

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Minutes of the 122nd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Additional Chief Secretary, Environment on 30th October, 2017 in Conference Hall, 4th Floor, Maharashtra Pollution Control Board, Kalpataru Point, Opp. Cinemax, Sion (E), Mumbai. List of the member present in the meeting is enclosed as Annexure-I.

Confirmation of 121st minutes:

The minutes of the 121st meeting of the MCZMA held on 15th and 16th September, 2017 were confirmed without any changes:

- At Item no. 6, on page 8, in line no. 3 from the top, 'year 1991' shall be read as 'year 1999'
- At item no. 6, on page 9, condition no. 2, 3 and 4 shall be read as:
 2. MMRDA to ensure that there are no significant subsequent changes in the original approved plans for the project undertaken in CRZ area.
 3. MMRDA to ensure that ongoing work is as per the provisions of the CRZ Notification and beyond mangroves buffer zone as applicable, as per approved CZMP of 2000.
 4. As per the opinion of the Law and Judiciary department, the MMRDA and PP to ensure that no condition of the clearances including CRZ NoC is violated. And, no construction should be undertaken in mangroves or its mangroves 50 buffer zone, as per approved CZMP of 2000.
- At item no 112, on page no. 88, the plot area '650790 sqm' shall be read as '65790 Sqm'
- At item no. 58, page no. 54, the last para shall be read as
"(b) The FSI potential of the total permissible area of the CRZ portion of the plots under reference can be allowed to utilize on the basis of 1991 norms as amended from time to time, on Non CRZ contiguous portion of land. Local body to ensure that No construction is allowed in CRZ area, considering approved CZMP.


Member Secretary


Chairman

Minutes of 122nd meeting of the Maharashtra Coastal Zone Management Authority held on 30th October, 2017

However, local body to ensure that RG area is deducted while calculating total permissible area for FSI computation from the portion of the plot falling in CRZ II areas under reference, as stated above. Accordingly, the PP to submit the revised statement for FSI calculations for the land under reference to local body as per above said decision. Further, the MCGM to ensure that total permissible area from the CRZ portion of the land under reference should not exceed limit of 1991 norms as amended from time to time as stated in above said MoEF letters & same shall be utilized for development in Non CRZ area only"

Item No. 1: Application No. 33(THC)/2013 (WZ) in the matter of Janardan Chandar Patil V/s Union of India and Ors before Hon'ble NGT

The Authority noted the Judgment dated 17.08.2015 passed by Hon'ble NGT in the Application No. 33(THC)/2013 (WZ) in the matter of Janardan Chandar Patil V/s Union of India and Ors. The Authority took note of the site visit report and decided to file an affidavit and M.A. Application.

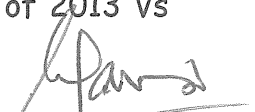
Item No. 2: PIL No. 109/2006 in the matter of Malabar Hill Association V/s MCGM and Ors before Hon'ble High Court

The Authority noted the Order dated 11.10.2017 passed by Hon'ble High Court in the PIL No. 109/2006 in the matter of Malabar Hill Association V/s MCGM and Ors. It was decided that Affidavit be filed in the matter stating the status of the land under reference i.e. Priyadarshani Park and reservations of Fire 'Brigade station' and 'Post office', as per the approved CZMP and provisions of CRZ Notification, 2011.

Item No. 3: SLP No. 30684/2014 MCZMA V/s. Sea Green CHSL before Hon'ble Supreme Court

The representatives from the M/s Sea Green Society presented the matter before the Authority. The Authority noted the background of the matter. Based on the complaint received regarding alleged CRZ violation in matter of construction of M/s Sea Green housing Society on plot No. 7/15, Scheme No. 58, C.S. No. 15/806, Worli, Mumbai. The MCZMA vide letter dated 1.2.2011 issued stop work notice to M/s Sea Green CHS under section 5 of the E(P) Act, 1986. Against the said Notice, Society had filed a writ petition No. 1245 of 2013 Vs


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

work notice dated 1 February, 2012 issued by MCZMA and directed that MCZMA shall consider the application of M/s Sea Green in the light of findings recorded the said judgment, as per the provisions of CRZ Notification, 2011.

Against the above said order of the Hon'ble Court, the MCZMA filed a SLP before Hon'ble Supreme Court of India. The Hon'ble Supreme Court of India vide order dated 10.10.2017 dismissed the SLP with following order:

"Heard learned counsel for the parties. The only question involved in this case is as to whether the order issued by the Central Government in the year 2003 would apply. Prior to the year 2003, two sanctions have already been granted by the Government of Maharashtra and its authorities for the construction of building in the area in question. Learned counsel for the parties are agreed that as the building has already been completed, no interference therefore is required. The special leave petition is, accordingly, dismissed. Pending application (s), if any, shall stand disposed of. However, the question of law is left open. The parties may now proceed in accordance with law.


The Authority took note of background of the matter and noted the above said order dated 10.10.2017 of the Hon'ble Supreme court, New Delhi. The Authority felt that opinion of the State Law & Judiciary Department is required, whether the MCZMA can grant the CRZ recommendation to the said society, as per the provision of CRZ Notification, 2011, Considering order dated 3rd Sep, 2014 passed by the Hon'ble High Court and order dated 10.10.2017 passed by Hon'ble Supreme Court, New Delhi.

After deliberation, the Authority decided to seek legal opinion in the matter on above said issue from Law and Judiciary Department, GoM. The matter is deferred for want of opinion from the L & JD, GoM in the matter.

Item No. 4: Complaint pertaining alleged CRZ violation in development on plot bearing C.S. No. 741 of Worli Division at Khan Abdul Gafar Khan Road, Worli, Mumbai before Hon. Lokayukt

The Authority took note of details of the matter and decision taken in 115th meeting of MCZMA held on 17th to 18th January 2017 regarding complaint filed by the alleged CRZ violations in development on plot bearing C.S. No. 741 of Worli Division at Khan Abdul Gafar Khan Road, Worli, Mumbai. The Authority took note of reply 14.10.2016 and 27.7.2017 2017 of the MCGM and PP respectively.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The Authority also took note of the hearing given to ACS, Environment & chairman, MCZMA and other MCGM officials as well as complainant and decision passed by the Lokayukt in the matter. The matter is closed from the records of the MCZMA.

Item No. 5: Proposed first floor on existing ground floor on plot bearing S. No. 105, H. No. A1, Plot No. 6 (CTS No. 1179), mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Jitendra Damodar Satote & Dharmendra Damodar Satote

The project proponent presented the proposal before the Authority. The proposal is for proposed first floor on existing ground floor on plot bearing S. No. 105, H. No. A1, Plot No. 6 (CTS No. 1179), mouje Alibag, Tal. 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. Total plot area - 175.00 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. The Alibaug Municipal Council to ensure that existing ground floor structure is authorized and has all statutory permissions.
3. All other required permission from different statutory authorities should be obtained.

Item No. 6: Proposed first floor on existing ground floor on plot bearing S. No. 29A/1, Plot No. 162, mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Rajendra Janu Nadgonkar

The project proponent presented the proposal before the Authority. The proposal is for proposed first floor on existing ground floor on plot bearing S. No. 29A/1, Plot No. 162, mouje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing structures road prior 1991. As per the DP of Alibag, the plot under reference falls in residential zone. Total plot area is 48.00 sqm.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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. Local body to ensure no construction is initiated without prior permission of the MCZMA.
3. The Local Body to ensure construction should be beyond 50m mangrove buffer zone.
4. All other required permission from different statutory authorities should be obtained.

Item No. 7: **Proposed construction of residential building on plot bearing CTS No. 309/1, mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Sanjay Dattatrey Patil**

The project proponent presented the proposal before the Authority. The proposal is for proposed construction of residential building comprising of Gr. + 1st Floor on vacant portion of plot bearing CTS No. 309/1, mouje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing structures & road prior 1991. As per the DP of Alibag, the plot under reference falls in Wadi zone. Existing ground + 1st floor stature is present & it is to be retained on plot under reference. Total plot area is 3433.70 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. Local body to ensure no construction is initiated without prior permission of the MCZMA.
3. All other required permission from different statutory authorities should be obtained.

Item No. 8: **Proposed residential cum commercial building on plot bearing S. No. 26, H. No. 7A, mouje Sukalhat, Tal. Vengurla, Dist. Sindhudurg by Shri. Raghuvir Sitram Mantri**

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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

Item No. 9: **Proposed reconstruction on plot bearing S. No. 58, H. No. 1A at mouje Ganapatipule, Tal & Dist. Ratnagiri by Smt. Mangala Arvind Gogte**

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for **proposed reconstruction on plot bearing S. No. 58, H. No. 1A at mouje Ganapatipule, Tal & Dist. Ratnagiri**. The plot under reference falls in CRZ-III area & within 200m from HTL of Arabian Sea i.e. in No Development Zone. As per site photographs submitted by PP, existing House present on plot under reference. As per layout plan submitted by PP, proposed **residential building** comprises of Ground floor on plot under reference. Area of plot is 19200.00 sqm.

The Authority noted that as per the para 8.III CRZ III of the CRZ Notification, 2011, A(ii) No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities;

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the PP is local inhabitant.
3. Local body to ensure that no construction is started on site.
4. Local body to ensure that the proposed reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Item No. 10: Proposed reconstruction on plot bearing S. No. 171, H. No. 5B1 at mouje Zadgaon, Tal & Dist. Ratnagiri by Mr. Milind Raju Kutppan

The project proponent presented the proposal before the Authority. The Authority noted that the Sub Divisional Officer has forwarded proposal for proposed reconstruction of residential on plot bearing S. No. 171, H. No. 5B1 at mouje Zadgaon, Tal & Dist. Ratnagiri. The plot under reference falls in CRZ-III area & within 0 m - 150 m from HTL. As per layout plan submitted by PP, proposed construction comprises of 3 residential building having Ground + 1st floor and Marriage Hall on plot under reference. Area of plot is 2980.00 sqm.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area.

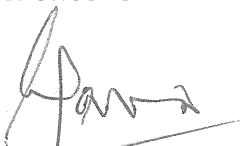
The Authority observed from the google image of year 2014, existing residential structures has seen. In the year 2015 & 2017, reconstruction of existing residential structures & construction of marriage hall has been carried out.

After deliberation, the Authority decided to direct Sub Divisional officer, Ratnagiri to make site visit and send detail factual report in the matter regarding progress / status of new construction on plot under reference to the Authority within 15 days.

Item No. 11: Proposed first floor on existing ground floor on plot bearing S. No. 44, H. No. 1D/2, CTS No. 981/8 (Plot No. 7) of mauje Rahatgar, Tal. & Dist. Ratnagiri by Shri. Vikram Vishwnath Pathare & Sudhakar Ramchandra Dhawale

The project proponent presented the proposal before the Authority. The proposal is for first floor on existing ground floor on plot bearing S. No. 44, H. No. 1D/2, CTS No. 981/8 (Plot No. 7) of mauje Rahatgar, 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 DP of Ratnagiri, the plot under reference is


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

falls in residential zone. Total plot area - 554.00 sqm, Existing BUA of ground floor - 179.55 sqm and Proposed BUA- 96.14 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. Local body to ensure that ground floor structure is authorized and has statutory permissions.
3. All other required permission from different statutory authorities should be obtained.

Item No. 12: **Proposed reconstruction of residential & commercial building on plot bearing CTS No. 730A, 730K, 730C at Alibag, Dist. Raigad by M/s. R.P. Construction**

The project proponent presented the proposal before the Authority. The proposal is for proposed reconstruction of residential & commercial building on plot bearing CTS No. 730A, 730K, 730C at Alibag, Dist. Raigad. Proposed building comprises of Stilt (pt) + Ground (pt) + 4 floors for residential & commercial use on plot under reference. The plot under reference falls in CRZ-II area & is situated on landward side of existing structures & road prior 1991. As per the DP of Alibag, the plot under reference is falls in residential zone. As per site photographs submitted by PP, existing House present on plot under reference. Total plot area is 938.07 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. Local body to ensure no change in present use is allowed for reconstruction of existing authorized building.
3. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Item No. 13: **Proposed residential & commercial building on plot bearing S. No. 215, H. No. 13/A, at Harnai, Tal. Dapoli, Dist. Ratnagiri by Mrs. Archana Ashok Amburle & Mr. Mayuresh Ashok Amburle**

The project proponent absent for meeting. The Authority noted that the **Proposed residential & commercial building on plot bearing S. No. 215, H. No. 13/A, at Harnai, Tal. Dapoli, Dist. Ratnagiri.** The plot under reference falls in CRZ-III area & within 200 m - 500m from HTL of Arabian Sea.

The Authority noted that there is matter bearing No. 42 / 2017 disposed by Hon. Civil Court Dapoli. Sub divisional Officer Dapoli has granted NA permission dated 17.3.2017 for proposed residential & commercial building on plot bearing S. No. 215, H. No. 13/A (pt) area 1358 sqm at Harnai, Tal. Dapoli, Dist. Ratnagiri. As per layout plan submitted by PP, proposed residential & commercial building comprises of Gr. + 2 floor of 'A' Type and Gr. + 3 floor of 'B' Type on plot under reference. Area of plot is 1358 sqm.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the PP is local inhabitant.
3. Local body to ensure that no construction is started on site before issuance of commencement certificate to the said project under consideration.
4. Local body to ensure proposed construction is beyond 200 m from the HTL of seafront.
5. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use only.
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Item No. 14: **Proposed construction of residential building on plot bearing S. No. 25, H. No. 1C1B, mouje Ambeshet, Tal. Dist. Ratnagiri by Shri. Prabhakar Ramchandra Wadekar**

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for proposed construction of residential building on plot bearing S. No. 25, H. No. 1C1B, mouje Ambeshet, Tal. Dist. Ratnagiri. The plot under reference falls in CRZ-III area & within 200 m - 500m from HTL. As per layout plan submitted by PP, proposed **residential building** comprises of Ground floor on plot under reference. Area of plot is 19200.00 sqm.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area.


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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the PP is local inhabitant.
3. Local body to ensure that no construction is started on site.
4. Local body to ensure that the proposed construction is within Ground + 1st floor with max height 9 m for residential use.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 15: **Proposed redevelopment of Municipal Solid Waste Composting Project on plot bearing S. No. 491, H.No. 1/1 at mouje Guhagar, Tal. Guhagar, Dist. Ratnagiri by Guhagar Nagar Panchayat**

The officials of Guhagar Nagar Panchayat presented the proposal before the Authority. The Authority noted that the proposal is for proposed redevelopment of Municipal Solid Waste Composting Project on plot bearing S.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

No. 491, H.No. 1/1 at mouje Guhagar, Tal. Guhagar, Dist. Ratnagiri. The plot under reference falls in CRZ-III area & adjoining to HTL of Arabian Sea.

The officials of Guhagar Nagar Panchayat presented that, total 2 tons of Solid Waste generated within the limit of Guhagar Nagar Panchayat, out of that 1 ton is wet solid waste. 0.5 ton of wet solid waste has been composted in individual property by their own and remaining 0.5 ton of wet solid waste has been collected by Guhagar Nagar Panchayat and composted in composting pit at site under reference. Guhagar Nagar Panchayat requested for redevelopment of said composting pit

After deliberation, the Authority observed that, due to existing composting pit, tidal water may contaminate and marine ecosystem will be disturbed. Therefore, the the Authority decided to reject the proposal and direct Guhagar Nagar Panchayat to relocate the existing composting pit to non CRZ area and compliance report should be submitted to the Authority. Legal action may be initiated in case of failure to shift the existing pits / dumping site etc.

Item No. 16: **Proposed construction of residential & residential lodging (Commercial) on plot bearing S. No. 61, H. No. 2B at mouje Ganapatipule, Tal & Dist. Ratnagiri by Smt. Kusum Jayant Mete**

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for proposed construction of residential & residential lodging (Commercial) on plot bearing S. No. 61, H. No. 2B at mouje Ganapatipule, Tal & Dist. Ratnagiri. The plot under reference falls in CRZ-III area & within 200 m - 500m from HTL of Arabian Sea. As per layout plan submitted by PP, proposed residential & residential lodging (Commercial) comprises of comprising Stilt / Parking (pt) + Ground + 2nd floor on plot under reference. Area of plot is 800.00 sqm.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to ensure that the PP is local inhabitant.
3. Local body to ensure that no construction is started on site.
4. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 17: Proposed construction of residential building on plot bearing CTS No. 266/2 (pt), mouje Alibag, Tal. Alibag, Dist, Raigad by Mrs. Tanuja Santosh Perekar

The project proponent presented the proposal before the Authority. The proposal is for proposed construction of residential building comprises of Gr. + 1st floor on plot bearing CTS No. 266/2 (pt), mouje Alibag, Tal. Alibag, Dist, Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing structures & road prior 1991. As per the DP of Alibag, the plot under reference falls in residential zone. Total plot area - 100.00 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. The Local Body to ensure construction should be beyond 50m mangrove buffer zone.
3. All other required permission from different statutory authorities should be obtained.

Item No. 18: Proposed residential building on plot bearing CTS No. 814 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Khuram Salim Damad


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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

Item No. 19: Proposed residential building on plot bearing CTS No. 1864 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Ratnakar Shantaram Palshetkar

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

Item No. 20: Proposed residential cum commercial building on plot bearing CTS No. 1990, 1992, 1993 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Yogendra H. Chogale

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

Item No. 21: Proposed residential cum commercial building on plot bearing CTS No. 2295 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Hasmukh Bhormal Jain

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

Item No. 22: Proposed layout of S. No. 719, 729, 733, 747, 750, 751, 752, 757, 796, 797 of mouje Asgoli, Tal. Guhagar, Dist. Ratnagiri by Shri. Milind Yashwant Joshi

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for proposed layout of S. No. 719, 729, 733, 747, 750, 751, 752, 757, 796, 797 of mouje Asgoli, Tal. Guhagar, Dist. Ratnagiri. The plot under reference falls in CRZ-III area & within 200 m - 500m from HTL of Arabian Sea. The PP during the meeting presented that the current proposal is only for layout of the land. The PP stated that proposal of development of individual plots will be submitted to MCZMA for obtaining CRZ clearance.

After deliberation, the Authority decided that for development of the plots in CRZ III area, proposal needs to be submitted to MCZMA for seeking prior CRZ recommendation from the MCZMA, as per para 8.III. CRZ III of the CRZ Notification, 2011. For layout of the land, where development is not


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

proposed, prior CRZ recommendation from the MCZMA may not be required. The Authority decided to communicate the same to concern local body.

Item No. 23: **Proposed residential building on plot bearing S. No. 38/A/3 of mouje Kirtanwadi, Tal. Guhagar, Dist Ratnagiri by Shri. Dipak Madhusudan Parchure**

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for proposed residential building on plot bearing S. No. 38/A/3 of mouje Kirtanwadi, Tal. Guhagar, Dist Ratnagiri. The plot under reference falls in CRZ-III area & within 200 m - 500m from HTL of Arabian Sea. As per layout plan submitted by PP, proposed residential building comprises of comprising Ground + 1st floor on plot under reference. Area of plot is 700.00 sqm.

The Authority noted that as per the para 8.II. CRZ III of the CRZ Notification, 2011, , Construction of dwelling units comprising Ground + 1st floor with max height of 9 meter for local traditional communities are allowed beyond 200 m from the HTL of the Seafront in CRZ III area.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Local body to strictly ensure that no construction is already started on site, before prior CRZ recommendation from the MCZMA. There shall not be violation of CRZ Notification, 2011.
3. Local body to ensure that the PP is local inhabitant.
4. Local body to ensure that the proposed construction is Ground + 1st floor with max height 9 m for residential use.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 24: **CRZ Status of project site bearing S. No. 72/16, 72/17, 72/18 and 72/19 of village Shiroda, Tal. Vengurla, Dist. Sindhudurg by M/s. Saraa Developers**


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ Status of project site bearing S. No. 72/16, 72/17, 72/18 and 72/19 of village Shiroda, Tal. Vengurla, Dist. Sindhudurg.

PP has submitted the CRZ map in the scale of 1:4000 & report dated 17.10.2017 superimposing the S. No. 72/16, 72/17, 72/18 and 72/19 of village Shiroda, Tal. Vengurla, Dist. Sindhudurg prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The HTL demarcated by IRS correspond to the HTL shown in approved CZMP, SAC subject to the generalized error of variation in the scale of mapping.
- The CRZ buffer is 100m width of creek whichever less from the HTL of creek, as per the 2011 CRZ guidelines as against 150 m from HTL according to approved CZMP. According to this, the project site falls completely outside the CRZ area as per both scenarios (Approved HTL, SAC and as per CRZ 2011 guidelines).
- There is no mangrove vegetation present in the vicinity of the project site.
- The distance of the site is about 240m from HTL, as per CRZ 2011 conditions and also from the nearest mangrove patch. Also the distance of the site is about 249 m from approved CZMP.

After deliberation, the Authority decided to confirm that the site S. No. 72/16, 72/17, 72/18 and 72/19 of village Shiroda, Tal. Vengurla, Dist. Sindhudurg is situated beyond CRZ area i.e. beyond 100m from the HTL of the creek, as per the approved CZMP and CRZ Notification, 2011.

Item No. 25: **Proposed Modernization and expansion of existing PNP Port at Shahbaj, Dharamtar Creek, Tal. Alibag, Dist. Raigad by M/s. PNP Port**

The project proponent presented the proposal & EIA report before the Authority. The Authority noted that M/s. PNP Maritime Services Pvt. Ltd. is proposing Expansion and Modernization of existing PNP Port at Dharamtar Creek, village- Shahbaj, Tehsil- Alibaug, District- Raigad, Maharashtra. The port is located on the right bank of Amba River (i.e. Dharamtar creek) about 25

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

nautical miles (nm) from Mumbai Port Lighterage area and 18 nm from JNPT Port. The Environment/CRZ Clearance was obtained in 2003 vide MoEF Letter No. J-16011/38/2001-IA III dated 6/10/2003. At present Port is handling approx.: 4 MTPA of cargo per year and 60 Ha area of Land available at shore. PNP is in the process of acquiring another 135 ha (In addition to existing area).

PP presented that, it is proposed to increase the cargo handling from 5.0 MTPA to 19 MTPA through modernization and expansion of the current port operations. The Maharashtra Maritime Board (MMB) has approved additional water frontage vide its letter vide no. MMB/Planning/PNP/1426 Dt. 18th Aug 2008. 3 unloading Berths of 31 meters length & 10 m width for handling of bulk cargo and 1 berth is fixed to shore crane for handling of steel coil existing on site under reference. Proposed activities such as 8 Bulk berths, 2 Iron & steel product berths, 4 berths for handling liquid cargo, 200 m of container berth

PP further presented that, dredging in front of berths to 5.3 m CD required is very minimum i.e.; only upto the existing channel approx. 200 m from existing 3 m to 5.3 m CD to accommodate the new barges, approximately dredging quantity estimated is 1, 00,000 m³ and that will be used in our landfilling/development works. STP will be proposed of 50 KLD capacity. The treated water will be used for flushing, Gardening and dust suppression within the port premises.

The PP further stated that case bearing Application no. 95/2014 before the Hon'ble NT, Pune has been disposed of.

The Authority after detailed discussion and deliberation decided to recommend the project from CRZ point of view to MoEF subject to strict compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
3. PP to also submit the copy of the public hearing report to Ministry.
4. Proposed activities falling in mangroves & its 50 buffer zone should be on stilt. Prior High Court permission should be obtained, if the project activities involve clearing /destruction of mangroves due to the project and if the project activities fall in 50 mangroves buffer zone area.
5. It should be ensured that there is no hindrance to natural flow of tidal water of the creek.
6. Sewage and effluent generated should be treated in treatment plant conforming to prescribed standards under E(P) rules, 1986. STP should be

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

located other than CRZ I area and ETP should be located outside CRZ area.

7. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to proposed project activities.
8. Untreated sewage and effluent should not be discharged into the coastal water body. Project proponent should take all effective steps for protection of environment.
9. PP to ensure and comply with the order of Application n. 95/2014 before the Hon'ble NGT, Pune.
10. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

Item No. 26: Proposed residential cum commercial building on plot bearing CTS No. 721, mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Suresh Dattatrey Kajrekar

The project proponent presented the proposal before the Authority. The proposal is for residential cum commercial building comprises of Gr. + 2nd Floor on plot bearing CTS No. 721, mouje Alibag, Tal. Alibag, Dist. Raigad. The plot under reference falls in CRZ-II area & is situated on landward side of existing structures & road prior 1991. As per the DP of Alibag, the plot under reference falls in residential zone. Total plot area - 245.80 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. 27: Proposed residential building on plot bearing Gut No. a1030 mouje Basani, Tal & Dist Ratnagiri by Shri. Ashok Madan Mayekar & Others

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

Item No. 28: Proposed protection wall at Sector No. 2, 8, 9 of MHADA layout, Charkop, Mumbai by MHADA

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The Project proponent was absent for the meeting. The Authority noted that in earlier 120th meeting dated 28.7.2017 of the MCZMA, the PP was absent. Hence, the proposal was delisted from the records of the MCZMA.

Item No. 29: Proposed construction of ancillary structures of Storm Water Drainage (SWD) system including deepening, widening, improvement of Mahul nall system at Sewri-Wadal area, Opp. To Anik Depot, Mumbai by MCGM

The project proponent presented the proposal before the Authority. The proposal is for proposed construction of ancillary structures of Storm Water Drainage (SWD) system including deepening, widening, improvement of Mahul nall system at Sewri- Wadal area, Opp. To Anik Depot, Mumbai.

The proposal project site falls in CRZ-I & CRZ-II area. Total length of the proposed ancillary structures including nalla wall for storm water drainage system will be 895m. out of 895m of proposed work 587 m construction of nalla wall is already completed and only 220 m length is remained to be constructed which is within 50 m mangrove buffer zone area. Pipes of 900mm will be provided on every 100 m interval from creek up to Mangroves to provide direct water to the mangroves.

The Authority noted that the same proposal was already deliberated in the 113th & 119th meeting of MCZMA held on 8th to 11th August, 2016 and 28th to 30th June, 2017. In the said meeting, the Authority noted that the proposal is not in consonance with the provisions of CRZ Notification, 2011. After detailed deliberation and discussion the Authority decided to reject the proposal.

The Authority noted that, the MCGM is submitted proposal again before the MCZMA. The Authority further noted that, the construction of protection wall would train the creek affecting the natural flow of the creek water. The Authority felt that there is no need to construct protection wall along the creek at proposed stretch.

After deliberation, the Authority decided to reject the proposal from CRZ point of view.

Item No. 30: Proposed construction of Anti Sea Erosion Bund at Someshwar, Varvade, Pomendi, Juve Chavanwadi Tal. Ratnagiri, and Pajpandhari, Karde, Padele, Uttambar, Anjarla, Tal. Dapoli, and Khed Near Khadi, Tal. Khed by PWD

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The project proponent presented the proposal before the Authority. The proposal is for proposed construction of Anti Sea Erosion Bund at Someshwar, Varvade, Pomendi, Juve Chavanwadi Tal. Ratnagiri, and Pajpandhari, Karde, Padele, Uttambar, Anjarla, Tal. Dapoli, and Khed Near Khadi, Tal. Khed.

The Authority noted that, all 10 sites i.e. Someshwar, Varvade, Pomendi, Juve Chavanwadi Tal. Ratnagiri, and Pajpandhari, Karde, Padele, Uttambar, Anjarla, Tal. Dapoli, and Khed Near Khadi, Tal. Khed falls in CRZ-I area.

The Authority deliberated the each proposal and observed that stretches of the coast where PWD has proposed anti-sea erosion bund does not really require bunding. Instead, the PWD need to explore the soft solutions for arresting the erosion problems of the coastal stretches.

However, repair of the existing bunds at 1) village Juve Chavanwadi, Tal. Ratnagiri 2) village Pajpandhari (Only damaged portion to be repaired/restored), Tal. Dapoli 3) Uttambar, Tal. Dapoli (Stone pitching only be permitted) can be allowed only. And, only pitching at village Khed Tal. Khed Dist: Ratnagiri can be permitted. No extension of the existing bunds is permitted. Rest all projects of anti-sea erosion bunds are rejected considering the sensitivity and nature of coastal ecosystem of the coastal stretches under consideration.


Item No. 31: Proposed dredging for clearing of waterways at Dudh River / Satpati Creek, Dist. Palghar by MMB

The project proponent presented the proposal before the Authority. The proposal is for dredging for clearing of waterways at Dudh River / Satpati Creek, Dist. Palghar.

The PP presented that dredging will be carried out by the dredging vessels. Total length of dredging is about 4.5 km and width 60.0 m will be required for proposed maintenance dredging. The dredging will be carried out using mechanical as well as hydraulic dredging methods. The dredged material will be removed and stored off shore and disposed as per district collectorate guidelines. Dredged material composition is 90% sand as per the soil analysis carried out. Estimate quantity of the dredged material is about 9,65,625 cum.

The Authority observed that, site specific Environment Impact Assessment & EMP is necessary in the proposal.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

After deliberation, the Authority decided to defer the proposal for submission of Environment Impact Assessment & EMP report with latest data by the MMB.

Item No. 32: CRZ Status of buildings / Structures in Refinery on Plot bearing CTS No. 234, village Anik & CTS No. 482 of village Mahul in Chembur in M-West Ward, Mumbai by BPCL

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of buildings / Structures in Refinery on Plot bearing CTS No. 234, village Anik & CTS No. 482 of village Mahul in Chembur in M-West Ward, Mumbai.

PP has submitted the CRZ map in the scale of 1:4000 & report dated April 2016 superimposing the site under reference prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The HTL demarcated by the IRS, Chennai for creek corresponds to the HTL as per approved CZMP in the vicinity of project site subject to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for River as per Para (ii) of CRZ Notification, 2011 dated 06.01.2011. In this case, the proposed project structures in CTS No. 234 of village Anik and CTS No. 482 of village Mahul, Chembur, Mumbai falls outside the 100m buffer from HTL for Creek.
- The proposed project structures in CTS No. 234 of village Anik and CTS No. 482 of village Mahul, Chembur, Mumbai falls outside the 100m buffer from HTL for Creek indicated in approved CZMP.

After deliberation, the Authority decided to confirm that the structures in CTS No. 234 of village Anik and CTS No. 482 of village Mahul, Chembur, Mumbai is situated beyond CRZ area i.e. beyond 100m from the HTL of the creek, as per the approved CZMP and CRZ Notification, 2011.

Item No. 33: Proposed dredging for clearing of waterways at Mald Creek (Versova), Mumbai by MMB


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The project proponent presented the proposal before the Authority. The proposal is for proposed dredging for clearing of waterways at Mald Creek (Versova), Mumbai.

The PP presented that dredging will be carried out by the dredging vessels. Total length of dredging is about 5.0 km and width 60.0 m will be required for proposed maintenance dredging. The dredging will be carried out using mechanical as well as hydraulic dredging methods. The dredged material will be removed and stored off shore and disposed as per district collectorate guidelines. Estimate quantity of the dredged material is about 2,42,400 cum.

The Authority observed that, site specific Environment Impact Assessment & EMP is necessary in the proposal.

After deliberation, the Authority decided to defer the proposal for submission of site specific Environment Impact Assessment & EMP report with latest data by the MMB.

**Item No. 34: Proposed reconstruction of Durbar Hall & Secretariat
Office building in Raj Bhawan, Mumbai by PWD**

The project proponent presented the proposal before the Authority. The proposal is for proposed reconstruction of Durbar Hall & Secretariat Office building in Raj Bhawan, Mumbai.

The Authority noted that, as per approved CZMP of Mumbai, the site under falls in CRZ-II area. As per Development Plan of Municipal Corporation of Greater Mumbai, the plot falls in Residential zone. The proposed reconstruction includes Durbar hall comprises of Lower ground floor + Ground floor + 1st floor and Secretariat building comprises of Lower ground floor + Ground floor. Area of plot is 1,51,466.92 sqm. Proposed BUA is 4,235.34 sqm. The Authority noted that the PP has agreed to restrict the redevelopment within the limit of existing plinth and no extension towards seaward side will be undertaken.

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. Planning Authority to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. Local body to ensure that plinth of proposed structure should not exceed towards seaward side.

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

3. Planning Authority to ensure that reconstruction is allowed without change in present use of the structure.
4. All other required permission from different statutory authorities should be obtained.

Item No. 35: Proposed construction of compound wall for dumping ground at CTS No. 1 (pt) village Deonar near Rafique Nagar Cemetery in M/E Ward, Mumbai by MCGM

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

Item No. 36: Proposed up gradation / modernization of Mumbai International Cruise Terminal at Indira Dock, Mumbai by MbPT

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

Item No. 37: Proposed construction of Multipurpose Sport Complex at Kalwa (Survey No. 425) by Thane Municipal Corporation

Officials from Thane Municipal Corporation was present for the meeting. The Authority noted the order of the NGT, Pune restricting the consideration of proposal from the Thane Corporation. Accordingly, the matter was deferred for compliance of the NGT order.

Item No. 38: Proposed development of Grand Memorial of Swargiy Balasaheb Thakare on the land bearing CS No. 501, 502 (pt) & 1495 of Mahim Division Known as Mayors Bungalow, Mumbai by MCGM

The Authority noted that Municipal Corporation of Greater Mumbai (MCGM) has forwarded the proposal of Proposed Grand memorial of late Balasaheb Thakare on land bearing C.S. No. 501, 502 (part), 1495 of Mahim Division, Mumbai for clearance of MCZMA from modification of reservation and land use point of view only.

The MCZMA in its 121st meeting held on 15-16th September, 2017 took note of the Notification dated 7.7.2017 issued by the UDD, GoM about the change of reservation for the proposal. Accordingly, the MCZMA has sent the proposal to MoEF, new Delhi for change of land use in the matter.

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

**Item No. 39: Amendment in Proposed Chhatrapati Shivaji Maharaj
Meorial in the Arbian Sea at Mumbai by PWD**

The project proponent presented the proposal before the Authority. The proposal is for amendment in Proposed Chhatrapati Shivaji Maharaj Meorial in the Arbian Sea at Mumbai.

Proposed Monument of Chhatrapati Shivaji Maharaj in the Arabian Sea, Mumbai was deliberated in the 88th & 9th meeting of the MCZMA held on 31st January, 2014 and 23rd January, 2015 respectively. The Ministry of Environment, Forests & Climate Change vide letter dated 23rd February 2015 accorded Environmental and CRZ Clearance for the Proposed construction of Chhatrapati Shivaji Maharaj Memorial along with equestrian statue of Chhatrapat Shivaji Maharaj in the Arabian Sea of the Coast of Mumbai, Maharashtra.

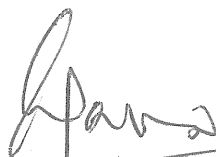
During the subsequent detail planning of the project, Govt. of Maharashtra has made certain changes in earlier proposed plans. The changes have been tabulated as follows-

S. No.	Project Feature	Original Proposal	Revised Proposal	Remarks/Additional Impacts on Environment
1	Overall statue height	190 m (including pedestal: 30m and Statue: 160 m)	210 m (including pedestal: 84 m & Statue: 126 m) wrt MSL	Overall height increased No additional impact on environment NOC from AAI for increased height received on 27 Jul 2017
2	Area of proposed island reclamation	Area: 15.6 Ha	Planned in two phases : Phase I: 7.18 hectare & Phase II: 5.97 hectares	No additional impact on environment envisaged. Location is same

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

3	Sea Wall height	13 m	14 m	Sea wall height increased 1 meter achieving no splash zone (14m) No additional impact on environment has been envisaged
4	Pedestal Design	<p>Three layer pedestal:</p> <p>First level of pedestal: 140m X 140m X 10m</p> <p>Second level of pedestal: 110m X 110m X 10m</p> <p>Third level of pedestal: 80m X 80m X 10m</p>	Two tiered structure stepping back to create stepped tier effect. The size of the pedestal is maximum 160m x 60m in plan	Height & Size of pedestal increased No additional impact on environment has been envisaged.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

5	Transportation of Construction material	Ready mix concrete of M60 grade will be pumped from the Raj Bhavan side through 30 mm diameter HDPE pipeline with help of pump of capacity 4000 HP.	Ready mix concrete mounted barges will be used for transport of M60 grade concrete till the island reclaimed. After reclamation of island, the material will be transported on barges from to the batching plant to be installed on the proposed island.	Mode of transportation of construction material has been changed Adequate measure to prevent contamination due to material transport and handling has already been proposed. Hence, no additional impact on environment is envisaged.
6	Break water layer	The armour layer of breakwater will be made of tetrapod.	The armor layer is proposed of suitable secondary layer units	The armor layer material is changed. No additional impact on environment has been envisaged.
7	Fortified Wall	The fortified wall will be made of concrete structure	The fortified wall will be made of laterite stone with lime cement mortar.	Construction material of fortified wall has been changed No additional impact on environment has been envisaged

Earlier area assigned for infrastructure facilities are as follows-

S. No.	Description	Area (Sqm)
1	Total Area Cover (Rock Surface Area)	156000.00
2	Area of pedestal at ground floor	16237.00
3	Area of pedestal at first floor	10024.00
4	Area of pedestal at second floor	5302.00


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

5	Area of residence for staff security	6000.00
6	Roads and platforms	28410.00
7	STP & WTP	409.00
8	Public Toilets	300.00
9	Helipad	790.00
10	Jetty (2 main, 1 jetty for VIP and 1 jetty for service)	100 X 12

Revised proposed area assigned for infrastructure facilities are as follows-

S. No.	Description	Area (Sqm)		
		Phase-I	Phase-II	Total
1	Site Area	71822.56	59720.44	131543.0
2	Ground Coverage	18353.09	17255.62	35608.71
3	Built Up Area Of Ancillary Buildings	11245.72	-	11245.72
4	Built Up Area Of Pedestal	48624.17	-	48624.17
5	Total Built-up Area	59869.9	17255.62	77125.52
6	Green area	18154.68	24389.78	42544.46
7	Hard scaped area	35314.79	18075.04	53389.83
8	VIP jetty (1 no.)	1386.32	-	1386.32
9	Visitors jetty (1 No.)	1083.30	-	1083.3
10	Oceanarium	-	10431.07	10431.07
11	Convention centre	-	6824.55	6824.55

After detailed deliberation and discussion, the Authority decided to recommend the above changes made in proposal of the proposed construction of Chhatrapati Shivaji Maharaj Memorial along with equestrian statue of


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

11	Convention centre	-	6824.55	6824.55
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After detailed deliberation and discussion, the Authority decided to recommend the above changes made in proposal of the proposed construction of Chhatrapati Shivaji Maharaj Memorial along with equestrian statue of Chhatrapati Shivaji Maharaj in the Arabian Sea of the Coast of Mumbai, to MoEF, New Delhi for further appropriate decision in the matter, as per provisions of CRZ Notification, 2011. This recommendation is subject to final order of the NGT in the matter.

Item No. 40: Proposed project of 1) Garden at Reservation No. 353, S. No. 1, Penkarpada, 2) construction of the compound wall for ground at Chowk, 3) construction of toilet in parking lot at reservation no. 184, Bhaindar East, 4) construction of multipurpose hall at sector no. 9, Shanti Nagar, Mir Road (W), 5) construction of the road with drains from express Inn Hotel to Versova, MBMC, Dist. Thane by MBMC

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

Item No. 41: Regarding plot bearing CTS No. 36 (A) & 36 (B) of village Goregaon at S. V. Road, Goregaon (W), Mumbai by M/s Acme Metal Industrial Pvt. Ltd.

The Authority noted that the PP has claimed that the plot bearing CTS No. 36 (A) & 36 (B) of village Goregaon at S. V. Road, Goregaon (W), Mumbai is situated outside CRZ area. The PP claimed that the said stretch of the creeklet is not tidally influenced, which has salinity concentration less than 5 ppt. The PP further submitted that the Ministry of Environment, Forest and climate change, new Delhi has deleted certain plots in the vicinity of the PP's plot from the CRZ purview.

The Authority in its 119th meeting held on 29-30th June, 2017 decided that the PP need to submit the distance of the plot from the HTL of the creeklet. The PP may submit the remarks of the MCGM stating the distance of the plot under reference from the HTL of the approved CZMP of Mumbai.

The Authority noted that the PP has submitted the buildings plans approved by the MCGM and stated that buildings plans were approved in Non CRZ portion of

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

the plot. However, despite directions from the Authority, the PP has not submitted the CRZ map in 1:4000 scale showing the site as prepared by one of the MoEF authorized agency.

The Authority decided that the PP need to submit the CRZ map in 1:4000 scale showing the project site as per approved CZMP as well as draft CZMP and revert.

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

Item No. 42: Proposed Holiday Resort on plot bearing S. No. 37/2 at mouje Bhalivali, Tal. Vasai, Dist. Palghar by Shri. Pranav Ramchandra Deshmukh

The project proponent presented the proposal before the Authority that, the proposal is for construction of Temple on plot bearing S. No. 37/2 at mouje Bhalivali, Tal. Vasai, Dist. Palghar.

It was noted that proposal forwarded by the town planning, Palghar is about the Holiday resort on the site under reference.

The Authority after deliberation decided to delist the proposal for records of MCZMA and directed PP to submit fresh proposal for construction of Temple on site under reference as sought by the PP.

Item No. 43: Proposed construction of residential buildings on plot bearing G. No. 233, 256/2/A & 256/2/B mouje Tandoolwadi, Tal. & Dist. Palghar by Mr. Chirag Mistry

The project proponent presented the proposal before the Authority. The proposal is for proposed construction of residential buildings on plot bearing G. No. 233, 256/2/A & 256/2/B mouje Tandoolwadi, Tal. & Dist. Palghar.

The Authority noted that, the Town Planning and Valuation Department, Palghar mentions that as per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated partly within 100m and partly within 100m to 500m from HTL of Creek.

The Authority after deliberation decided to grant NoC for proposed construction of residential buildings on plot bearing G. No. 233, 256/2/A & 256/2/B mouje Tandoolwadi, Tal. & Dist. Palghar beyond 100m from HTL of Creek,

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The project proponent presented the proposal before the Authority. The proposal is for proposed construction of residential buildings on plot bearing S. No. 5/3 (pt), 6/2 & 6/3 (pt), mouje Tembhade, Tal. & Dist. Palghar.

The Authority noted that, the Town Planning and Valuation Department, Palghar mentions that as per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 100m to 500m from HTL of Creek.

The Authority after deliberation decided to grant NoC for Proposed construction of residential buildings on plot bearing S. No. 5/3 (pt), 6/2 & 6/3 (pt), mouje Tembhade, Tal. & Dist. Palghar beyond 100m from HTL of Creek, as per the provisions of the CRZ Notification, 2011. However, decision will be communicated only after compliance of the NGT order in Application no. 117/2015 matter for Thane & Palghar district.

Item No. 45: **Proposed additions and alterations & redevelopment of existing five star category residential hotel building namely Sea Rock Hotel on plot bearing CTS No. B-1150, B-1153, B-1155 & B-1156 of village Bandra situated at B.J. Road, Bandra (W), Mumbai by M/s. ELEL Hotels and Investments Limited**

The project proponent presented the proposal before the Authority. The Authority noted that proposal is for Proposed additions and alterations & redevelopment of existing five star category residential hotel building namely Sea Rock Hotel on plot bearing CTS No. B-1150, B-1153, B-1155 & B-1156 of village Bandra situated at B.J. Road, Bandra (W), Mumbai, as per DCR 1967.

Project proponent presented that, there exists Sea Rock Hotel for which the occupation certificate to the existing building under reference was granted on 17-08-1979 and the total built-up area as per the occupation granted is 23439.51 sqm against the permissible built-up area as per the occupation permission of 23502.50 sqm. There was a Bomb-Blast within the Hotel premises, somewhere in the year 1992 and since then the building has been rendered unfit and unsafe for habitation. Since the building was badly damaged, unless the same is demolished and reconstructed, it could not be put in use again therefore MCGM has submitted proposal for Redevelopment of existing Hotel in 05-04-2005. The 2.49 FSI consumed in existing Hotel building was protected & allowed to retain the 2.50 FSI for reconstruction under 10(2) D.C. Rules 1967, dated 08-10-2008. Accordingly, proposal for reconstruction of Hotel with 2.5 FSI was recommended by MCZMA to MOEF, u/no. CRZ-2008/CR-80/T.C.3


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

dated. 04-12-2008. MoEF, New Delhi has granted CRZ Clearance vide letter dated 17.03.2009.

Meanwhile Ms. Sonia Sood raised complaint before to various authorities and also filed PIL No. 49/2012 in the High Court claiming amongst other allegations that plans approved by MCGM are not as per 1967 DCR. Statement showing the allegations made by Sonia Sood and defenses of the various authorities opposing the admission and praying of dismissal of PIL along with the last interim order in the matter.

Now, MCGM has submitted approved amended plans dated 21.07.2016 with minor changes, so as to bring proposal under reference DCR-1967, High Rise Star Category Residential Hotel Building comprising of three tier basement + Ground floor + 1st to 6th floor (Common Amenities) + 7th to 29th floor (Guest floors) + 30th floor Refuge floor / service floor + 31st floor swimming pool with 5.48 FSI as per DC Rules 7(v) of 1967, as per existing plinth of original structure. Construction work of basement was in progress and has been stopped since 2012, for want of revised CRZ Clearance.

The Authority noted that, the plot under reference falls in Residential Zone as per D.P. remarks of 1967 and is not reserved for any purpose. The plot bearing CTS no. B-1150 and B-1156 falls partly within 500 mtr. of HTL of sea and falls in CRZ-II and plot bearing no. B/1153 and B/1155 partly in CRZ -I and partly in CRZ II (Seaward side). The plot under reference is affected by 18.30mt 8636.60mt wide D.P. Road. Area under CRZ-II is 13536.40 sqm & area under CRZ-I is 14863.67 sqm.

The total area of plot as per P.R. card is 28400 sqm. The details are as given below:

- Area of the Plot accepted from proposal - 11280 sq.mt.
- Permissible F.S.I. - 1.00
- BUA of Existing Structure -24087.02 sq.mt.
- Total Existing B.U.A. - 24087.02 sq.mt.
- Proposed area - 52819.13 sq.mt.
- FSI proposed/ Consumed - 5.48 (1+1.5+3 = 5.50 permissible)

The Authority noted that, Urban Development Department, Govt. of Maharashtra has granted 2.5 FSI vide letter dated 08.10.2008 and also granted additional 3 FSI vide letter dated 20.07.2009 under Regulation No. 20 (2) of DCR- 1967 for the subject proposal.

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


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to submit the Rapid EIA/ EMP for the project and compliance of Annexure III of the CRZ Notification, 2011. The PP to implement Environment Management Plan.
3. Local body to ensure FSI in the proposal is within the permissible limit of the town & Country planning regulations existed as on 19.2.1991 before granting CC for the project. No extension towards the seaward side would be allowed, as per provisions of CRZ Notification, 2011 read with DR 1967. Further, no construction in CRZ I area will be allowed.
4. Local body to ensure the development is as per the Annexure III of the CRZ Notification, 2011 (amended from time to time)
5. Local body to ensure that plinth should not exceeded towards seaward side for the reconstruction of existing structure.
6. Local body to ensure the development should not beyond the basement line towards seashore.
7. PP to ensure adequate environment measures such as STP, Rainwater harvesting, Organic solid waste convertor, Solar for lighting, management of construction debris etc, are implemented
8. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 46: **Proposed residential building on plot no. 20 & 20A, Sector 22, Ulwe, Navi Mumbai by M/s. Shreeram Builders & Developers**

The project proponent presented the proposal before the Authority. The Authority noted that proposal is for proposed residential building on plot no. 20 & 20A, Sector 22, Ulwe, Navi Mumbai.

Project Proponent presented that CIDCO has allotted said plot on lease under 12.5 % scheme in the year 2011. Proposed residential building comprises of Ground + 11th Floor on plot under reference. Area of plot under reference is 6499.08 sqm.

Authority noted that, as per approved CZMP of Navi Mumbai, the plot under reference falls in CRZ -II area and landward side of bund road. As per CIDCO remarks, the plot under reference falls in Residential Zone.

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Project Proponent shows the location of the plot under reference on google satellite images. The Authority observed that the plot under reference is situated seaward side of existing road. The mangrove vegetation also seen in the vicinity of the plot under reference.

After deliberation, the Authority decided to reject the proposal from CRZ point of view.

Item No. 47: Advertisement Hoardings in the compound of Darya Sarang, Gen. A.K. Vaidya Marg, Govt. Land, C.S. No. 1505, Mahim Couseway, Mumbi by M/s. Square Inch

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

Item No. 48: Proposed electric substation and laying electric cable at Survey No. 42, Hissa No. 0, CTS No. 41, village Gorai, Borivali West, Mumbai by Mr. Abdul Hamid Mapkhan

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

Item No. 49: Proposed electric substation and laying electric cable at Plot No. B1, Survey No. 21, Hissa No. 1, CTS No. 1071, Opp. Hotel Seagate, Gorai beach road, village Gorai, Borivali West, Mumbai by Mr. Anil Parshuram Kadtarkar


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

Item No. 50: Proposed residential building on site bearing Plot No. 14, Sector - 16E, Roadpali, Kalamboli, Navi Mumbai by Mr. Ashwin Ruparel

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

Item No. 51: CRZ Status of project site bearing C.S. No. 1/1872, Mahim Div. in G/N ward, Mumbai by M/s Shashank Mehendale & Associates


Member Secretary


Chairman

Minutes of 122nd meeting of the Maharashtra Coastal Zone Management Authority held on 30th October, 2017

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking **CRZ Status of project site bearing C.S. No. 1/1872, Mahim Div. in G/N ward, Mumbai.**

PP has submitted unsigned CRZ map in 1:4000 scale & report dated November, 2015 prepared by IRS, Chennai. As per report of IRS Chennai,

- The HTL demarcated by the IRS corresponds to the HTL shown in the approved CZMP 1991, subject to the generalized error of variation in the scale of mapping and Geomorphological change in the project site.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay / Creek as per Para (ii) of CRZ Notification 2011 of MoEF vide S.O. 19 (E), dated 06.01.2011. In this case, the project site containing C. S. No. 1/1872, Mahim Division in G/N Ward, Mumbai Maharashtra is situated at approximately 103.3m from HTL of Mahim Bay conclusively beyond 100 m and therefore do not attract provision of CRZ notification 2011. It is also stated that the above said site does not fall within the 100 m as per approved CZMP.

After deliberation, the Authority decided to confirm that **project site bearing C.S. No. 1/1872, Mahim Division in G/N ward, Mumbai** is situated beyond CRZ area i.e. beyond 100 m from the HTL of Mahim Bay as per the approved CZMP and provision of CRZ Notification, 2011

Item No. 52: Proposed redevelopment on property bearing C.S. No. 525 of Mazgaon Division situated at the Junction of Dr. B. N. Pai Marg and Mathar Pakhad Road in Mazgaon, E-Ward, Mumbai by M/s. Sumer Buildcorp Pvt Ltd

The project proponent presented the proposal before the Authority. The PP presented that the proposal of redevelopment on land under reference was earlier recommended by the MCZMA as per the decision taken in 113th meeting held on 8th to 11th August, 2016 subject to condition of FSI applicable as on 19.2.1991 town & Country planning regulations. The PP further presented that the plot under reference is partly within 500 m from the HTL of the Arabian Sea and partly outside, as per the CRZ map in 1:4000 scale prepared by the IRS, Chennai. Out of total plot area 38,881.58 sqm, plot area falls in CRZ area is 16,213.87 Sqm and Non CRZ portion is 22,667.71 Sqm. The plot is situated on landward side of existing Dr. B. N. Pai Marg, in existence prior to 19/2/1991, and also reflected in approved CZMP.

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The PP presented that considering the structures on the plot are in dilapidated condition and redevelopment can be undertaken, as per the para 8.v.c. of the CRZ Notification, 2011 with prevailing FSI. The PP further stated that there are total 11 structures indicatively 1 to 10 which are shown in Block plan of the MCGM. Further, there is one more structure as 3a which is gutted in fire. PP stated that all 11 structures are in dilapidated condition.

The copy of above said location plan certified by the Assistant engineer, MCGM of the year 2010 indicates that there are dilapidated structures on plot under reference for which notice under section 354 of MMC dated 26.4.2010 was issued. Further, the PP presented that as per notice dated 7.2.1991 of the MCGM, the structure namely 3a was in ruinous and dangerous condition and directed to pull down/ repair the structure. Presently, it is pulled down, since it was fire gutted and following the said notice of MCGM.

The PP further presented that dilapidated structures in CRZ portions are non cess structures. The Authority noted that the remarks of the MCGM which states that the PP has submitted the copy of the notice and plan showing the non-cess structures in dilapidated & unsafe condition, declared prior to CRZ Notification, 6.1.2011.

The PP presented that the proposal is submitted through MCGM along with public hearing report as per para 8.v.c. of the CRZ Notification, 2011 and requested the Authority to grant the CRZ recommendation for the proposal with prevailing FSI. Public hearing for the proposed redevelopment has been conducted by Office of District Collector & MPCB on 13-07-2017.

As per the report of the MCGM, proposed buildings in project are as follows:

S r No.	Building	Configuration
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Minutes of 122nd meeting of the Maharashtra Coastal Zone Management Authority held on 30th October, 2017

1	Building No.1 (Sale Building)	Comprises of 5 wings i.e. wing 1, 2, 3, 4 & 5. Wing 1 to 4 are having common 4 basements + ground + 1 st to 6 podium floors, thereafter, Wing 1: Stilt + 1 st to 49 th & 50 th (pt) residential floors + fire check & service floors Wing 2: Stilt + 1 st (pt)residential floor + service floor Wing 3: Stilt + 1 st to 49 th & 50 th (pt)residential floors+ fire check & service floors Wing 4: 1 st (pt) floor residential floor + service floor. Wing 5: 4 level basement + ground+ 1 st to 5 th commercial floors + Service floor
2	Building No. 2 (M a s j i d Building)	Stilt + Part podium + 1 st floor (pt) and 2 nd to 4 th upper floors.
3	Building No. 3 (R e h a b Building)	Ground floor + Service floor + 1 st to 16 th + 17 th (pt) upper floors

As per the remarks of the MCGM, the proposal being of redevelopment, the concessions with permissible FSI of 3.00 & TDR were submitted for obtaining approval of MC, MCGM and the same is approved by the Hon. MC on 22.6.2017.

The Authority noted that redevelopment of dilapidated / unsafe building could be allowed as per the para 8.v. c of the CRZ Notification, 2011, subject to condition that the local body to strictly ensure that all structures on plot under reference are dilapidated prior to 6.1.2011. The Authority further noted the proceedings of the public hearing conducted by the MPCB. As per the report, 5 Nos. of Sewage Treatment plants and Organic Waste Convertors will be installed in order to manage the effluent water and solid waste. Further, appropriate nos. of trees of various native species shall be planted.

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

1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time) & various guidelines/ circular issued by the MoEF, New Delhi.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

2. MCGM to ensure that the existing buildings were declared dilapidated before the 6.1.2011, as per the CRZ Notification, 2011
3. Local body to ensure that all the conditions of the para 8.v.c of the CRZ Notification, 2011 is adhered to.
4. Local body to ensure that proposed construction is as per DCR prevailing as on the date on which the project is granted approval by the competent Authority.
5. Local body to ensure that issues raised in Public hearing of tenants.
6. PP to obtain the Environment Clearance, if the project attracts provisions of EIA Notification, 2006 (amended from time to time) prior to construction.
7. PP to ensure proper management of solid waste and waste water. Construction debris should not be disposed in CRZ area.
8. PP to also make provision for green belt for the project, no concrete pavering on open spaces and gardens, Adequate enregy requirement should be made from renewabel sources and install solar water heaters.
9. All other required permission from different statutory authorities should be obtained.

Item No. 53: **Proposed residential cum commercial Building on plot bearing S. No. 9/1 mouje Pasthal, Tal & Dist. Palghar by Mr. Menichand Jain**

The project proponent presented the proposal before the Authority. The proposal is proposed residential cum commercial Building on plot bearing S. No. 9/1 mouje Pasthal, Tal & Dist. Palghar.

The Authority noted that, the Town Planning and Valuation Department, Palghar mentions that as per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated partly within 100m to 500m from HTL of Creek and partly beyond 500m from HTL of Creek.

The Authority after deliberation decided to grant NoC from CRZ point of view for proposed construction of residential cum commercial Building on plot bearing S. No. 9/1 mouje Pasthal, Tal & Dist. Palghar beyond 100m from HTL of Creek. Local body to ensure construction as well as dumping of construction waste is not allowed in CRZ area. However, decision will be communicated only after compliance of the NGT order in Application no. 117/2015 matter for Thane & Palghar district.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Item No. 54: **Proposed training Center on plot bearing S. No. 109/1, Varsave, Mira Bhayandar, Tal. & Dist. Thane by M/s. Ipca Laboratories**

The project proponent presented the proposal before the Authority. Authority noted that, the proposal is for proposed training Center on plot bearing S. No. 109/1, Varsave, Mira Bhayandar, Tal. & Dist. Thane

Authority observed that, the proposal is not received through Planning Authority i.e. Mira Bhayander Municipal Corporation as per MCZMA Office Memorandum Dated 2.7.2011.

The Authority after deliberation directed PP to submit fresh proposal proposed construction as through Planning Authority i.e. Mira Bhayander Municipal Corporation. The present proposal is delisted from the records of the MCGM.

Item No. 55: **Advertisement hoardings in the compound of Ratansi Niwas, S.V.S. Road, Mahim, Mumbai by M/s. Bhairavi Arts**

The project proponent presented the proposal before the Authority. Authority noted that, the proposal is for advertisement hoarding of size 30' X 20' in the compound of Ratansi Niwas, S.V.S. Road, Mahim, Mumbai. As per approved CZMP of Mumbai the site under reference falls in CRZ-II.

The Authority took note of the Advertisement Hoarding Policy of the MCZMA taken in 96th meeting.

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

1. Local body to ensure that installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorised structure.
2. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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

Item No. 56: Proposed underground RCC tank and pump House for the existing Building on property bearing CS No. 194, Fort Division, Mumbai by M/s. Kapadia Consultants

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

Item No. 57: Proposed amalgamation & development on plot bearing CTS No. 1917, 1923, 1930, 1925, 1939, 1932, 1935, 1919, 1920, 1922, 1926, 1929, 1934, 1936, 1937, 1938, 1940, 1942, 1912B of village Gorai, Borivali (W), Mumbai by M/s. Pan India Paryatn Pvt Ltd.

The project proponent presented the proposal before the Authority that, the proposal is for proposed amalgamation & development on plot bearing CTS No. 1917, 1923, 1930, 1925, 1939, 1932, 1935, 1919, 1920, 1922, 1926, 1929, 1934, 1936, 1937, 1938, 1940, 1942, 1912B of village Gorai, Borivali (W), Mumbai. As per development plan of Gorai-Manori-Uttan Notified Area the activity comes under Tourism Development Zone.

The Authority noted that, the proposal is for development of Bird Park. MCGM has vide letter dated 19.9.2017 has approved the layout / amalgamation on plot bearing CTS No. 1912B, 1917, 1923, 1930, 1925, 1939, 1932, 1935, 1919, 1920, 1922, 1926, 1929, 1934, 1936, 1937, 1938, 1940, 1942, of village Gorai, Borivali (W), Mumbai.

The PP presented that the proposal is for development of Exotic Bird Park which includes construction of an aviary for accommodation of birds along with cages, mercantile stalls, servant quarters. The PP further presented that the MCGM has approved the layout for the land.

The PP stated that net for the bird park is put up with temporary ancillary facilities at the site. The PP further presented that expansion of Bird Park is proposed at the site with ancillary structures such as servant quarters etc.

The Authority observed that expansion of Bird Park with necessary ancillary facilities can be allowed on the site.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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

1. The proposed bird park should be in accordance with provisions of CRZ Notification, 2011
2. Local body to ensure that only bird park and it associated ancillary facilities would be allowed on the site.
3. Local body to ensure that no residential & Commercial development on the site. Local body to ensure before issuance of CC to the project.
4. Mangroves should not be cut/ destroyed for the proposed activity.
5. All other required permission from different statutory authorities should be obtained, prior to commencement of the proposed work.

Item No. 58: **Proposed construction of Holiday Resort on plot bearing G. No. 146 & 153/2 mouje Awas, Tal. Alibag, Dist. Raigad by Mr. Farokh Jamshed Guzder & Mrs. Navaz Farokh Guzder**

The project proponent presented the proposal before the Authority. The Authority noted that, the proposal is for proposed construction of Holiday Resort on plot bearing G. No. 146 & 153/2 mouje Awas, Tal. Alibag, Dist. Raigad. The PP has submitted CRZ map in 1:4000 scale and report prepared by NCSCM, Chennai. As per said map the project site falls within 500 m CRZ line (CRZ-III) and partly in 200 m CRZ line (NDZ) of Arabian Sea and also partly falls within the 100m CRZ line (NDZ) of creek and also partly falls within 50m mangrove buffer zone. As per DP of 1985, the plot under reference is falls in recreational zone. Total plot area - 12170.00 sqm. Proposed total BUA - 1170.21 sqm.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to submit the Rapid EIA/ EMP for the project.
3. Local body to ensure that the construction is proposed beyond 200 m from the HTL of the seafront as well as beyond 100 m from the HTL of the creek. No construction will be allowed in 50 m from mangrove buffer zone.
4. Local body to ensure the development is as per the annexure III of the CRZ Notification, 2011


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 59: Proposed repairs amounting to reconstruction of existing building on plot bearing C.S. No. 199 of Fort Division, A Ward, Bank Street, Fort, Mumbai by M/s. M. Pallomgi Logistics Pvt Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that the proposal is for repairs amounting to reconstruction of existing building on plot bearing C.S. No. 199 of Fort Division, A Ward, Bank Street, Fort, Mumbai.

The PP presented that, the proposal is for repairs amount to reconstruction along with internal additions & alterations to be carried out to maintain existing external stone facade wall in the building under reference. The existing building known as "Voltas International House" consists of Ground + Mezzanine (part) + 1st to 3rd floor with height 16.87 mtr was in dilapidated condition. The building is entirely used for office purpose (Commercial). The building under reference is dilapidated and needs 100% repairs amounting to reconstructions. MCGM has issued IOD on 24.08.2017 with existing built up area to be protected which is 2466.67 sq. mt. for commercial building comprising of basement + Ground + 1st to 3rd & 4th (Part) upper floors with total height 19.95 mts. under D. C. Rule. 1967

Authority noted that, the plot under reference falls in CRZ - II and landward side of existing road. The plot under reference situated in Local Commercial Zone, as per DP of 1991. Area of plot under reference is 597.83 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 reconstruction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project
2. Local body to ensure that reconstruction is permitted without change in present use of the present structure.

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

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

Item No. 60: Proposed construction of diesel pump and cold storage for local fisherman (Koli) people at S. No. 67, CTS No. 1077 B at Patvadi Koliwada, village Madh, Tal. Andheri, Mumbai by M/s. Harbadevi Machchhimar Sarvoday Sahakari Society Ltd.

The project proponent presented the proposal before the Authority. The Authority noted that, the proposal is for proposed construction of diesel pump and cold storage for local fisherman (Koli) people at S. No. 67, CTS No. 1077 B at Patvadi Koliwada, village Madh, Tal. Andheri, Mumbai. The PP stated that land allotment by district collector is in progress. District Collector has stated that PP is requesting 30X40 Sqm land for diesel pump and cold storage. Collector has insisted the CRZ NoC from the MCZMA. It was presented that diesel pump and cold storage facilities are required for the traditional fishermen of the Koliwada for their livelihood purpose. The MMB has granted the NoC for the same.

The Authority noted that the land under reference is situated in CRZ II area as per the approved CZMP. Further, facilities such as diesel pump and cold storage for traditional fishermen communicates are permissible as per provisions of CRZ Notification, 2011.

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

1. The proposed activities should as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP to ensure that the proposal is for diesel pump and cold storage for local fishermen. Fish processing is not allowed.
3. PP to ensure that there should not be spillages of diesel in and around due to project activities.
4. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No. 61: CRZ status of plot bearing CTS No. 1461 of D Ward, Jagannath Shankarsheth Road, Mumbai by M/s. Sunrise Developers


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The project proponent presented the proposal before the Authority. The Authority noted that the PP is seeking CRZ status of plot bearing CTS No. 1461 of D Ward, Jagannath Shankarsheth Road, Mumbai.

PP has submitted unsigned CRZ map in 1:4000 scale & report dated October, 2017 prepared by IRS, Chennai. As per report of IRS Chennai,

- The HTL demarcated by the IRS corresponds to the HTL shown in the approved NHO 1998 subject to the generalized error of variation in the scale of mapping.
- The CRZ-II is 100m from HTL for Bay areas, as per 2011 CRZ guidelines as against 500 m from HTL according to approved CZMP.
- Based on survey, the distance of the site is about 388 m from approved NHO 1998 HTL. Also the distance of the site is about 383 m from HTL (Bay) as per CRZ 2011 guidelines. The distance of the site is about 2173 m from HTL (Sea front) from Arabian Sea. There are many roads on seaward side from the site and no mangroves present in the vicinity.
- Proposed project site falls completely outside the CRZ-II from the HTL (Bay), according to both scenarios (Approved NHO, 1998 of Greater Mumbai and CRZ 2011 guidelines). Roads are existing on the seaward side of the project site as per 1991 conditions.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 1461 of D Ward, Jagannath Shankarsheth Road, Mumbai is situated beyond CRZ area i.e. beyond 100 m from the HTL of the Back Bay as per the approved CZMP and provision of CRZ Notification, 2011

Item No. 62: **Proposed redevelopment of residential building on plot bearing CS No. 590, Malbar Hill Division, Mumbai by M/s. Kupati Builders Pvt Ltd & Kapi Builders Pvt Ltd**

The project proponent presented the proposal before the Authority. The Authority noted that the redevelopment of residential building on plot bearing CS No. 590, Malbar Hill Division, Mumbai per clause 8(V)(1)(ii)(c) of CRZ Notification, 2011.


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

The PP presented that, the proposal involves demolition of existing old cessed dilapidated building and same have been declared unsafe and dangerous condition on 22.06.2009 by MCGM. Proposed new building will be of basement (car parking and services) + stilt floor for parking + 1st to 9th floor for parking + 10th to 25th floor for residential use. No work has been commenced on site as yet. Old structures are not demolished. The Application to MPCB for Public Hearing has been submitted on 26.10.2017

Authority noted that, as per approved CZMP of Mumbai, the plot under reference falls in CRZ - II. PP has also submitted CRZ map in 1:4000 scale & report dated July 2011 prepared by IRS, Chennai as per which, the plot under reference falls in CRZ - II. The Plot is situated in Residential zone and not under any reservation as per 1967 DP as well as Revised 1993 DP. Area of plot under reference is 2437.31 sqm. Proposed BUA is 5527.74 sqm

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

1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. MCGM to ensure that the existing building was declared dilapidated before the 6.1.2011, as per the CRZ Notification, 2011
3. Local body to ensure that all the conditions of the para 8.v.c of the CRZ Notification, 2011 is adhered to.
4. Local body to ensure that proposed construction is as per DCR prevailing as on the date on which the project is granted approval by the competent Authority.
5. Local body to ensure that issues raised in Public hearing of tenants.
6. All other required permission from different statutory authorities should be obtained.

Item No. 63: **Advertisement Hoarding in the compound of Shri Nivas Building, 29, S.V.S. Marg, Cadel Road, Mahim, Mumbai by M/s. Shambhavi Ads**

The project proponent presented the proposal before the Authority. Authority noted that, the proposal is for advertisement hoarding of size 20' X 20' having Permit No. 761100237 in the compound of Shri Nivas Building, 29, S.V.S. Marg,

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Cadel Road, Mahim, Mumbai. As per approved CZMP of Mumbai the site under reference falls in CRZ-II.

The Authority took note of the Advertisement Hoarding Policy of the MCZMA taken in 96th meeting.

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

1. Local body to ensure that installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorised structure OR within the periphery/ terrace/wall of existing authorised structure.
2. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.
3. All other required permission from different statutory authorities should be obtained.

Item No. 64: **Advertisement hoarding in the compound of Dr. Antonia D'Silva Technical High School, S.V.S. Marg, Dadar, Mumbai by M/s. Balaji Advertiser**

The project proponent presented the proposal before the Authority. Authority noted that, the proposal is for advertisement hoarding of size 30' X 20' having Permit No. 761100230 in the compound of Dr. Antonia D'Silva Technical High School, S.V.S. Marg, Dadar, Mumbai. As per approved CZMP of Mumbai the site under reference falls in CRZ-II. MCGM has granted permission on 18.01.2002. The Authority took note of the Advertisement Hoarding Policy of the MCZMA taken in 96th meeting.

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

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

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

2. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.
3. All other required permission from different statutory authorities should be obtained.

Item No. 65: Proposed residential building on plot bearing Gut No. 86/3/3 mouje Kurgaon, Tal. & Dist. Palghar by Shri. Hruday Arekar

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

Item No. 66: Proposed residential building on plot bearing Gut No. 85/2/1 mouje Kurgaon, Tal. & Dist. Palghar by Shri. Jyoti Rajesh Dawane

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

Item No. 67: Proposed residential cum commercial building on plot bearing Gut No.24 mouje Umroli, Tal. & Dist. Palghar by M/s. Adeshwar Buildcon

The project proponent presented the proposal before the Authority. The proposal is proposed residential cum commercial building on plot bearing Gut No. 24 mouje Umroli, Tal. & Dist. Palghar.

The Authority noted that, the Town Planning and Valuation Department, Palghar mentions that as per the CZMP prepared by SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 100m to 500m from HTL of Creek.

The Authority after deliberation decided to grant NoC for Proposed construction residential cum commercial building on plot bearing Gut No.24 mouje Umroli, Tal. & Dist. Palghar beyond 100m from HTL of Creek. However, decision will be communicated only after compliance of the NGT order in Application no. 117/2015 matter for Thane & Palghar district.

Discussion / review:


Member Secretary


Chairman

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

Item no. 1: Corrections in 120th minutes of MCZMA, item no. 25 for project of proposed housing scheme having EWS and LIG type tenements at Sector 10, Plot n0. 1, Ghansoli, Navi Mumbai.

The MCZMA is in receipt of the representation dated 19.9.2017 from the CIDCO informing about the correct building configurations in the project. Accordingly, building configurations are stated as follows:

Building type	No s . o f buildings	Configuration	Height (m)
EWS (Residential)	1 no.	Ground + 7	23.56
EWS (Residential)	1 no.	Ground + 7	23.56
LIG (Residential)	1 no.	Ground + 13	40.78
LIG (Residential)	1 no.	Ground + 14	40.78

Rest of the content of the minutes of the said item of 120th meeting remains unchanged.

Item no.2: Proposed Fire safety Exit Platform at Visa Section of the German Consulate General located at the Hoechst House, Nariman Point, Mumbai by Consulate General of the Federal Republic of Germany Mumbai

The Authority noted that the proposal of Fire safety Exit Platform at Visa Section of the German Consulate General located at the Hoechst House, Nariman Point, Mumbai was considered in 120th meeting of the MCZMA held on 28th July, 2017 and decided to recommend the proposal from the CRZ point of view. However, in the meanwhile, it has come to notice of the MCZMA that certain alleged activities have been done at German Consulate building. The Authority after deliberation, decided to withhold the above said decision of recommendation granted in 120th meeting of the MCZMA, till the detail report from the MMRDA is received to MCZMA. On receipt of such report, the MCZMA will take appropriate decision in the matter.

Item no.3: Site Visit Report in MHADA layout matter as per directions of the Hon'ble High Court of Mumbai.

The Authority noted that, as per the directions of the Hon'ble High Court order dated 29th July, 2015 and 3rd September, 2015 in MHADA layout matter, the site visit report of the MHADA layout at Charkop, Sector 7, 8 and

**Minutes of 122nd meeting of the Maharashtra Coastal Zone Management
Authority held on 30th October, 2017**

9, Kandivali, Mumbai has been finalized and handed over to Advocate Sharmila Deshmukh for submission before Hon'ble High Court. The said report was taken on record by the Authority.


Further, site visit reports of other MHADA layouts at Gorai, Malvani, Versova and Mulund has been finalized in consultation with concern officials of MHADA. The Authority took the said reports on record and decided to submit it before the Hon'ble High Court of Mumbai.


**** The meeting ended with vote of thanks ****

Annexure-I

List of the members present during the meeting -

- 1) Mr. S.S. Chavan, Deputy Chief Engineer (DPII), MCGM
- 2) Dr. Mahesh Shindikar, Expert Member, MCZMA, CoEP, Pune.
- 3) Dr. Baban Ingole, Expert Member, MCZMA, Sr. Scientist, NIO, Goa.
- 4) Dr. B. N. Patil, Director , Environment & Member Secretary, MCZMA


Member Secretary


Chairman

