. These infrastructure facilities are catering to various needs of fisherman for their livelihood.

The Authority noted the Environment Impact Assessment Report and EMP prepared by the M/s. Aditya Environmental Services Pvt Ltd. Infrastructure


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facilities are proposed in CRZ-IB, CRZ-IVB & CRZ-III area. As per Conclusion of EIA report, the proposed project will have low adverse impact with due implementation of control measures as suggested. Details of the proposed activities are as follows:

1) Proposed Infrastructure facilities at Khardanda:

Sr. No.	Proposed Facility	Length (m)	Width (m)	No. of Unit	Area m ²	CRZ
1	Solid Jetty	200	5	1	1895	CRZ-IV
2	Rubble Protection	300	-	-	1046	CRZ-IV
3	Approach Road	350	7.5	-	1148	CRZ-III
4	Solar Street Lights	-	-	25	-	
5	Guide Poles	-	-	4	-	

2) Proposed Infrastructure facilities at Kelwa:

Sr. No.	Proposed Facility	Length (m)	Width (m)	Area m ²	No. of Unit	Excavation/ Dredging m ³
1	Solid T Jetty	55	15	825	1	1372.22
2	Dredging	265	20	5300	1	17700
3	Boat Yard	234	45	10530	1	1814.47
4	Sloping Ramp	20	8	160	3	821.46
5	Auction Hall	20	10	200	Improvement	187.76
6	Net Mending Shed	16	6.5	104		136.08
7	Toilet Block	8	4	32	2	92.98
8	Retaining Wall (with	90	-	-	1	224.78


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	rubble protection)					
9	Solar Street Lights	-	-	-	25	-
10	Guide Poles	-	-	-	4	7.92
					Total	22357

3) Proposed Infrastructure facilities at Kelus:

Sr. No.	Proposed Facility	Length (m)	Width (m)	Area/ Unit	No. of Units	Excavation/ Dredging (m ³)
1	Dredging(Sand)	--	--	--	1	37695
2	Dredging(Rock)	50	20	1000	1	2200
3	Boat Yard	90	20	1800	1	760
4	Sloping Ramp	15	8	120	1	68.08
5	Wharf	60	10	600	1	1200
6	Retaining wall (with rubble protection)	160	--	--	1	1305.64
7	Retaining wall (without rubble protection)	90	--	--	1	1124.48
8	Solar Street Light	--	--	--	25	00
9	Guide pole	--	--	--	4	07.920
Total						44361.12

4) Proposed Infrastructure facilities at Tambaldeg:

Sr. No.	Proposed Facility	Length (m)	Width (m)	Area/ Unit	No. of Units	Excavation/ Dredging (m ³)
1	Dredging(Sand)	1810	25	1.8m (depth)	1	68018.40
						19296.00


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2	Dredging(Rock)	50	20	0.9m (depth)	1	940.50
3	Boat Yard	200	15	3000	1	902.75
4	Sloping Ramp	10	8	80	3	258.78
5	Retaining wall (with rubble protection)	8	4	32	1	92.98
6	Retaining wall (without rubble protection)	90	--	--	1	359.64
7	Solar Street Light				25	00
8	Guide pole				4	7.92
Total						89876.97

5) Proposed Infrastructure facilities at Juhu:

Sr. No.	Proposed Facility	Length (m)	Width (m)	Area/ Unit	No. of Units	Excavation/ Dredging (m ³)
1	Solid Jetty	350	5	--	1	5629.5
2	Rubble Protection	275	--	--	--	
3	Solar Street Lights	--	--	--	25	--
4	Guide Poles	--	--	--	4	--

6) Proposed Infrastructure facilities at Ekdara:

Sr. No.	Proposed Facility	Length	Width	No. of Unit	Excavation/ Dredge
1	Dredging	705m	42.5m	--	59,925 m ³
2	Boat Yard cum wharf	236.2m	27m	1	9,558 m ³
3	Sloping Ramp	20m	8m	3	
4	Breakwater (north)	110m	--	1	3,025 m ³


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5	Breakwater (south)	90m	--	1	2,475 m ³
6	Solar Street Light	--	--	25	--
7	Guide pole	--	--	6	--

7) Proposed Infrastructure facilities at Zai:

Sr. No.	Proposed Facility	Length (m)	Width (m)	Area (m ²)	No. of Units	Excavation/ Dredging
1	Channel Dredging	410	20	8200	1	8112 m ³
2	Excavation					
3	Boat Yard(Improvement)	50	60	3000	1	0
4	Toilet Block	8	4	32	2	0
5	Sloping Ramp	15	8	120	2	127.37
6	Rubble protection	95	--	--	1	1567.50
7	Retaining wall	230	--	--	1	469.20
8	Solar Street Light	--	--	--	25	0
9	Guide pole	--	--	--	4	7.92
Total						2171.99

8) Proposed Infrastructure facilities at Navapada:

Sr. No.	Proposed Facility	Length (m)	Width (m)	Area (m ²)	No. of Units	Excavation/ Dredging
1	Dredging(Rock)	200	110	--	--	11000 m ³
2	Breakwater	250	--	--	--	--
3	Boat Yard	200	25	5000	1	977 m ³
4	Solid Jetty	200	5	1000	1	500 m ³
	Approach Road	300	7.5	--	--	428 m ³

9) Proposed Infrastructure facilities at village Theronda:


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Sr. No.	Proposed Facility	Length (m)	Width (m)	Area/ Unit	No. of Units	Excavation/ Dredging
1	Dredging(Sand)	1900	--	--	--	128532 m ³
2	Dredging(Rock)		--	--	--	7606 m ³
3	Retaining wall	300	--	--	--	--
4	Repairing of existing protection wall	345	--	--	--	--
5	Groynes	380	--	--	2	760(meter
6	Solar Street Light	--	--	--	25	--
7	Guide Pole	--	--	--	4	--

Fisheries Department officials presented that mangroves are not present in all proposed sites. Further, dredging proposed in the project is only for channel clearing and not for Capital dredging.

The Authority deliberated the proposed activities on each site individually. It was observed that design of breakwater at village Theronda needs to be re-examined and reworked by IIT. The Authority felt that proposal at village Theronda should be kept in abeyance for report as above stated.

The Authority, observed that the PP needs to get the modelling studies done for structural stability the jetty at Juhu, in the light of natural coastal hazards like cyclone. Further, the Authority suggested the PP to check the alignment of proposed coastal road in Mumbai for the facilities at Khardanda and Juhu.

The Authority after deliberation decided to recommend the proposal except at village Theronda from CRZ point of view to SEIAA subject to compliance of following conditions:

1. Proposed infrastructure facilities should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time)
2. Fisheries department to ensure that dredging should be for the purpose of clearing of channel only. No blasting for rock excavation is allowed.


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3. Fisheries Department to ensure that no mangroves are cut for the proposed activities. Prior High Court permission, if the project activities falls within 50 m mangroves buffer area should be obtained.
4. PP to check the alignment of proposed coastal road in Mumbai for the facilities at Khardanda and Juhu.
5. PP to carry out the modelling studies done for structural stability the jetty at Juhu, in the light of natural coastal hazards like cyclone.
6. All other required permissions from different statutory authorities should be obtained.

Item No. 19: Proposed construction of ferry jetty at Gorai, Mumbai by MMB

The MMB officials presented the proposal before the Authority. The proposal is for construction of ferry at Gorai, Mumbai. There is existing boat service between Gorai & Borivali. The water depth at the proposed jetty location is approx. 1.55m. The size of the jetty is 120m × 10 m. Jetty is supported on bored cast-in-situ RC piles. The diameters of the piles are 1000mm. The jetty consists of concrete decks on a piles structure. As per the approved CZMP of Mumbai, the land under project is proposed in CRZ I & CRZ II area. The MMB officials further presented the EIA and EMP report.

The Authority after deliberation decided to defer the proposal for the compliance of following:-

1. MMB to ensure that no mangroves are cut for the proposed activities. Prior High Court permission, if the project activities falls within 50 m mangroves buffer area, should be obtained. Distance of the proposed activity from CRZ I(A) should be submitted.
2. MMB to submit the project specific Environment Management Plan for implementation and operation phase of the project and SOP for its implementation.
3. PP to submit that local fishing of traditional fisherman should not be hampered due to proposed construction of jetty.
4. Details of the parking/waiting facility approach to jetty etc to be submitted


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5. MMB to submit details of approach road, construction status as on today with dated photographs and latest Google images.

Item No. 20: Proposed construction of ferry jetty at Borivali, Mumbai by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for construction of ferry at Borivali, Mumbai. There is existing boat service between Gorai & Borivali. The water depth at the proposed jetty location is approx. 1.55m. The size of the jetty is 120m x 10 m. Jetty is supported on bored cast-in-situ RC piles. Approach road length is 120m. The diameters of the piles are 1000mm. The jetty consists of concrete decks on a piles structure.

As per the approved CZMP of Mumbai, the land under project is proposed in CRZ I & CRZ II area. The MMB officials further presented the EIA and EMP report.

The Authority after deliberation decided to defer the proposal for the compliance of following:

1. MMB to ensure that no mangroves are cut for the proposed activities. Prior High Court permission, if the project activities falls within 50 m mangroves buffer area should be obtained. MMB to submit the details on the same.
2. MMB to prepare and implement the project specific Environment Management Plan during construction and operation phase of the project and submit details of SOP for the same.
3. MMB to ensure that livelihood and Local fishing of traditional fisherman should not be hampered due to proposed work of jetty. MMB to submit details.
4. MMB to submit details of approach road, construction status as on today with dated photographs and latest Google images.

Item No. 21: Proposed extension and strengthening of jetty near Railway Bridge at Mira Bhayandar, Dist. Thane by MMB


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The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for extension and strengthening of jetty near Railway Brigde (E) at Mira Bhayandar, Dist. Thane. Total length of the jetty is 56 × 21 m. The site is situated in CRZ I area.

The Authority after deliberation decided to defer the proposal for the compliance of following:

1. MMB to ensure that no Mangroves should be cut for the construction of jetty. Prior High Court permission, if the project activities falls within 50 m mangroves buffer area should be obtained. PP to submit details indicating Mangroves density, distance from mangroves superimposed on latest Google image and CZMP.
2. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit details.
3. MMB to submit details of approach road, construction status as on today with dated photographs and latest Google images.
4. MMB to submit project specific Environment Management Plan and Disaster Management Plan with SOP.

Item No. 22: Proposed repairs of jetty at Bandra Worli Sea Link for Coastal Security Police, Bandra, Mumbai by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for repairs to jetty at Bandra Worli Sea Link for Coastal Security Police, Bandra, Mumbai. Total length of the jetty is 21 × 3 m. The site is situated in CRZ I area.

The Authority after deliberation decided to defer the proposal for the compliance of following:

1. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit details.
2. MMB to submit project specific Environment Management Plan and Disaster Management Plan with SOP


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3. MMB to submit details of approach road, construction status as on today with dated photographs and latest Google images.
4. MMB to submit details of debris disposal plan and water quality monitoring plan during construction.

Item No. 23: Proposed extension and repairs of passenger jetty at Dombivali, Tal. Kalyan, Dist. Thane by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for extension, repair and strengthening of existing of passenger jetty at Dombivali, Tal. Kalyan, Dist. Thane. Total length of the jetty is 56 × 21 m. The site is situated in CRZ I area.

The Authority after deliberation decided to defer the proposal for compliance of following:

1. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit details.
2. MMB to ensure that no mangroves cut during the construction and operational phase. MMB to submit details.
3. MMB to submit project specific Environment Management Plan and Disaster Management Plan for construction and operation phase.
4. MMB to submit details of approach road, construction status as on today with dated photographs and latest Google images.

Item No. 24: Proposed extension and repairs of passenger jetty at Pimplas, Tal. Bhiwandi, Dist. Thane by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for extension, repair and strengthening of existing of passenger jetty at Velhele, Tal. Bhiwandi, Dist. Thane. Total length of the jetty is 20 × 35 m.

The Authority after deliberation decided to defer the proposal for compliance of following:

1. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit details on the same.


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2. MMB to submit project specific Environment Management Plan and Disaster Management Plan.
3. MMB to submit details of Mangroves, if any.
4. MMB to submit construction status as on today with dated photographs and latest Google images.

Item No. 25: Proposed extension and repairs of passenger jetty at Velhele, Tal. Bhiwandi, Dist. Thane by MMB

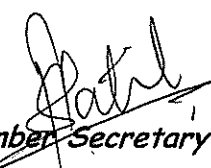
The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for extension and repairs of passenger jetty at Velhele, Tal. Bhiwandi, Dist. Thane. Total length of the jetty is 56 x 21 m.

The Authority after deliberation decided to defer the proposal for compliance of following:

1. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit details.
2. MMB to ensure that no construction on mangrove should be done. MMB should submit details on mangroves like density of mangroves, distance etc.
3. MMB to submit details of approach road, construction status as on today with dated photographs and latest Google images.
4. MMB to submit project specific Environment Management plan and Disaster Management Plan.

Item No. 26: Proposed reconstruction of regional Port Office Building at Khardanda, Bandra, Mumbai Suburban by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the MMB has proposed reconstruction Regional Port Office building, which is in dilapidated conditions at Khardanda, Bandra (W), Mumbai. Proposed building comprises of ground + 2 upper floors on site under reference. As per the approved CZMP of Mumbai, the plot is situated in CRZ II area. The MMB officials further reconstruction of port office is proposed without exceeding existing construction area. However, lift will be added.


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The Authority after deliberation decided to defer the proposal for compliance of following:

1. MMB to ensure that existing building was authorised one and submit details of the same.
2. MMB and Local Body to ensure that FSI for the proposed construction should be as per the DCR existing as on 19.2.1991 before issuing commencement certificate to the project. MMB to submit details of FSI and applicable DCR etc.
3. MMB to ensure that no construction in mangroves should be done.
4. MMB to submit the proper location of proposed site on CZMP to ascertain seaward/landward.

Item No. 27: Proposed repairs and strengthening of passenger jetty at Versova, Mumbai by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for repairs and strengthening of passenger jetty at Varsova, Mumbai. Total length of the jetty is 15 × 40 m. Height of the existing jetty will be increased.

The Authority after deliberation decided to defer the proposal for compliance of following:

1. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit details on the same.
2. MMB to submit project specific Environment Management Plan and Disaster Management Plan.
3. MMB to submit details of Mangroves, if any.
4. MMB to submit construction status as on today with dated photographs and latest Google images.

Item No. 28: Proposed construction of Ro-Ro Jetty at Kharwadeshwari, Tal. & Dist. Palghar by MMB

The MMB officials presented the proposal before the Authority. The Authority noted that the proposal is for construction of RO - RO jetty and approach road at Kharwadeshwari, Tal. & Dist. Palghar. Proposed jetty is accessible from existing Narangi Jetty. The Narangi jetty is located at southern


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coast of Vaitarna River. The size of the jetty is 91m x 10m and the approach road is 70m x 10m. The Kharwadashri jetty is located at north Coast of Vaitarna River. The size of the jetty is 300m x 10m. The water depth at the proposed jetty location is approx. 1.55m. Jetty is supported on bored cast-in-situ RC piles. The diameters of the piles are 1000mm. The jetty consists of concrete decks on a piled structure.

As per the approved CZMP of Mumbai, the land under project is proposed in CRZ IA & CRZ III and CRZ IVB area.

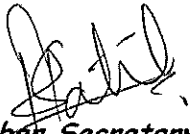
The Authority after deliberation decided to defer the proposal for compliance of following:

1. MMB to ensure that no Mangroves should be cut for the construction of jetty. MMB to submit the details of mangroves on proposed site.
2. MMB to submit project specific Rapid EIA /EMP for the project.
3. MMB to ensure that local fishing of traditional fisherman should not be hampered due to proposed construction jetty. MMB to submit the same.
4. MMB to ensure that Hon. High Court permission, if, the construction is in Mangrove Buffer Zone, should be obtained.
5. MMB to submit construction status as on today with dated photographs.
6. MMB to submit details of approach road, parking facility, connecting traffic management plan etc.

Item No. 29: Proposed HPCL's Black Oil Pipeline (BOPL) from Trombay to Vashi Terminal at Turbhe, Navi Mumbai by HPCL

The officials from HPCL presented that the HPCL is operating a 21 KM long Pipeline (BOPL) from its Refinery in Trombay, Mumbai to its Vashi Black Oil Terminal in Navi Mumbai for transporting Black Oil. The Construction activities of the facility was started in 1989 and commissioned in 1998.

The Environment Department, Government of Maharashtra while granting Environmental Clearance for project for recovery of 50,000 TPA of Bright stock vide number WPB-2585/3004/CR297/DI dated 27.01.1989 has directed HPCL that "all bulk quantities of liquids/ liquefied gas whether raw materials or products coming in or going out of the refinery should be transported by pipeline to eliminate congestion". Similarly, MoEF, GoI while granting Environmental


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Clearance for the project of Lube Oil expansion vide its letter no. G-11011/3/89-1A dt 12.05.1989 also reiterated above condition.

HPCL is also operating one more pipeline (Mumbai Pune cross country pipeline) laid in the same corridor for transporting the white oils. It needs urgent shut down for a period of 3 months from December 2016 & subsequently for other replacement works. However, this modification works is proposed to be taken up in the non-CRZ areas.

During the shutdowns, the industry demand for white oil of around 1.2 MMTPA from our Vashi terminal can only be met through alternate pipeline (viz the Black Oil pipeline) which was laid along the same corridor. Alternatively, for transporting such huge quantity more than 400 trucks will be required per day. Therefore, HPCL has proposed to carry the transportation of White oil through the existing Black Oil pipeline which is readily available in same alignment.

The HPCL officials further presented that an application is made to MPCB seeking permission for utilising the said pipeline to transport the white oils. MPCB directed HPCL to submit the CRZ clearance for the same.

HPCL is requesting the Authority to grant the CRZ Clearance for already Existing 21Km long Black Oil Pipeline Connecting HPCL Mumbai Refinery in Mahul to HPCL Black oil Terminal at MIDC Industrial Area, Vashi. Of this 21Km length pipeline, 2.25 Kms pipeline laid under the desk of Thane creek bridge II). The site falls in CRZ IA, CRZ II & CRZ III area.

The Authority noted that the HAZOP study report, Feasibility report, DMP has been submitted by PP.

The Authority noted that the PP has submitted an undertaking that the project activity for setting up of black oil pipeline (for carrying FO/LDO etc) was started in late 1980s with the acquisition of land at MIDC, Turbhe, Vashi against our request letter 18.2.1989. The subject pipeline including Vashi Black Oil Terminal was completed in March 1998 with certificate of commissioning from PESO.


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In the light of above, the Authority after discussion decided to allow use of existing pipeline for usage of White Oil subject to following conditions:

1. The HPCL to ensure the effective implementation of the Disaster Management Report for the proposal.
2. The HPCL to implement the effective pipeline monitoring programme in order to avoid the leakage of Black oil.

Item no. 30: Proposed redevelopment of plot bearing S. No. 160, H. No. 2, C. S. No. 62, 62/1 at mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Dilip D. Mayekar & Others

The project proponent was absent for the meeting. The Authority noted that the proposal is for construction of residential building comprises of stilt + 4 upper floors on plot bearing S. No. 160, H. No. 2, C. S. No. 62, 62/1 at mauje Zadgaon, Tal. & Dist. Ratnagiri. As per approved CZMP of Ratnagiri Municipal Council, 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 Ratnagiri, the plot under reference is situated in residential zone. The plot area is 4700 Sqm.

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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 31: Proposed construction of plot bearing S. No. 295, H. No. 1B, 1, C. S. No. 3632 A (pt) at mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Mohan Dhondu Karkar.

The project proponent was absent for the meeting. The Authority noted that the proposal is for construction of residential building with ground floor on


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plot bearing S. No. 295, H. No. 1B, 1, C. S. No. 3632 A (pt) at mauje Zadgaon, Tal. & Dist. Ratnagiri.

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 Ratnagiri, the plot under reference is falls in residential zone. Plot area is 175 Sqm,

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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 32: Proposed residential building on plot bearing S. 319, H. No. 3, S. No. 320, H. No. 10/2, S. No. 320, H. No. 11/B, S. No. 320, H. No. 12B, CTS No. 3559, 3560 of Mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Satish B. Salvi & ors

The project proponent was absent for the meeting. The Authority noted that the proposal is for residential building comprises of Stilt for parking + 3 floors on (Plot -B) plot bearing S. 319, H. No. 3, S. No. 320, H. No. 10/2, S. No. 320, H. No. 11/B, S. No. 320, H. No. 12B, CTS No. 3559, 3560 of Mauje Zadgaon, Tal. & Dist. Ratnagiri. Existing bungalow to be retained (Plot-A).

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 Ratnagiri, the plot under reference is falls in residential zone. Total plot area is 2010.00 sqm (Plot-A= 500 + Plot B = 1510 sqm).

The Authority after deliberation 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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No.33: Proposed RCC slab roofing on existing ground floor structure on plot bearing S. No. 21, H. No. 8/4, CTS No. 1813, 1813/1, mauje Rahatghar, Tal. & Dist. Ratnagiri by Shri. Sunil N. Mayekar & Sudhir N. Mayekar

The project proponent was absent for the meeting. The Authority noted that the proposal is for construction of RCC slab roofing on existing ground floor structure on plot bearing S. No. 21, H. No. 8/4, CTS No. 1813, 1813/1 at mauje Rahatghar, Tal. & Dist. Ratnagiri.

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 Ratnagiri, the plot under reference is falls in residential zone. Total built up area is 150.00 Sqm.

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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 34: Proposed natural gas pipeline project from Jaigarh to Dabhol at Ratnagiri by M/s H-Energy Gateway Pvt. Ltd.

The project proponent presented that H-Energy Gateway Private Ltd. (HEGPL) is in the process of building LNG regasification terminal with a base capacity of 8 MMPTA located at Jaigarh in Ratnagiri District on the West coast of Maharashtra, India. The H-Energy LNG Gateway Terminal (The Terminal) will


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be within the boundary limits of the JSW Jaigarh Port, which is owned and operated by JSW Jaigarh Port Ltd (JSW-JPL).

The Terminal will receive the LNG from potential LNG Suppliers, unload and store LNG in LNG storage tanks, pressurize and vaporize LNG into natural gas for delivery to GAIL's gas trunk pipeline at Dabhol through a 30" diameter, 56 km tie-in pipeline for further supply to gas consumers. This tie-in connectivity will start from an exit point at Jaigarh and end at entry point into GAIL's metering station at Dabhol and will have facilities like SV stations, cathodic protection system and dedicated communication system using Optic Fiber Cable (OFC).

The Tie-in connectivity was authorized by the Petroleum and Natural Gas Regulatory Board (PNGRB) vide letter no. Infra/PL/TIC-JD/H-Energy/01/15 dated 18th May, 2015. Subsequently the Ministry of Petroleum and Natural Gas (MoPNG) has vide Gazette Notification no. 2397 dated Nov. 3, 2015 authorized Sub-Divisional Chiplun, Sub-Divisional Ratnagiri and Sub-Divisional, Dhapoli to perform the functions of Competent Authority under clause (a) of Section 2 of the Petroleum and Minerals Pipelines (Acquisition of right of User in Land) Act, 1962 to function as the Competent Authority for the Tie-in connectivity.

The proposed pipeline route at chainage 17 km is crossing the Shastri River, which at this location is approximately 390 m wide and is under tidal influence near Jamathwadi village in Ratnagiri taluka. The route is sparsely dispersed with mangroves.

The laying of the natural gas pipeline across Shastri River is proposed to be carried out by using trenchless technology like Horizontal Directional Drilling (HDD), wherein entry and exit points shall be 50 m away from the mangroves.

The Authority noted the project Component and Associated Facilities, which are as follows:

- The proposed project will have following components:
- Underground transmission pipeline from Jaigarh to Dabhol
- Dispatch Station at Jaigarh
- Terminal Station at Dabhol


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- Metering station
- Sectionalizing Valve station at 3 locations
- Associated facilities.

The Authority noted that as per the CRZ map prepared by IRS, Chennai, the site under reference falls in CRZ IB, CRZ III, CRZ IVB, Mangroves & mangroves buffer zone. The Authority further noted the EIA report and mitigation measures for the project.

Sr. No.	ACTIVITY	POTENTIAL IMPACT	MITIGATION
A	Planning and Pre Construction Stage		
1	Selection of the Pipeline Route	Impact on landuse, settlements, protected areas, sensitive receptors, etc.	<ul style="list-style-type: none"> • Pipeline route to minimize or avoid to the extent possible the following: <ul style="list-style-type: none"> - Areas congested with other underground utilities like power, water, telephone etc. - Close proximity to unstable structures or where construction could lead to damage to pipeline. - Close proximity to village settlements and highly populated buildings such as schools, public places etc. - Areas with flood risk. - Heavily traffic-loaded routes where the road has not been constructed to suitable standards.


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			<ul style="list-style-type: none"> - Areas of known or suspected aggressive soil conditions. - Number of various crossings especially water body crossings.
2	Establishing construction camp and pipe and material lay down yards.	Temporary impact on landuse and surrounding communities	<ul style="list-style-type: none"> • Construction camp and pipe and material lay down areas will be selected by considering the following; <ul style="list-style-type: none"> - Area should be easily accessible and located near the proposed pipeline route - Vacant land after discussion with land owners should be used for camp and material lay down areas - access roads should be suitable for movement of heavy vehicles - Minimum safe distance will be maintained from neighbouring community to avoid any accident risk - proper agreement will be made with the land owner and pre entry site photographic documentation will be prepared for comparison with after demobilization and restoration stage - landowner will be monetarily compensated


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			as per land lease agreement
B	Construction stage		
1	Clearing and grading of Right of Way (ROW)	<ul style="list-style-type: none"> - Temporary loss of vegetative cover within ROW - Temporary loss of agricultural land and crop productivity 	<ul style="list-style-type: none"> • Minimum tree cut • Tree plantation in nearby area • Clearance of only undercover and shrubbery • Use hand cutting to clear vegetation initially as necessary and to be selective in using machinery • Top soil will be stripped and stored separately for future use during restoration before grading activities in ROW
2	Transportation of Construction Materials	<ul style="list-style-type: none"> - Generation of fugitive emission - Community health and safety concerns 	<ul style="list-style-type: none"> • Proper covering of material during transportation to be ensured • periodic water sprinkling along haulage routes near sensitive receptors • Project vehicular movement will be restricted to defined access routes to be identified in consultation with locals and concerned authorities. • Proper signage will be displayed at important traffic junctions along the predefined access routes. • Night time movement of vehicles to be restricted


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3	Trenching for laying of Pipelines & OFC	<ul style="list-style-type: none"> - Temporary loss of soil fertility - Community health and safety concerns 	<ul style="list-style-type: none"> • The topsoil will be preserved on the side of the ROW for use during backfilling. • Trenching material will be stored with ROW limits for reuse during backfilling • Caution should be exercised to avoid disturbance to existing infrastructure along the pipeline route • Trenching will be done as per the approved design to avoid its collapse • Entry of workers within trench will be restricted to the extent possible
4	Pipeline Traverse across Water Courses	<ul style="list-style-type: none"> - Damage to river banks during pipeline installation - Impact on stability of channels at crossings - Increase in erosion potential - Disturbance to downstream users - Increase in sediment Influx 	<ul style="list-style-type: none"> • Construction methodology will be selected based on the nature of the water body viz HDD or boring for perennial water bodies • Construction to avoid the monsoon season • Crossings shall be located in a comparatively straight reach of the river, where the banks are stable, minimum evidence of erosion of bed, sufficient area for construction is available.


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			<ul style="list-style-type: none"> • Angle of crossing shall be as close to 90° as possible. Pipeline to be laid sufficiently below the scour wherever it crosses a water body • Where pipeline crosses areas which are normally under water or subject to flooding, sufficient weight or anchorage shall be applied to prevent flotation. • In ravenous area along rivers the pipeline should be support on firm foundation considering high rate of soil erosion.
5	Pipeline Traverse across Other Crossings (Road/Utilities)	<ul style="list-style-type: none"> - Physical damage to the oil Pipeline - Impact on other utilities 	<ul style="list-style-type: none"> • Horizontal Drilling Method (HDD) or Augur boring will be used to cross major roads • Pipeline will be laid using casing pipes at all major road crossings with heavy traffic • When a buried pipeline has to cross any existing underground pipeline, cable, drain or other services, the pipeline shall be laid at least 300 mm below such services in a


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			manner that will not obstruct access to such services for inspection shall be used.
C. Operation Stage			
1	Accidental Failure of Pipeline (Rupture/ Leakage)	<ul style="list-style-type: none"> - Hazards from gas leaks and explosions 	<ul style="list-style-type: none"> • Pressure variation in the flow of gas will be detected by a tele-supervisory system (SVADA), capable of responding to any small subsurface leaks • Isolation valves shall be installed along the pipeline to facilitate maintenance of system and to allow for speedy isolation in the event of damage. • Emergency preparedness and response plan should be prepared and communicated to the public as necessary
2	Routine Maintenance of Pipelines	<ul style="list-style-type: none"> - Occupational exposure to gas leaks and explosions - Electrocution - Impact on other utilities 	<ul style="list-style-type: none"> • Leak and corrosion detection programs should be undertaken • Training programs will be organized for the operational workforce regarding proper usage of PPEs, handling and storage of fuels and chemicals etc. • Identification and location of all relevant existing underground utilities should be undertaken prior to any


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			construction and excavation activities.
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The Authority after deliberation decided to recommend the proposal to MoEF subject to compliance of following conditions:

1. Proposed laying of natural gas pipeline should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Leak and corrosion detection programs for the gas pipeline should be undertaken
3. PP to implement the Environment Management Plan while implementation and operation phase of the project.
4. PP to ensure that proper disaster management plans is in place for the proposed.
5. PP to ensure that piers in creek should not disturb the tidal flow of creek water.
6. Prior High Court permission should be obtained, if mangroves are affected due to project.
7. PP should restore the site after completion of the proposed activities.
8. PP to carry out compensatory mangrove replantation
9. No Mangroves should be cut during construction phase.
10. All other required permissions from different statutory authorities should be obtained.

Item No. 35: Proposed reconstruction of plot bearing C. S. No. 461 A/2, 451/1, 451 K/1 at mauje alibag, Tal. Alibag, Dist. Raigad by Shri. Santosh D. More

Official from Alibag Municipal Council was present for the meeting. The Authority noted that the proposal is for reconstruction of existing building on plot bearing S. No. 461 A/2, 451/1, 451 K/1 at mauje 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 falls in residential zone. Plot area is 382.19 sqm.


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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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 36: Proposed extension of 4th floor on plot bearing C. S. No. 1238 at mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Anil Waman Vesavkar

Official from Alibag Municipal Council presented that extension of 4th floor on existing structure is proposed on plot bearing C.S.no. 1238 of mauje Alibag, Tal. Alibag, Dist. Raigad. The site is situated in CRZ II area and on landward side of existing road. The plot falls in Residential Zone outside congested area. The plot area is 566.06 Sqm.

The Authority noted that the MCZMA in its 101st meeting held on 13.07.2015 recommended the proposal for Hotel (Lodging) building comprises of Stilt + 3 upper floors for lodging purpose on plot bearing CTS no. 1238 of Alibag, Tal. Alibag, Dist. Raigad.

Official of Alibag Municipal Council presented that there is a provision of premium FSI applicable for the Municipal Council. The Authority noted that FSI of the construction on the plot under reference should be as per DCR existing as on 19.2.1991. The provision of premium FSI as per the current town and country planning regulations will not be applicable in CRZ II areas.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority with applicable FSI- 1 as per town and country planning regulation existing as on 19.2.1991.


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Item No. 37: Proposed construction of plot bearing C. S. No. 970, K 970 at mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Champalal Punaji Mali & Shri. Mithalal Punaji Mali

Official from Alibag Municipal Council was present for the meeting. The Authority noted that the proposal is for residential and commercial building comprising Ground + 3 floors on plot bearing C S no. 970, K970 of mauje Alibag, Tal. Alibag, Dist. Raigad. As per CZMP of Alibag, the project site falls in CRZ II and situated on landward side of existing road. The site is situated in Residential Zone and in congested area. Area of plot is 101.06 Sqm.

The Authority noted that FSI of the construction on the plot under reference should be as per DCR existing as on 19.2.1991. The provision of premium FSI as per the current town and country planning regulations will not be applicable in CRZ II areas.

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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 38: Proposed construction of plot bearing on S. No. 29 A/1, plot no. 193 under Shreebag No. 2 at village Alibag, Tal. Alibag, Dist. Raigad by Shri. Umang B. Jain

Official from Alibag Municipal Council was present for the meeting. The Authority noted that the proposal is for construction of residential building comprising stilt+ 1st floor+2nd floor on plot bearing S.no. 29A/1, Plot no. 193 of mauje Alibag, Tal. Alibag, Dist. Raigad. As per CZMP of Alibag, the project site is in CRZ II area and situated on landward side of existing road. The site falls in Residential Zone outside congested area. Area of total plot is 48.00 Sqm.


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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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 39: Proposed reconstruction of plot bearing S. No. 84/3, C. S. No. 1773, mauje Murud, Tal. Murud, Dist. Raigad by Shri. Abdul Aji Ebrahim Nagothanekar

Official from Murud Municipal Council was present for the meeting. The proposal is for reconstruction of existing building comprises of ground + 2 upper floors on plot bearing S. No. 84/3, C. S. No. 1773 at mauje Murud, Tal. Murud, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. The plot under reference falls in residential zone. Total plot area is 600.00 Sqm.

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. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 40: Proposed redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath Pai marg, Mumbai by M/s. Can Care Trust

The PP presented the proposal before the Authority. The Authority noted that redevelopment of Cancer Hospital Building on property bearing C.S. No. 254 (pt) of Mazgaon Division at Barrister Nath pai marg, Mumbai M/s. Can Care Trust.


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The PP further presented that the existing structure of Marternity Home is in a dilapidated condition. The trust intends to demolish Devi Ahilyabai Holakr (Reay Road) Maternity Home (DAHMH) building & reconstruction of Cancer Hospital at site under reference. As per approved CZMP, the site is situated in CRZ II area and situated on landward side of existing road. As per DP, the site is situated in residential zone & designated for the public purpose of Maternity Home & Road Depot.

Further, MCGM vide letter dated 17.5.2016 communicated that structure under consideration is dilapidated prior to CRZ Notification, 2011. It was also informed in writing by MCGM that Public Consultation is not applicable in the instant matter as there are no tenants involved and building is owned by MCGM for maternity hospital purpose. Further it was also mentioned that there are no court cases against the matter.

The proposal for Cancer Hospital building comprises of 3 level basement + ground + 1st to 14th & 15th (part) upper floors. The total height of proposed hospital building is 60.00 m, along with adjacent parking tower of height 60.00 m to accommodate the required parking spaces.

The maternity home building "Devi Ahilyabai Holkar Maternity Home" is existing on the said plot. The existing building comprises of Ground + 6 upper floors & is in dilapidated condition.

The Authority noted that Para 4.(ii) (i) of the CRZ Notification, 2011 stipulates the demolition and reconstruction of buildings under public use which means buildings such as for the purpose of medical care, shall require clearance from MoEF. The Authority also noted Para 8.(V).(C) of the CRZ Notification, 2011.

The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to compliance of following conditions:

1. The Local Body to ensure that the FSI for such redevelopment schemes shall be in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the


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competent authority before issuing commencement certificate to the project

2. All other required permission from different statutory authorities should be obtained.

Item No. 41: Proposed addition / alterations & extension to the existing Breach Candy Hospital situated at property bearing C. S. No. 1/881 of Malbar Hill Division, at 60-A, Bhulabhai Desai Road, Mumbai by M/s Breach Candy Hospital Trust

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for addition / alterations & extension to the existing Breach Candy Hospital situated at property bearing C. S. No. 1/881 of Malbar Hill Division, at 60-A, Bhulabhai Desai Road, Mumbai by M/s Breach Candy Hospital Trust. As per the approved CZMP, the plot is situated in CRZ II area and situated on seaward side of existing Bhulabhai Desai road. As per the DP remarks, the plot is situated in Residential Zone and is reserved for designated Hospital. Plot area is 11810.36 Sqm

The PP presented that the proposed wing comprises of Ground + 1st to 5th floor and 6th part floor with total height of 27.13 m upto terrace level slab. The proposed wing is interconnected to the main existing hospital building by 2.0 m wide passage. The proposal has received grant of additional FSI to the extent of 50% (i.e. 0.67) over and above the permissible FSI of 1.33 under rule 10(2), DCR of 1967, as per letter by the Under Secretary, UDD vide letter dated 13.8.1986. The proposal of 2.00 FSI (1.33 + 0.67) has received the IOD dated 19.7.2016. This proposal envisages one new additional wing by demolishing existing Doctors Quarters structures, two store rooms, one ancillary structure and one pump room.

The Authority noted that Para 4.(ii) (i) of the CRZ Notification, 2011 stipulates the demolition and reconstruction of buildings under public use which means buildings such as for the purpose of medical care, shall require clearance from MoEF.


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The Authority decided to recommend the proposal from CRZ point of view to MoEF subject to compliance of following conditions:

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. All other required permission from different statutory authorities should be obtained.

Item No. 42: Proposed redevelopment of the existing building on plot bearing C. No. 832 of Worli Division, Worli Estate Scheme No. 52, Khan Abdul Gaffar Khan Road, Mumbai by M/s Karp Estate Private Limited

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for redevelopment of existing building (Hormus House) for residential building on plot bearing C. No. 832 of Worli Division, Khan Abdul Gaffar Khan Road, Mumbai. As per approved CZMP of Mumbai, the project site falls in CRZ II area and situated on landward side of existing road. Plot area is 2584.00 sqm.

The PP further presented that the existing building was dilapidated & dangerous and is pulled down. MCGM vide letter dated 24.6.2010 declared the building under consideration as a dilapidated and dangerous as per the Para 8.v.1.(c) of the CRZ Notification, 2011. The PP has submitted the public consultation report.

It is noted that the MCGM has granted the IOD dated 18.04.2016 with basic zonal FSI 1.33 for residential building having 3-wings, wings "A" comprising of 3 level basement + stilt + 1st to 4th floor for parking + 5th service floor + 6th & 7th upper floors for residential purpose with total height 36.85 m, wing "B" & "C" comprising of 3 basement + stilt + 1st parking floor + 2nd to 5th habitable floor with total height of 23.11 m.


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The Authority noted that Para 8.v.1. (c) of the CRZ Notification stipulates the redevelopment of dilapidate building as per prevailing town and country planning regulations.

The PP further presented that amended plans are submitted proposing composite development of Public Parking Lot (PPL) under DCR with 33 (24) as per DCR, 1991. The PP further stated that there is FSI cap of 4.00 on the plot u/r with basic FSI 1.33 as per amended DCR 33(24) of DCR 1991.

The Authority observed that clubbing the public parking lot (PPL) scheme i.e. Reg No. 33(24) of DCR 1991 with the project of redevelopment of the existing dilapidated building cannot be allowed in CRZ area, as per the spirit of the CRZ Notification given in its preamble. In the instant proposal, the redevelopment of dilapidated building under DCR 33(6) of DCR 1991 can only be permitted, in accordance with para 8.v.1. (c) of CRZ Notification, 2011. Public parking under DCR of 33 (24) has not been covered under special dispensation.

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. The proposed redevelopment to which IOD is issued by MCGM should be in accordance with provisions of the CRZ Notification, 2011 (amended from time to time)
2. The PP should comply with all provision of para 8.v.c of CRZ Notification, 2011.
3. Proposal under 33(24) of DCR 1991 is not allowed in CRZ areas.
4. As requested by PP during the meeting, PP is allowed to display advertisement of its own project on barricades of project site under reference subject to condition that prior MCGM permission is obtained for the same as per the prevailing DCR.
5. All other required permission from different statutory authorities should be obtained.

Item No. 43: Proposal for Crop Storage facility for Serveshwar Logistic Services Pvt. Ltd, at Village, Dighode & Kanthawali, Tal. Uran, Dist. Raigad by M/s Serveshwar Logishtic Services Pvt. Ltd.

The Project proponent presented the matter before the Authority. the Authority noted that earlier, proposal for proposed crop storage on plot bearing


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No. 34/1, 34/3, 34/2C1/ 36/1, 37/1, 37/1B, 37/4, 37/5A,+ 7B, 37/5B, 37/6, 38/1A, 38/2A, 38/3, 39/1B1, 39/1B2, 39/1B3, 39/1B4, 40/1A, 40/1B, 109A/4A, 109A/4C, 109A/4B, 109A/4E, 110/3, 111/5 at Kanthawali - Dighode Tal- Uran, Dist- Raigad by M/s. Surveshwar Logistic Pvt Ltd. was considered in the 84th meeting of MCZMA held on 30th & 31st August, 2013. The PP has submitted CRZ map of IRS Chennai for land bearing S. No. 34, 36, 37, 38, 39, 40, 109, 110 & 111 at village Dighode & Kanthawali. Tal. Uran, Dist. Raigad. As per decision of the meeting, NOC for the proposal crop storage on plot bearing No. 34/1, 34/3, 34/2C1/ 36/1, 37/1, 37/1B, 37/4, 37/5A,+ 7B, 37/5B, 37/6, 38/1A, 38/2A, 38/3, 39/1B1, 39/1B2, 39/1B3, 39/1B4, 40/1A, 40/1B, 109A/4A, 109A/4C, 109A/4B, 109A/4E, 110/3, 111/5 at Kanthawali - Dighode Tal- Uran, Dist- Raigad was issued on 3.12.2013.

Now, PP has submitted proposal for the Crop Storage facility on land bearing Survey No. 34/2A, 34/2/D/1A, 34/2/D/2, 34/2/B, 37/1/A, 37/3/1, 37/3/2, 39/1/A, 39/1/C, 39/1/D, 39/2, 40/2/A, 109/1/A, 109/1/E, 109/1/EI, 109/1/U, 109/1/UU, 109/1/1A, 109/1/A, 109/1/A, 109/1/O, 109/1/C, 109/1/D, 109/1/B, 110/1, 110/2/A, 110/2/C, 110/2/B, 110/4, 110/5, 111/1, 111/2, 111/ 4 at Village, Dighode & Kanthawali, Tal. Uran, Dist. Raigad & requested to issue NoC based on CRZ map in the 1:4000 scale prepared by IRS, Chennai.

The Authority noted the survey nos. falling in the proposal. The Authority decided that no construction will be allowed in plot bearing CTS No. 111, 36, 40 and 34 which falls in CRZ area and storage facility should restricted to non CRZ areas only. The PP has agreed for the same. PP should submit the undertaking for the same.

Item No. 44: Electric supply connection at S. No. 242, Near Ghodbunder Road, Mira Road (E), Thane by M/s. Mahendrakumar Bhandari

The Authority noted that the PP is seeking the CRZ recommendation for electric supply connection at S. No. 242, Near Ghodbunder Road, Mira Road (E), Thane. The PP presented that District Collector, Thane has granted permission on 18.6.2002 for 30 year lease of land bearing S. No. 242 (pt), 5 ha area out of 9-31-0 for Prawns Culture in semi saline water. M/s. Reliance Energy has


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requested PP to submit the CRZ clearance. The site under reference falls in CRZ-I (i) area.

The Authority noted that the MCZMA vide letter dated 4.8.2016 has clarified that the activity of providing light connection is not mentioned in the CRZ Notification, 2011. Therefore, providing light connection to authorized property / land for illumination purpose may not attract CRZ Notification, 2011.

The Authority further noted that M/s. Reliance Infrastructure Ltd vide letter dated 1.9.2016 mentioned that they can proceed to release electric supply by laying underground electric cables in the above mentioned CRZ area,

The Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority. The PP should ensure that Mangrove should not be cut/destroyed during operation of lying of electric supply cable.

Item No. 45: Advertisement hoarding Proposals

The Authority noted the following Advertising Hoarding applications received before MCZMA:

1. M/s. Paramount Advertising Services-

The Authority noted that, M/s. Paramount Advertising Services has submitted the Proposal for existing advertisement hoarding of size 20' X 20' bearing Permit No. 761101432 situated on the outhouse known as Erwan structure at Bhulabhai Desai Road, CS No. 1/787, Mumbai. As per DP remarks of MCGM dated 22.7.2016 for land bearing C.S. No. 1/787 of Malbar Hill Division, the land under reference falls in CRZ-II area.

The Authority observed that PP has not submitted duly filled Form-I, approved CZMP indicating site under reference, google image, MCGM NoC along with the application.


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The Authority after deliberation decided to delist the proposal and directed PP to resubmit complete application to MCZMA.

2. M/s. Sagar Lookouts -

The Authority noted that, M/s. Sagar Lookouts submitted an application for advertising hoardings situated at Segment 1, Mahim Inter Change Space below Mahim Flyover, CTS No. A791 and 792 (pt) in property of MSRDC by M/s. Sagar Lookouts. As per approved CZMP of Mumbai, the land under reference falls in CRZ-II area.

The Authority observed that total 28 nos. of hoardings / display boards are proposed at 10 locations of Segment 1, Mahim Inter Change Space below Mahim Flyover, CTS No. A791 and 792 (pt) in property of MSRDC.

Authority further observed that, PP need to submit following information-

- CRZ status of each location of hoardings / display boards as per approved CZMP of Mumbai
- Approved CZMP of Mumbai indicating each location of hoardings / display boards
- Distance from nearest mangrove vegetation of each location of hoardings / display boards.
- Whether proposed each location of hoardings / display boards are landward side of the existing road.

The Authority after deliberation decided to defer the matter for compliance of above observation.

3. M/s. Options Advertising -

The Authority noted that, the proposal regarding 4 Nos. of Hoardings at plot bearing CTS No. A 792, Bandra Reclamation, Mumbai by M/s. Options Advertising was considered in 111th meeting of MCZMA held on 16.1.2016. The Authority noted that proposal of 4 Nos. of Hoardings were discussed in 101st meeting of the MCZMA, wherein the Authority rejected the proposal since, the hoarding sites were situated in CRZ I area, as per approved CZMP of Mumbai. The Authority


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further noted that PP has again submitted the new proposal of 4 Nos. of hoardings with approved CZMP. The Authority observed that locations of the 4 hoarding sites are not clear from CRZ point of view and whether PP has proposed the hoardings on different locations than previously considered locations.

After deliberations, the Authority decided to direct PP to submit the followings:

- PP to submit the Clarification as to whether locations of 4 nos. of Hoardings in new proposal are different, than previously locations.
- PP to submit location of the Hoardings clearly superimposed on approved CZMP of Mumbai & Google image.
- Whether the Hoardings are situated on landward side of existing road or authorized structure.

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

The Authority noted that, PP has submitted reply vide letter dated 1.10.2016 to MCZMA along with CRZ map in 1:4000 scale & report prepared by IRS, Chennai. PP mentioned that, 4 nos of hoardings in the new proposal were different from previous locations. The proposed 4 nos of hoardings are situated on the landward side of Bandra reclamation road.

The Authority observed that, CRZ map prepared by IRS Chennai indicates that, the sites under reference i.e H2, H3, H4 & H5 falls in CRZ-II and landward side of road as per CRZ Notification, 2011. However, the locations of the proposed hoardings boards falls partly between HTL and LTL (i.e. CRZ-I) as per approved CZMP.

The Authority after deliberation decided to reject the proposal in the light of above observation.

Item No. 46: Construction on plot No. 124, bearing CTS No. 1/48/1A/2, Oshiwara, Andheri (W), Mumbai by M/s. Samartha Development Corporation


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The project proponent presented that the MCZMA vide letter dated 11.11.2011 recommended the proposal of residential construction on land bearing S. No. 41 (pt), CTS No. 1/48/1A (pt), Plot No. 124, village Oshiwara, Andheri (W), Mumbai subject to certain conditions, as per decision taken in 71st meeting of MCZAM held on 26.8.2011.

The Authority noted that the complaint was received in the matter alleging that site falls in CRZ I and not in CRZ II area. It was also alleged that Construction activities are being undertaken with destruction of mangroves.

The matter was deliberated in 83rd & 86th meeting of the MCZMA held on 8th August, 2013 and 27th November, 2013. The MCZMA vide letter dated 29th June, 2013 issued directions that work be suspended till CRZ status is finalized in the MCZMA meeting.

The Authority noted that the matters WP No. 1579/2012 with Chamber summons No. 232 /2012 with Notice of Motion No. 306/2012 with Chambers summons (L) No. 130/2013 filed in the matter before the Hon'ble High Court of Mumbai.

The Authority noted that during 83rd meeting held on 6th August, 2013, the Authority heard both the parties i.e. complainant as well as project proponent and decided to direct the project proponent to submit the DP remarks of the Plot No. 124, bearing CTS No. 1/48/1A/2, Oshiwara, Andheri (W), Mumbai and superimposition of said plot on CZMP of Mumbai as approved by MoEF in the year 2000.

Based on the decision taken by the Authority in its 83rd meeting; the Samrath Development Corporation vide letter dated 9.10.2013 has forwarded their reply in the matter. As per the said reply,

- DP remarks of C. T. S. No. 1/48/1A/2 of MCGM along with DP sheet has submitted. As per the said DP sheet, the plot falls in CRZ II area.
- The copy of plan showing location of subject plot on the SAC map no. 47A16NW prepared by SAC, Ahmadabad indicates that plot No. 124 is identified as "OPEN LAND" and "HABITATION - WITH VEG"


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- Each of these lands, i.e. Plot No. 123, 124 and Plot No. G-5 is earmarked in DP as CRZ II.

Further, the Authority directed project proponent to submit the Superimposition of Plot No. 124, bearing CTS No. 1/48/1A/2, Oshiwara, Andheri (W), Mumbai on CZMP of Mumbai.

The Authority noted that Oshiwara Lokhandwala Citizens Association has submitted its representations dated 5.1.2015, 25.1.2016, 1.6.2016 as per which the Plot No. 124 falls in CRZ-I area as per approved CZMP, and also comes under Wetland Atlas Rules, 2010. Further, it is mentioned that, PP has destroying all protected vegetation and also burnt vegetation on 13.4.2016.

The Authority further noted that as per DP remarks of MCGM the said plot No. 124 falls in CRZ-II. The PP requested to consider the available DP remarks from CRZ point of view, map prepared by SAC, Ahmedabad and withdraw the MCZMA work suspension Order dated 29.6.2013.

The PP presented that at present no case is pending in NGT and High Court of Mumbai.

The Authority considered all the documents, maps & say submitted by project proponent (PP). It was noted that CZMP for Mumbai was approved by MoEF in the year, 2000 & on the basis of this CZMP, the Municipal Corporation issued development plan remarks from CRZ point of view. From the submitted documents and DP remarks of corporation, it is clear that the location of the plot under consideration is in CRZ II facing the Creek. DP road is also indicated in the abutting the plot in the DP sheet.

It was noted that condition was stipulated in the CRZ recommendation dated 11.11.2011 that construction should not be undertaken in the 50m Mangroves buffer zone area.

The PP stated that no construction has been undertaken in the 50 m. mangrove buffer zone area. It was also noted by the Authority that as per the CRZ Notification, 2011, in case mangrove area is more than 1000 sqmts, a buffer


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of 50 meters along the mangroves shall be provided. It is also observed that the wetland rules, 2010 exempts Coastal Wetland which are covered under CRZ regulation.

In view of above considering the factual position, Authority decided to withdraw stop work order dated 29th June, 2013 of MCZMA with a condition that the MCGM should ensure that no construction is allowed in 50m Mangroves Buffer Zone area, if any.

Item No: 47: Star Hotel cum Commercial building on plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai by M/s. Sunny Field Hotels Pvt. Ltd.

The Authority noted that the matter pertains to Star Hotel cum Commercial building on plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai by M/s. Sunny Field Hotels Pvt. Ltd. The matter was earlier considered in its 77th, 81st, 82nd & 85th meeting of MCZMA. The Authority noted that Writ Petition No. 2595 of 2015 has been filed by the PP in the matter before Hon. Mumbai High Court.

The PP presented the followings:

1. CIDCO vide letter dated 20.12.1993 granted the Development permission on plot No. 7, Sector No. 11, C.B.D. New Bombay for construction of three star/ commercial Building.
2. CIDCO vide letter dated 20.12.1993 also granted commencement certificate (CC) to the project for Three Star Hotel - 3643 sqm & Commercial Building - 15479 sqm.
3. Further, CIDCO vide letter dated 23.4.1994 granted approval to revised plans and CC was issued on 25.4.1994 for Hotel & Commercial Complex (BUA 22125.99 sqm).
4. CIDCO vide letter dated 25.11.1994 further granted approval for the revised plans for three star hotel / and commercial building on plot no. 7, sector 11, CBD, New Bombay.
5. CIDCO vide letter dated 13.11.2007 has granted approval for subdivision of plot No. 7 into Plot No. 7-A for Star Hotel & commercial user (Area - 5192.00 sqm) and Plot No. 7-B for Commercial user (Area - 9610.46).


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6. NMMC vide letter dated 4.7.2008 has granted building permission for building for Star hotel cum commercial user on Plot No. 7-A, Sector - 11, CBD, Belapur, Navi Mumbai.
7. NMMC also granted Commencement Certificate on 4.7.2008 for Star Hotel cum Commercial building (BUA - 7783.889 sqm, FSI- 1.50) on Plot No. 7-A, Sector - 11, CBD, Belapur, Navi Mumbai.
8. The current matter pertains to Star Hotel cum Commercial building on plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai.

The PP further presented that the plot is situated within 150 m from the HTL of the creek as per the approved CZMP. However, it is situated beyond 100 m CRZ buffer area from the HTL of the creek as per the norms of CRZ Notification, 2011. The PP has submitted the CRZ map in 1:4000 scale prepared by CESS, Kerala indicating plot location beyond 100m from HTL of Creek.

The Authority during the deliberations noted that commencement certificate (CC) was granted to the project by the concerned planning Authority on 20.12.1993 which predates the date of approval of CZMP of Maharashtra in 1996 as well as MCZMA's constitution order dated 4.1.2002, which empowered the MCZMA to examine the project in CRZ area till 03.01.2001 power to regulation allowed with Local Planning Authority. The Authority after detailed discussion, and deliberations observed that CRZ Notification, 1991 was in force when the CC was granted in 9.6.1994 to the project and the concerned authorities at the State level were empowered to regulate the activities from CRZ point of view in CRZ areas as per provisions of CRZ Notification, 1991. In view of this the Authority after detailed discussion and deliberation decided that CRZ recommendation from MCZMA is not required, if the CC is issued by the local planning Authority prior to 4.1.2002 and construction is carried out as per the CC. Considering the above, no CRZ recommendation under CRZ Notification, 2011 is required from MCZMA.

Item No. 48: Construction on Plot No. 24 to 29, Sector 4, Nerul, Navi Mumbai of M/s. Amey Cooperative Housing Society Ltd & M/s. Vijay Associates


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The Municipal Commissioner, NMMC was present in the meeting. It was noted from the Municipal Commissioner report that plot under reference is in CRZ II area. Further, it was also noted that SEIAA after due approval of the project & subsequent site inspection accorded Environment Clearance to the project.

The Authority discussed the letter dated 17.5.2016 and 1.7.2016 issued by MoEFCC in the matter. After deliberation MCZMA decided to take note of the MoEF letter and the NMMC to take appropriate action on the letter accordingly.

Item No. 49: Proposed addition and alteration to the existing Birla House on plot bearing C.S. No. 1/338 to 2/338 Malbar Hill & Cumballa Hill Division, at Nepeansea Road, Mumbai by M/s. Anil Patil Consultants Pvt. Ltd.

The Authority noted that the proposal of addition and alteration to the existing Birla House on plot bearing C.S. No. 1/338 to 2/338 Malbar Hill & Cumballa Hill Division, at Nepeansea Road, Mumbai was earlier considered in 101st meeting of MCZMA held on 13.7.2015. The Authority noted the decision of the Authority. As per DP remarks of MCGM dated 25.03.2008, the plot under reference is in residential zone and not reserved for any public purpose. The CZMP of Mumbai shows that the plot falls in CRZ II. As per MCGM letter dated 02.02.2012, the plot under reference is on the landward side of existing road.

The PP presented that as per MHADA letter dated 11.05.2011, on plot bearing C.S. No. 1/338, Malbar Hill & Cumballa Hill Division, there are two category "A" Cessed Structures and on plot bearing C.S. No. 2/338, Malbar Hill & Cumballa Hill Division, there is no any cessed Structure. The proposal is for addition and alteration to the existing "A" Category Cess building i.e. Birla House under D.C. Regulation 33(7) of 1991, as per para 8.v.1(c) of the CRZ Notification, 2011. It was also observed that developer has proposed one new building besides the existing cess building. The Birla House situated in the plot under reference which is Heritage structure having Sr. No. 386. The PP further presented that the UDD has issued CRZ NOC dated 04.10.2004, for addition /

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alteration to existing Servants Quarters building on plot bearing C.S. N. 1/338 & 2/338 of Malbar Hill Division at Nepean Sea Road

In the light of the above, the Authority observed that the proposal cannot be permitted under the para 8.v.1. (c) of CRZ Notification, 2011, since the proposal is for addition and alteration to the existing building and not for the redevelopment of the existing building, as mentioned in the Para 8.v.1.(c) of the CRZ Notification, 2011. Therefore, the Authority after deliberation decided to reject the proposal of addition and alteration to the existing building since proposal was not in consonance with the Para 8.v.1.(c) of CRZ Notification, 2011.

Item No. 50: Proposed reconstruction of building on plot bearing S. No. A(11)73 H. No. 166, C.T.S. No. 2160 at Mouje Murud, Tal. Murud, Dist. Raigad by Shri. Anup Shankar Todankar

Officials from the Murud Janjira Municipal Council presented the proposal before the Authority. The proposal is for reconstruction of existing residential structure comprising Ground floor on plot bearing C. S. No. A (11) 73, Hissa No. 166, CTS No. 2160, Tal. Murud, Dist. Raigad. Total Area of Plot is 101.80 sqm. As per development plan of Murud - Janjira, the land under reference falls in Residential zone and in congested area. As per the CZMP of Murud - Janjira, the plot falls in CRZ II and situated on the landward side of the existing road.

The Authority noted that on directions of the MCZMA the proposal was earlier considered in 102nd meeting of MCZMA held on 31st July & 1st August, 2015. The project proponent was absent for the meeting. The Authority after discussion decided to seek current status of construction on site under reference with current dated photographs from the Murud Janjira Municipal Council area.

The MCZMA vide letter dated 05.7.2014 sought information on certain points from MJMC. Accordingly, Chief Officer, MJMC vide letter dated 4.2.2015 forwarded their reply, which is as follows:

- 1) CZMP showing the proposed project layout on land under reference.


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As per the CZMP of MJMC submitted by the chief officer, MJMC, the land under reference is in CRZ II and situated on the landward side of the existing road.

2) Google Image and site photographs of land under reference.

As per the Google Image submitted by the chief officer, MJMC, there is existing structure on plot under reference and situated on the landward side of the existing road.

3) Development plan showing the land under reference.

As per the Development plan submitted by the chief officer, MJMC, the land under reference is in Residential Zone.

4) Zoning / reservation as per DP existing as on 19.02.1991

As per the DP existing as on 19.02.1991, the land under reference is in Residential Zone.

5) Present status of land under reference.

As per the chief officer, MJMC letter dated 04.02.2015; there is an existing old house as per Municipal record from 1988-89. Tax Certificate of year 1988-89 is submitted.

6) Proposed activities of the project need to be mentioned.

As per the chief officer, MJMC letter dated 04.02.2015; the proposal is for reconstruction of existing old house.

7) Permissible FSI & proposed FSI with total built up area of proposed building as per DCR existing and inforce as on 19.02.1991.

As per the chief officer, MJMC letter dated 04.02.2015; permissible FSI is 1.5 & proposed FSI is 0.06

The Authority further noted that Shri. Anup S. Todankar vide letter dated 23.8.2016 informed that they are resident from year 1990 at site under reference. PP has proposed to reconstruct by demolishing existing structure on site under reference.


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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 FSI for the proposed construction is as per DCR existing as on 19.2.1991
2. The MJMC to ensure that the proposal is as per para 6(d) of CRZ Notification, 2011.
3. All other required permission from different statutory authorities should be obtained.

Item No. 51: Proposed of construction of building on land bearing S. No. 94, H. No. 3, CTS No. 1753 at Rajendra Prasad Road, Murud Janjira, Dist. Raigad by Shri. Ganpat Ramchandrar Dhumal

Officials of Murud Janjira Municipal Council presented the proposal. The Authority noted that the proposal is for construction of building on land bearing S. No. 94, H. No. 3, CTS. No. 1753 at Rajendra Prasad Road, Murud Janjira, Dist. Raigad by Shri. Ganpat Ramchandrar Dhumal. As per development plan of Murud - Janjira, the land under reference is falls in residential zone. As per the CZMP of MJMC, the plot falls in CRZ II and situated on the seaward side of the existing road & structure prior to 1991. Total plot area is 940.00sqm.

The MCZMA vide its letter dated 22.5.2015 sought information on certain points from the MJMC. The MJMC vide letter dated 7.7.2015 sent a reply which is as follows:

1. As per the Murud Janjira Municipal Council letter dated 7.7.2015, the proposed construction is reconstruction by demolition of old existing structure.
2. As per the MJMC letter dated 7.7.2015, the proposal is for regularization.

The Chief Officer and Engineer, Murud Janjira Municipal Council were present for the meeting, who presented that the proposal is for reconstruction of 'Khanaval' and residential. Reconstruction is not yet started on the site under reference. The present structure is of the year 1987-88. The Authority instructed CO, MJMC to give a letter mentioning the same along with current dated photographs.


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The Authority noted that the proposal was earlier discussed in 102nd meeting of the MCZMA. As per the decision of the Authority, the MJMC has submitted its reply to MCZMA.

In view of the above Authority after deliberation decided to recommend the proposal of reconstruction of the authorized building existing since 1987-88 on the plot under reference subject to following conditions:

1. Murud Janjira Municipal Council to ensure that existing structure on the plot under reference is authorized & existing of prior to 1991.
2. Local body to ensure FSI for the proposed construction is as per DCR existing as on 19.2.1991
3. All other required permission from different statutory authorities should be obtained.

Item No. 52: Proposed redevelopment of Residential Building on plot bearing C.T.S. No. 1276/1 of village Versova, Andheri (W), Mumbai by M/s. Amit Kunj C.H.S.Ltd.

The project proponent presented that construction of Residential Building is proposed on plot bearing C.T.S.No.1276/1 of village Versova, Andheri (W), Mumbai by Amit Kunj C.H.S.L Ltd. The PP has submitted the CRZ map in 1:4000 scale dated July, 2016 prepared by IRS, Chennai.

The Authority noted that as per CRZ map, the plot falls completely within the 50 m mangrove buffer zone area.

The Authority noted that construction of residential building in 50 m mangroves buffer zone is not allowed as per the provisions of the CRZ Notification, 2011 and as per the High Court Orders 06.10.2005 & 27.01.2010. Therefore, the Authority after deliberation decided to reject the proposal from CRZ point of view.

Item No. 53: Proposed Construction of Eastern Express Highway (NH-3) to Ghodbundar Road Bypass by MMRDA.


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The proposal was earlier discussed in 84th, 100th, 103rd and 105th meeting dated 30th & 31st August, 2013, 30th June, 2015, 20th August, 2015 and 15th -16th October, 2015 respectively.

The MMRDA officials presented the proposal before the Authority. The Authority noted that the proposal is for construction of Godbunder Road by pass to NH 3. Bypass starts from Gaimukh to Ghodbunder road and ends near Toll Naka at approach to Kasheli Bridge. This 15 km link road with 45 m. width is approved in the Development plan of Thane Municipal Corporation and runs between Gaimukh to Majiwade connecting Thane- Ghodbunder SH-42 and Mumbai- Nasik NH 3. The CRZ map of 1:4000 scale prepared by IRS, Chennai was submitted, as per which, the site falls in CRZ I(i) , CRZ I(ii), CRZ II and CRZ III and 50 m. mangroves buffer zone.

The MMRDA vide letter dated 7.9.2016 submitted revised rapid EIA report & EMP prepared by Monarch Surveyors & Engineering Consultants Pvt Ltd. As per revised plan, length of the proposed road is 15 km and width is 40m. The alignment generally runs parallel to Ulhas River / Creek. The proposed alignment falls in CRZ I (i) and CRZ III. Proposed road will be elevated and tunnel road. Loss of mangroves within RoW is about 9.2 ha. Accordingly three times area will have to be afforded with concern forest department. Loss of mangroves within RoW is about 9.2 ha.

The Authority after deliberation decided to recommend the proposal to SEIAA subject to compliance of following conditions:

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Prior High Court permission should be obtained by MMRDA, since mangroves are affected due to project.
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 bridge.
5. PP to ensure that construction debris should not be disposed of in CRZ area.
6. PP should restore the site after completion of the proposed activities.


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7. MMRDA to carry out compensatory mangrove replantation
8. All other required permissions from different statutory authorities should be obtained.

Item No. 54: Proposed Uran Bypass Road by CIDCO

The proposal was earlier discussed in 82nd, 100th, 103rd and 105th meeting dated 10th June, 2013, 30th June, 2015, 20th August, 2015 and 15th -16th October, 2015 respectively.

The CIDCO officials presented the proposal before the Authority. The Authority noted that the proposal is for construction of By Pass Road from Hotel Anandi to Uran City at Mora, C.S.No.42, Nagaon, Kegaon and Bori. The length of road is 1.25 km, width is 11 m and 2 lanes with a central median. No. of columns are 29. No of piles are 180. There is free area of about 1.5 m above the mangroves plantation and slab of the bridge. Around 20 to 25 nos. of mangroves on around 15 to 20 Sqm area will be affected due to proposed new alignment. The CZMP prepared by IRS, Chennai in the 1:4000 scale indicates that, the site falls in CRZ I mangroves area. The Authority noted observations given in the 103rd meeting as follows:

- No. of Channels carrying saline water intruding into the mangroves area of the project site to ensure the adequacy of free flow of tidal water in mangroves area. The maps/ drawings and hydraulic studies about free flow of tidal water into the mangroves area should be given.
- Mangroves re-plantation programme.
- Details of construction method so as to ascertain the extent of damage to mangroves.
- CRZ map with superimposing the revised alignment

During presentation the Authority observed that temporary road through the mangroves is planned during construction phase and restoration plan post construction has also been submitted. However, mechanism for monitoring of the restoration plan of the mangroves and Environmental management plan was not foolproof. Therefore, the Authority after deliberation, decided to direct the PP


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to submit detailed EMP & working monitoring plan for the above for the construction phase and revert.

The Authority noted that the CIDCO vide letter dated 30.8.2016 submitted EIA report & EMP prepared by Fine Envirotech Engineers. As per EIA report, length of the proposed bypass road is 1250 m and width is 11m. Project falls under CRZ-I as the alignment of proposed project passes through the creek area and there are few mangrove at the beginning of the road i.e. Anandi Hotel. But having quite no. of mangroves (dense) at Uran side. The bridge alignment is above mangroves area having height of 1 to 1.5 m. The bridge is designed in such way that there is free area of about 1 m between top of mangrove plant and bottom of the bridge. There will be about 29 columns of about 1.2 diameter.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Prior High Court permission should be obtained by MMRDA, since mangroves are affected due to proposed bypass road
3. PP to implement the Environment Management Plan while implementation and operation phase of the project.
4. PP to ensure that construction debris should not be disposed of in CRZ area.
5. PP should restore the site after completion of the proposed activities.
6. CIDCO to carry out compensatory mangrove replantation
7. All other required permissions from different statutory authorities should be obtained.

Item No. 55: Proposed Holiday Home on land bearing Gat No. 19/1 at Veshvi, Tal. Alibag, Dist. Raigad by M/s Seawood Agro Realtors

The Authority noted that the proposal was earlier discussed in 108th meeting held on 26th November, 2015. The proposal is for construction of Holiday Home on land bearing Gat No. 19/1 at Veshvi, Tal. Alibag, Dist. Raigad. Proposed construction comprises of building (Type 1 & Type 2) with Ground + 1 floor on site under reference.


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The PP has submitted the CRZ map in 1:4000 scale indicating approved HTL and setback area prepared by IRS, Chennai. As per the said CRZ map, the plot under reference partly falls in mangrove buffer zone, CRZ-III and non CRZ area as per CRZ Notification, 2011. Further, the plot under reference falls within 500m from approved HTL of creek. The PP presented that the construction is proposed beyond CRZ area.

The Authority noted the location of the site from the CRZ plan submitted by PP. It is noted that MoEF has finalised HTL and CZMP is under preparation to avoid the conflict with draft CZMP. After deliberation, the Authority decided to keep the matter in abeyance, in the light of Hon. High Court order dated 4th July, 2016 and 15th July, 2016 in WP No. 7393/2016.

Item No. 56: Proposed development of new residential building on plot bearing S No. 70 H No. 2/1/2 at mauje Guhagar Tal. Guhagar, Dist Ratnagiri by Shri. Gangadhar M. Vichare

The Project proponent presented the matter before the Authority. The Authority noted that the MCZMA vide letter dated 12.2.2016 recommended the proposal of development of new residential building on plot bearing S No. 70 H No. 2/1/2 at mauje Guhagar Tal. Guhagar, Dist Ratnagiri by Shri. Gangadhar M. Vichare subject to certain conditions.

The PP informed that Guhagar Nagar panchayat vide letter dated 23.6.2016 informed that applicant is resident of Varveli village which is aprx. 6 km from the Guhagar, therefore requested for guidance / clarification regarding compliance of condition no. 2 i.e. Local Body to ensure that Construction or reconstruction of dwelling units is within the ambit of traditional rights and customary uses such as existing fishing villages and gaonthans in the MCZMA recommendation letter dated 12.2.2016.

The PP further stated that Shri. Gangadhar Vichare vide letter dated 11.7.2016 informed that Varvelui village is located about 3 km from Guhagar. Guhagar and Varveli are adjoining villages of Tal. Guhagar, Dist. Ratanagiri. Varveli


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Grampanchayat has issued certificate mentioning that the applicant is resident of Varveli village.

The Authority noted the stand of the CO, Guhagar Municipal Council stating that applicant is resident of Varveli village which is aprx. 6 km from the Guhagar.

The Authority further observed that in case of doubt, the Municipal Council may refer the matter to District Collector, being a revenue authority, to decide whether the applicant is local traditional inhabitant of the coastal village or not.

The Authority decided to communicate the same to Guhagar Municipal Council.

Item No. 57: Proposed Coastal Road Project Mumbai by MCGM

The Municipal Commissioner, Municipal Corporation of Greater Mumbai was present for the meeting. He presented that the proposed Mumbai Coastal Road has approx. length of 29.20 km from Princess Flyover to Kandivali Junction and is located on the Western side of Mumbai City, Greater Mumbai District of Maharashtra. The Coastal Road is divided in 2 parts, Part- A (South Side) and Part-B (North Side). It was mentioned that earlier proposal submitted to MCZMA has been revised. The revised proposal is as follows:

Sr. No.	Particulars	Part- A (South Side)	Part-B (North Side)
1	Location	Princess Flyover to Worli end of Sea Link	Bandra end of Sea Link to Kandivali Junction link road
2	Sections	1) Princess Flyover Road to Priya Darshini Park 2) Priya Darshini Park to Mahalaxmi 3) Mahalaxmi to Baroda Palace	5) Bandra Worli Sea Link (End) to Carter Road Mandir 6) Carter Road Mandir to Ritumbhara College


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		4) Baroda Palace to Bandra Worli Sea Link (Start)	7) Ritumbhara College to Kandivali Junction
3	Approx. Length	9.98 kms	19.22 kms
4	Proposed on	a combination of land reclamation, land fill road, bridges on sea, tunnel, elevated roads	Stilts, elevated road, bridges, land fill road without obstructing mangroves and undersea tunnel.
5	Interchange	1) Princess Flyover 2) Amarsons garden Interchange 3) Haji Ali Interchange 4) Bandra Worli Sea Link Interchange (Worli)	5) Bandra Worli Sea Link Interchange (Worli) 6) Carter Road Interchange (Danda Village) 7) Ritumbhara College Interchange 8) Madh island Interchange (Institute of Fisheries Education) 9) Oshiwara Interchange 10) Malad Interchange 11) Kandivali Interchange
6	Tunnels	Princess Flyover to Nepean Sea road near Priyadarshani Park Walkeshwar (3.45 km)	Danda Village to Ruia park near Juhu Beach (5.76)
7	CRZ Classification	CRZ-IB, II, III and IVA	CRZ-IA, IB, II, III and IVA
8	Total Reclamation	90 ha within intertidal zone (CRZ-IB)	32 ha within intertidal zone (CRZ-IB)


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9	Mangrove Disturbance	No mangroves are disturbed	Mangrove area of approx. 25.09 ha is disturbed. (3 times the number mangroves will be replanted)
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The MCGM has proposed 2 jetties for transportation & smooth logistic of material during construction of Mumbai Coastal Road so as to avoid traffic congestions as well as dust pollution in surroundings. The proposed jetties are falling in CRZ-IV. Mangroves are not affected due to proposed jetties. The details of proposed jetties locations are as given below-

- Proposed Jetty near Amarson Garden at Ch. 6 + 150
- Proposed Jetty near Love Groove Nalla at Ch. 10 + 350

The Authority noted that the MoEF letter dated 22.7.2016 received in the proposal and earlier recommendation of MCZMA for the project

The MCGM has submitted its reply vide letter dated 29.9.2016 to MCZMA along with-

- a. Checklist for submission of Application for prior CRZ Clearance under CRZ Notification, 2011, Part -A & Part -B,
- b. Duly filled Form-I,
- c. Comprehensive EIA report (In Volume III),
- d. CRZ maps in 1:4000 scale with project layout superimposed
- e. Risk Assessment & Disaster Management Plan
- f. Main Report (Volume-I),
- g. Drainage Report (Volume-VI),
- h. Traffic Report (Volume-IV),
- i. Social Impact Assessment Report (Volume-IX),
- j. Work Order of NIO with proposal for studies on Waves, extreme water levels etc.
- k. Environmental Cost Benefit Analysis
- l. Compliance to observations and conditions mentioned in the 111th meeting of MCZMA
- m. Compliance to MoEF letter dated 22.7.2016


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Further it was informed that decision on implementation strategy on North side of Coastal Road is yet to be decided by GoM. Therefore only Southern Part of Coastal Road was appraised by MCGM.

After deliberation, the Authority decided to recommend the southern part-A of the coastal road to MoEF from CRZ point of view subject to compliance of following conditions:

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


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Item No. 58: Post Facto approval for Buildings / Construction projects in Navi Mumbai by NMMC & CIDCO

The Municipal Commissioner, Navi Mumbai Municipal Corporation was present for the meeting. He stated that the CIDCO was appointed as the New Town Development Authority for the New Town Navi Mumbai vide Govt. Resolution dated 20.3.1971. The CIDCO has the power and authority to dispose by lease the land for development. CIDCO prepared General Development Control Regulations in the year 1975 and development in the city of Navi Mumbai was being carried out in accordance with the said General Development Control Regulations, 1975. CIDCO prepared Development Plan which came to be approved by Govt. of Maharashtra in the year 1980. CIDCO subsequently started allotting plots to Developers / Co-operative Societies in accordance with its approved Development plan, development control rules and policies by Govt, prior to CRZ Notification, 19.2.1991.

Commissioner, NMMC further stated that in the year 1991, the Navi Mumbai Municipal Corporation came to be established. Subsequently, on 15.12.1994, NMMC was declared as planning authority for 7 Nodes of the city of Navi Mumbai, with CIDCO continuing as planning authority for rest of the Nodes. The CIDCO handed over the sanctioned Development Plan and detained Nodal plans to NMMC in the year 1994.

The Ministry approved the CZMP on 27.9.1996 subject to certain conditions. Commissioner, NMMC further stated that after approval of the CZMP on 27.9.1996, the CIDCO sent CZMP maps in the scale of 1:25000 to NMMC on 15.4.1999. However, the CZMP maps sent by CIDCO were in scale on 1:25000. Therefore, NMMC carried out a notion that CIDCO, being the custodian of the sanctioned development plan and detailed nodal plans was taking into consideration the provisions of CZMP, while dealing with the plots and development. The notion was continued till 2011, when the nodal plans showing the details of CRZ were received on 1.3.2011, specifically for identification of exact plots falling in CRZ, from CIDCO. After availability of Nodal maps from CIDCO in the scale of 1:4000 dated 1.3.2011, the NMMC identified the exact plots


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affected under CRZ and have not granted any development permissions, thereafter without clearance from MCZMA.

Further, it was mentioned by the Commissioner that as per the provisions of CRZ Notification, 1991 powers to regulate the activities in CRZ areas was with local planning authorities till 4.1.2002. However, now, the NMMC is unable to issue the Occupancy certificate to the said structures in absence of prior clearance of MCZMA.

The Authority noted that, the NMMC has submitted reply vide letter dated 11.3.2016 to MCZMA wherein it is requested to grant CRZ clearance to the building projects list submitted. As per the said reply of the NMMC:

- a) Since these cases does not fall under clear violation of CRZ, action against these cases treating as CRZ violation may involve court litigations, revocations / withdrawal of development permissions which were granted much earlier leading to several complications and the common people may suffer. Third party interest in almost all project has been created. Reputed financial institutions released finance trusting on the approvals of NMMC and CIDCO agreements.
- b) Almost all the buildings listed in the enclosed statement are eligible for grant of CRZ clearance. Non-grant of clearance may defeat 12.5% Gaonthan Extension Scheme and project affected persons may lose the trust on Government agencies as majority of the projects are situated in Gaonthan Extension areas.
- c) This is merely a procedural lapse because of discrepancy between 1:25000 plan & 1:4000 plan.
- d) That all these buildings are situated on landward side of existing road, which is shown as the existing road in approved CZMP, the FSI approved in all these buildings is as permissible on 19/02/1991, the said issue has also been verified and accepted by Government in Urban Development Department. In view of CRZ 2011 notification amended upto June 2015 directs that in CRZ-II, 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 amended from time to time, except the FSI shall be restricted as on 19/02/1991. All the buildings as covered in this list eligible for CRZ


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clearance hence as per provisions of CRZ-2011 notification as amended upto date.

- e) The NMMC has submitted list of 22 cases wherein Commencement certificate was given by CIDCO/ NMMC prior to 4.1.2002.
- f) The NMMC has submitted list of cases wherein Commencement Certificate given by the CIDCO/ NMMC without insisting CRZ recommendation after 4.1.2002-
 - 94 cases wherein the project sites are situated in CRZ II and on landward side of existing road or authorized structure as on 19.2.1991.
 - 16 cases wherein the project sites are situated in CRZ I, CRZ II (situated on seaward side) and in 50 m mangroves buffer zone. The NMMC has not granted any building permissions / Commencement Certificate in CRZ-I & on seaward side.
- g) The NMMC therefore, requested MCZMA to grant clearance to the buildings listed in the statement. Also request to direct CIDCO to observe CRZ provisions before allotment of plots.

The Authority also noted that, the CIDCO submitted letter dated 5.2.2016 wherein stated that, in CIDCO area of Navi Mumbai, there are plots under CRZ-II for which due clearance could not be taken by Project Proponents. Development permissions have been issued to these plots and they are in various stages of development. A list showing 22 plots of Kharghar and Kalamboli node is submitted. CIDCO has withheld the issuance of Occupancy Certificate in respect of these plots. Apparently, there is no violation of development control rules or FSI in these plots. However, since CRZ clearance has not been taken, it is requested to advise regarding procedure to be followed so that Occupancy Certificate can be issued thereafter to the projects.

The Authority noted that there is no provision for regularization of violations or post facto approval/ clearance under the CRZ Notification, 2011. Further, the MoEFCC, New Delhi vide letter dated 17th November, 2015 requested the MCZMA to take appropriate and urgent action under the law, against the projects taken up / completed without CRZ clearance from the concerned regulatory authority.


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In view of the above, the Authority after deliberation decided to recommended to refer the above matter to MoEF, with a request to reconsider the said matter to allow local planning Authority to issue Occupancy certificate to the buildings constructed in CRZ II area of Navi Mumbai prior to CRZ Notification, 2011.

Item No. 59: 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 presented the proposal before the Authority. The Authority noted that the proposal is for Proposal is for construction of Holiday Resort comprises of 4 types of units i.e. A, B, C & D with ground + first floor on plot bearing plot bearing S. No. 227/7 and 227/12, mauje Revdanda, Tal. Alibag, Dist. Raigad. Total plot area is 6200.00sqm and FSI permissible is 0.25

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

- i. 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).
- ii. PP to submit the Rapid EIA/ EMP for the proposal.
- iii. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
- iv. 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.
- v. 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.
- vi. All other required permissions should be obtained prior to commencement of construction activity.


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Item No. 60: Proposed setting up of Ground Based mast (GBM) and related equipment for providing telecom 4G broadband services and other related services 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 110th & 111th 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 per CRZ Notification, 2011 in which mast is located	As per CRZ map of IRS Chennai, CRZ 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


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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

The Authority in its 113rd meeting deliberated the above proposals and 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 Authority noted that the PP has submitted reply to MCZMA vide letter dated 13.10.2016 along with affidavit & site Photographs. As per Affidavit, the proposals for the mast is in accordance with notification issued by Urban development Department, Govt. of Maharashtra dated 4.3.2014 & guidelines of the Department of Telecommunications, Ministry of Communications & IT, Govt. of India. The construction of masts has not been carried out. In the meantime the PP has submitted following new 10 proposals to MCZMA.


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Sr. No.	Location	Tower	As per report of IRS, Chennai, CRZ Status as per CRZ Notification, 2011 in which mast is located	As per CRZ map of IRS Chennai, CRZ Status as per approved CZMP in which mast is located
11	at Credo Open Plot, land bearing CTS No. 797 of Kanjur village situated at land / premises of Chawl No. 2, L Van Philip Chawl, Room No. 17, Bahndup (E), in S Ward, Mumbai	I-MU-MUMB-ENB-2042	Non CRZ	Non CRZ
12	at Mahalaxmi Temple premises land bearing C.S. No. 732 of Malabar Cambala Hill, Division in D Ward, Mumbai	I-MU-MUMB-ENB-0085	CRZ-II	CRZ-II
13	on the private land bearing S. No. 120, C.S. No. 1374/B/467 of village Versova, Plot No. 243 RDP-2 situated at Shukla Plot No. 243 near Versova Telephone Exchange, Andheri (W), Mumbai	I-MU-MUMB-ENB-1250	Non CRZ	Non CRZ
14	on the open space at Chanda Compound situated at CTS No. 7727 at Vakola Pipeline, Near parmar House, Shivaji Nagar Road, Santacruz (E), H/E Ward, Mumbai	I-MU-MUMB-ENB-1178	Non CRZ	Non CRZ


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15	at Sadguru Dayanand Shaligram Swami Bhakt Mandal Trust, situated at land bearing CTS No. 640 of village Mahul, Chembur, Mumbai	I-MU-MUMB-ENB-2529	CRZ-II	CRZ-II
16	on land bearing S. No. 41, CTS No. 1/171 (new CTS No. 1/48/12) of Oshiwara village, Garden No. 4, situated at Celebration Sports Club of the Smarth Nagar Lokhandwala Complex CHSL, Andheri (W), K/W Ward, Mumbai	I-MU-MUMB-ENB-1737	Non CRZ	CRZ-I
17	on land bearing S. No. 41, CTS No. 1/171 (new CTS No. 1/48/12) of Oshiwara village, Garden No. 5, situated at Celebration Sports Club of the Smarth Nagar Lokhandwala Complex CHSL, Andheri (W), K/W Ward, Mumbai	I-MU-MUMB-ENB-4083	Non CRZ	CRZ-II
18	on land bearing S. No. 41, CTS No. 1/171 (new CTS No. 1/48/12) of Oshiwara village, Garden No. 17, situated at Celebration Sports Club of the Smarth Nagar Lokhandwala Complex CHSL, Andheri (W), K/W Ward, Mumbai	I-MU-MUMB-ENB-1127	Non CRZ	Non CRZ
19	at Rajbhawan, Mumbai	I-MU-MUMB-	CRZ-II	CRZ-III


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		ENB-0452		
20	at Rajbhawan, Mumbai	I-MU-MUMB-ENB-0010	CRZ-II	CRZ-III

After deliberation, the Authority decided to recommend above mentioned 20 proposals from CRZ Point of view to Concerned Planning Authority subject to compliance of following conditions:

- All the mobile towers should be proposed in CRZ II area only. No construction will be permissible in CRZ I area.
- All other required permissions should be obtained prior to commencement of construction activity.

Item No. 61: Proposed construction of new underground outfall of 1600mm 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

Mr. Umakant Suryvanshi, MCGM presented the proposal before the Authority. The proposal is for construction of new underground outfall for storm water drain with 1600mm 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 to reduce the flooding in cuff Parade area & Captain P Prakash Pethe Marg in 'A' Ward.

The proposed SWD outfall is to abate flooding on the Captain Prakash Pethe marg in 'A' Ward. The area of the proposal is Approx. 240 sqm. There are no mangroves at the proposed work site. The size of the project is 140 × 2 M.


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As per the approved CZMP and DP remarks, the land under reference falls in CRZ II area.

The Authority after deliberation decided to recommend the proposal to SEIAA subject to compliance of following conditions:

1. The proposed activity should be in accordance with provisions of the CRZ Notification, 2011 (amended from time to time)
2. The site should be restored by the MCGM after completion of the work.
3. All other required permissions should be obtained prior to commencement of construction activity.

Item No. 62: 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.

The MMRDA officials presented that the proposal is for deletion of Bandra Kurla Rail Link under section 37(1) of the MRTP Act, 1966 from planning proposals of Bandra Kurla Complex (BKC). The land falls partly in CRZ I, partly in CRZ II and partly in CRZ III area. However, the location of railway station and Traction substation falls in CRZ II area.

The MMRDA officials further presented that Proposed Bandra Kurla Rail Link passing through BKC was sanctioned by Govt on 11.1.2000. Govt on 17.1.2006 has also sanctioned proposed Metro Line II (Charkop Bandra Mankhurd) passing through BKC. For last many years there was no progress of work for implementation of Bandra Kurla Rail Link, from Railway. The proposed Metro Line II also proposed to connect Bandra & Kurla Stations. It will provide accessibility & ease in transfer of traffic modes to commuters in BKC area.

The MMRDA in its 127th meeting held on 26th August, 2010 has approved the proposal to carry out the modification under section 37 of the MRTP Act, 1966 for

- a) To delete the Bandra Kurla Rail alignment from Sanctioned Planning proposals of BKC
- b) To change the proposed land use of Railway Stations in E & G Block of BKC to Commercial


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- c) To change the proposed land use of 4210 Sqm from Traction substation to Commercial which is located on south east portion of the Drive in Theatre in BKC

It was further presented that the procedure u/s 37 of the MRTP Act, 1966 by inviting objection and suggestion from general public, giving hearing and report of the planning committee is already conducted by MMRDA. Accordingly, the proposal is submitted to Govt in UDD for sanction.

The Authority observed that the matter of deletion of the Bandra Kurla Rail link and change of land use is the subject matter of the concern planning Authority. The MCZMA has no jurisdiction to decide on such matters. Hence, the Authority after deliberation decided to defer the matter.

Item No. 63: Proposed installation of Subsea Cable for electrification of Gharapuri Island, Mumbai by Mahvitaran

Officials from the Maharashtra State Electricity Distribution Co. Ltd presented the proposal before the Authority. The Authority noted that the proposal is for installation of subsea cable for electrification of Gharapuri Island by Maharashtra State Electricity Distribution Co. Ltd.

The Authority observed that the PP need to submit the Rapid EIA/ EMP for the proposal in order to determine the impact of the proposal on coastal environment and mitigation measures proposed.

Therefore, the Authority decided to defer the proposal for compliance of the Rapid EIA/ EMP for the proposal.

Item No. 64: Proposal of development on plot bearing Plot No. R-3-A, Sector 14, Nerul, Navi Mumbai by M/s. Regency Inc

The Authority noted the decision taken in 113th meeting of MCZMA held on 8th to 11th August, 2016. It was noted in the said meeting the decision of PP to demolish the structure on the plot under reference falling in CRZ-II area due to revised building plan. NMMC vide letter dated 2.2.2016 also indicated the same.


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In the previous meeting of MCZMA PP was directed to submit the demolition report of structure existing on the plot under reference in CRZ -II area and revert.

PP vide letter dated 21.9.2016 informed that test demolition of structure was scheduled on 25th September, 2016 and subsequently plan to implode the structure is scheduled to be carried out on 5th to 10th October, 2016 and submitted copy of demolition methodology.

Municipal Commissioner, NMMC was present in the meeting and informed that building is yet to be completely demolished on site. Therefore in the meeting Authority after deliberation directed Project Proponent to submit report of demolition of the existing structure on plot under reference falling in CRZ-II area as per the approved CZMP and revert.

Further, the proposal submitted by NMMC will be considered after receipt of demolition report.

Discussion Items:

Item No.1: Preparation of CZMP of Maharashtra as per CRZ Notification, 2011

The Authority decided to follow up with IRS, NCESS and NCSCM for preparation of CZMP. If required, the concern officials from Environment Dept/ MCZMA may visit the agencies in order to expedite the work.

Item No.2: Regarding property bearing C. S. No. 525 of Mazgaon division situated at Junction of Dr. B N Pai Marg and MatharPakhadi Road in Mazgaon, E-Ward, Mumbai by Mr. Sunil Ambre.

The MCZMA vide letter dated 23.9.2016 requested MoEF, New Delhi to provide guidance and necessary direction to MCZMA whether to accept the status of the plot under reference as per report of NCSCM, Chennai in the matter. The Authority took on record the said letter of the MCZMA addressed to MoEF, New Delhi.


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Item No.3: GPS based Camera

The Authority decided to purchase of GPS based camera for the MCZMA for the purpose of site visit.

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

Annexure - I

List of the members present during the meeting -

- 1) Mr.Chavan, Dy. Che. Eng. (DP), MCGM,
- 2) Mr.AvinashPatil, Joint Secretary, UDD
- 3) Mr. V VNaik, Dy. Commissioner, Fisheries
- 4) Dr. Sunil Deshpande, Regional Dy. Commissioner Fisheries
- 5) Dr.BabanIngole, Scientist G, NIO, Goa
- 6) Dr. Mahesh Shindikar, CoEP, Pune
- 7) Dr. B. N. Patil, Director , Environment & Member Secretary, MCZMA


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