

**Minutes of the 134<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 24<sup>th</sup> May, 2019**

**Minutes of the 134<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Principal Secretary, Environment on 24<sup>th</sup> May, 2019 in Sachivalay Gymkhana, Mumbai. List of the members present in the meeting is enclosed as Annexure I.**

**Confirmation of the 133<sup>rd</sup> minutes:**

The Authority decided to confirm the minutes of 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019.

- In the minutes of 132<sup>nd</sup> meeting, item no. 4(Coast Guard proposal)-proposed area shall be read as 15009.46 Sqm.

**Item No.1:** Proposed developmental works by Mira Bhayander Municipal Corporation 1) construction of compound wall for bus Depot at Penkarpada, 2) proposed road from Morva to Uttan village road 3) proposed reconstruction of Uttan Chikalwadi Health Centre.

The Project proponent presented the proposal before the Authority. The Authority noted that the Mira Bhayander Municipal Corporation has proposed following developmental works:

1. Construction of Compound wall for Bus Depot at Penkar Pada
2. Road from Morwa to Uttan village Road.
3. Reconstruction of Uttan Chikhalwadi Health Centre

The Authority discussed the proposal and observed that MBMC need to submit the proposals at sr no. 1 & 2 should be submitted with complete information along with superimposition of the activity on approved CZMP under CRZ Notification, 2011. It was further discussed that there are presence of mangroves at site of Compound wall and proposed Road from Morwa to Uttan village Road. After deliberation, the Authority decided that Mangrove Cell shall make site visits to the sites, in order to ascertain presence of mangroves & its 50 m buffer zone on the site.

With respect to reconstruction of Uttan Chikhalwadi Health Centre, the Authority noted that as per the approved CZMP under CRZ Notification, 2011, the site is in CRZ II area. Proposed Health Centre comprises of Ground + 2 floors. Area of plot is 280.22 sqm. Hence, the reconstruction is permissible on the site, as per the provisions of the CRZ Notification, 2011. After deliberation,

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

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

**Item No.2:** Proposed burial ground on land bearing S. No. 176, 177 at village Diwanman, Tal. Vasai, Dist. Palghar by Vasai Virar Municipal Corporation (VVMC)

Officials from the Vasai Virar Municipal Corporation (VVMC) presented the proposal before the Authority. It was presented that the VVMC intends to develop a land parcel for public amenities like Burial & Cremation ground with allied works like sheds, store room, Water storage tanks, Security cabin toilet blocks and compound wall at village Diwanman, Tal: Vasai, Dist: Palghar. The project admeasuring about 11 Acres on survey no. 176 & 177 of village Diwanman, Tal: Vasai, Dist: Palghar is under the possession and ownership of Vasai Virar Municipal Corporation. The plot under reference falls in Extended proposal (EP 103) and reserved for burial ground as public amenities as per the Urban Development Department Notification dated 9<sup>th</sup> Feb, 2007 and sanctioned in 2012.

The Officials of the VVMC presented that as per the CZMP under CRZ Notification, 2011 approved by the MoEF&CC, New Delhi, the site under reference is situated outside CRZ area. The officials submitted the extract of the said approved CZMP showing the site. It was further presented that Government of Maharashtra approval is required since, the site is a salt pan land.

After deliberation, the Authority decided to confirm that site of proposed burial ground on land bearing S. No. 176, 177 at village Diwanman, Tal. Vasai, Dist. Palghar is situated outside CRZ area, as per the CZMP of Palghar approved under CRZ Notification, 2011 by the MoEF&CC, New Delhi. The Vasai Virar Municipal Corporation should obtain all other necessary permissions from Government.

  
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**Item No.3:**

Metro line proposals by the MMRDA:

- 1) Metro Line 4 (Wadala-Ghatkopar-Tin haat Naka - Kasar Wadavali- Gaimukh) - Proposed construction of car depot at Bhayandar pada - Thane
- 2) Metro Line 5 (Thane-Bhiwandi-Kalyan)- Proposed construction of Car Depot at Kalyan

The MMRDA officials during the meeting informed that MMRDA wish to withdraw the proposals. The MMRDA will submit the revised proposal with all necessary details as per the provisions of the CRZ Notification, 2011. Accordingly, the Authority decided to defer the matters.

**Item No.4:**

Proposal for works under Mira Bhayandar Municipal Corporation

The Project proponent presented the proposal before the Authority. The Authority noted that the Mira Bhayander Municipal Council has proposed following developmental works:

1. Construction of the Compound Wall for Ground at Chowk
2. Construction of Toilet in Parking Plot at reservation No. 184 Miraroad (E)
3. Construction of the Compound Wall at Reservatio9n No. 353 S. No. 1 Penkarpada
4. Construction for the Multipurpose hall at Sector No. 9 Shanti Nagar Miraroad (E)
5. Construction of Compound Wall for Bus Depot at Penkarpada
6. Reconstructions of Uttan Chikhalkhadi Health Center
7. Construction of the Road with Drains from Express Inn Hotel to Versova
8. Widening and Construction of the DP Road from Dahisar Check Naka Tare Compound, NL Complex to Miraroad.
9. Construction of DP Road S. B. Maidan to Miraroad Station to Dahisar Link Road.
10. Pay & User Toilet Near Waste Water Treatment Plant Opp. Saptrushi Tower Shrushti Sector No. 2 Miraroad (E) in MBMC area

The Authority discussed the proposal and noted that the MBMC need to submit each proposal with following details:

  
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- Duly filled Form I of the CRZ Notification, 2011, for each activity
- Each project activity superimposed on approved CZMP under CRZ Notification, 2011. CRZ categorization of the each activity.
- Whether mangrove are proposed to be cut for the activities.

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

**Item No.5:** Proposed Flyover Bridge near Ulhas River in Parsik & Mumbra village, Tal & Dist. Thane by M/s. Mumbai Railway Vikas Corporation LTD.

Officials of the Mumbai Rail Vikas Corporation Ltd presented the proposal before the Authority. Mumbai Rail Vikas Corporation Ltd is constructing 5<sup>th</sup> & 6<sup>th</sup> line between Thane & Diva under MUTP II project. Cost of the project is being shared by Indian Railway & Govt of Maharashtra in the ration of 1:1. It is Central Railway Project being executed by MRVC. The Alignment of the proposed 5<sup>th</sup> & 6<sup>th</sup> line is running parallel to existing slow local line corridor.

The proposed flyover will cross Mumbai by pass road and after crossing the Mumbra by pass road, it will enter in survey no. 189 of Parsik village in Thane and run up to shore of Ulhas River, thereafter, it will run on shore for a distance of about 500 m before entering back in to Railway land. The entire land in survey no. 189 is Government Khajan Land. It was earlier used as reti bunder, now reti bunder is closed and land is not in use. Proposed flyover will be used for DN Local line and UP local lines. Entire flyover will be elevated on RCC piers.

The Authority noted that as per the project layout superimposed on the CZMP, submitted by the applicant, the project is partly located in CRZ I (A), CRZ II and Non CRZ area.

The officials presented that project involves cutting of 37 mangrove trees in the area of about .0380 Ha land at village Mumbra and Hon'ble High Court vide order dated 15.1.2019 in WP (L) 4098/2018 has granted the permission for the same, being a public interest project. Hon'ble High Court has observed that adequate provision has made for compensatory afforestation. Hon'ble High Court has put a condition that Mumbai Rail Vikas Corporation Ltd shall

  
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scrupulously follow the order dated 28<sup>th</sup> August, 2018 issued by the MoEF&CC, New Delhi.

It was further presented that for the railway project, Environment Clearance under EIA Notification, 2006 is exempted.

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

1. The proposed activity should be undertaken 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. Debris/ solid waste should not be dumped in the CRZ area and beach area. It should be disposed in a scientific manner at a predetermined designated site, as per C&D Management Rules, 2016.
3. No chemical manufacturing, processing / treatment shall be allowed.
4. Noise level during operation phase should not exceed the permissible limit.
5. PP to ensure 5 times Mangrove Replantation Plan should be implemented.
6. Best engineering practices & construction should be followed for fire safety measures and for conservation of coastal environment
7. Untreated sewage and effluent should not be discharged into the coastal water body. Project proponent should take all effective steps for protection of environment.
8. All other required permission from different statutory authorities should be obtained.

**Item No. 6:** Proposed construction of 3 Nos. of bridges on Ulwe River diversion Channel & removal of bund in Moha Creek for Navi Mumbai International Airport by CIDCO

The CIDCO officials presented the proposal before the Authority. The CIDCO has proposed alignment of Ulwe Recourse Channel. CIDCO has proposed to construct 3 Nos. of RCC bridges and removal of existing bund at various locations with hydraulic design as per CWPRS report. As per the requirement of CWPRS, bridges No. BR-1 & BR-3 has to be dismantled as the existing waterways of these bridges are less than the requirements of design of Ulwe recourse channel, hence it is required to rebuild these two bridges with 800 &

  
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120 m. clear waterways respectively. Also BR.-2 on 60 m wide sought road planned for smooth & speedy entry & exit from the airport, which will be connected to proposed 60 m wide south road, Amara Marg, Khandeshwar Railway Station. At the location of SBR 10 there is a existing bund which is to be removed as per the CWPRS recommendations. Construction of new stilt bridge with 120 m water way required for additional approach to Morave village by 30 m wide road across Ulwe recourse channel.

Details are as follows:

No.	Particular	Width	Proposed length with 15 m approach road on each side
BR-1	Existing 55 m wide bridge on SH 54 cross Ulwe river to be dismantle and reconstruction of RCC bridge of 80 m water way with approach road	24 m	80+30=110 m
BR-2	New Bridge with 200m water way required for 60 m wide road across Ulwe recourse channel with approach road.	60 m	200 + 30= 230 m
BR-3	Existing bridge of 20 m width on 8 m wide service road to be dismantle and reconstruction of RCC bridge of 80 m water way with approach road	30 m	120 + 30 = 150 m
SBR-10	Removal of Existing Bund in Moha Creek	45 m	290 m

As per the project layout superimposed on the CZMP of the Navi Mumbai submitted by the CIDCO, the project is partly located in CRZ I (A), CRZ II and Non CRZ area.

The Authority noted that the CIDCO has submitted the Rapid EIA/ EMP for the project. Some of the important points mentioned in the Raid EIA/ EMP is as follows:

- Total area required for the project is 2.1918 Ha. (0.4859 Ha. Mangrove Forest + 1.7059 Ha Non Forest).

  
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- Before starting the work, the detail survey of the mangroves along proposed temporary road will be undertaken jointly by the CIDCO with the Forest Officials along with the proper documentary evidences.
- 5 times the mangrove damage will be replanted in consultation with Forest Department.
- Water bodies (ground & surface) and / or resources found in the nearby project area is Ulwe River. During construction period, suitable barrier will be used to protect the adjoining water bodies from the falling earth materials and dust raised to avoid sedimentation.
- No runoff water during construction phase will go outside the project area & will not enter in to the surrounding environment.
- Sewage generated from labour camp will be conventionally treated & therefore avoid mixing with surround environment.
- Debris from bund removal will be disposed at suitable sites properly ensuring it does not affect groundwater quality and soil health of adjoining land.
- Precast material will be used to avoid any adverse air quality effect.
- Tree restoration plan will be initiated, if required.
- All existing channels, nallas etc draining in to this areas will also be restored, so that the storm water drainages is not affected and they are restored to their original stage.

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

1. The proposed activity should be undertaken strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Prior High Court permission should be obtained by the CIDCO, since the project involves cutting of mangroves.
3. PP to obtain NoC from the Mangrove Cell and ensure compensatory mangrove afforestation shall be undertaken by the PP through Mangrove Cell, Mumbai.
4. Debris/ solid waste should not be dumped in the CRZ area and beach area. It should be disposed in a scientific manner at a predetermined designated site.
5. PP to ensure that the muck disposal should not be in CRZ area and should be as per standard guidelines & procedures.

  
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6. No chemical manufacturing, processing / treatment shall be allowed.
7. Noise level during operation phase should not exceed the permissible limit.
8. Best engineering practices & construction should be followed for fire safety measures and for conservation of coastal environment
9. No runoff water during construction phase will go outside the project area & will not enter in to the surrounding environment.
10. Untreated sewage and effluent should not be discharged into the coastal water body. Project proponent should take all effective steps for protection of environment.
11. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
12. PP to obtain Forest Clearance under Forest (conservation) Act, 1980.
13. All other required permission from different statutory authorities should be obtained.

**Item No.7:** Regarding proposed laying electric cable at S. No. 1, H. No. 5, Ghodbundar village, Mira Road, Dist. Thane by Smt. Yashoda Gajanan Vaity

The Authority noted that the proposal of laying electric cable at S. No. 1, H. No. 5, Ghodbundar village, Mira Road, Tal. & Dist. Thane was earlier deliberated in 121<sup>st</sup> meeting of the MCZMA held on 15<sup>th</sup> and 16<sup>th</sup> September, 2017. As per the decision taken in the said meeting, the MCZMA vide letter dated 01.02.2018 has granted the CRZ recommendation to laying electric cable at S. No. 1, H. No. 5, Ghodbundar village, Mira Road, Tal. & Dist. Thane, with a condition No. 1 that "No construction is permissible within 50 m mangrove buffer zone area"

However, the Reliance Energy has informed that the structures to which supply is to be given are constructed well within 50 m of mangrove buffer zone area. Reliance has requested a clarification. The PP vide its letters dated 08.06.2018, 14.02.2019 requested to grant NOC for the laying electric cable at S. No. 1, H. No. 5, Ghodbundar Village, Mira Road, Tal. & Dist. Thane.

The Authority discussed the proposal and noted that the proposal is for laying of electric cable for providing electric supply to individual house, which is necessary utility for the individual. The Authority after deliberation to amend the above said MCZMA recommendation letter dated 1.2.2018 as follows:

  
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- Replace the 1<sup>st</sup> para of MCZMA recommendation letter dated 1.2.2018 with the para- "The proposal of laying electric cable at S. No. 1, H. No. 5, Ghodbundar village, Mira Road, Tal. & Dist. Thane was considered in 121<sup>st</sup> meeting of the MCZMA held on 15<sup>th</sup> & 16<sup>th</sup> Sep, 2017.
- Condition no. 1 of the CRZ recommendation letter dated 01.02.2018 granted to the project stands deleted. Rest of recommendation letter remains the same.

**Item No.8:** Proposed installation of Solar Power Panels on plot bearing 21/1, Ghodbunder, Mira Bhayandar, Dist. Thane by M/s. Hotel Fountain

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.9:** Proposed installation of Solar Power Panels on plot bearing 146/1, Sasunavaghar, Vasai, Dist, Palghar by Mr. Hafijullaj H. Khan & Others

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.10:** Proposed resort and cottages on land bearing S. No. 46, H. No. 3/1, 3/2, 3/3, 4A, S. No. 69, H. No. 1 of village Arnala, Tal. Vasai, Dist. Palghar by Shri. Anil R. Gupta

The project proponent presented the proposal before the Authority. The PP presented that the proposal submitted before the Authority is for development of resort and cottages comprises of resort, admin office and 34 cottages on land bearing S. No. 46, H. No. 3/1, 3/2, 3/3, 4A, S. No. 69, H. No. 1 of village Arnala, Tal. Vasai, Dist. Palghar. However, proposal has been revised and now, construction of bungalows is proposed on the site under reference. The Authority discussed the matter and noted that construction in CRZ II area on landward side is a permissible activity. However, the PP need to submit the revised proposal of construction of bungalows along with all necessary documents/ information as per provisions of CRZ Notification, 2011. Therefore, the Authority after deliberation decided to defer the matter for submission of revised proposal.

  
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**Item No.11:** Proposed construction of residential bungalow on plot bearing S. No. 290 B (New S. No. 7) at mouje Bhatane (Navsai), Tal. Vasai, Dist. Palghar by M/s. A1 Builders & Developers

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.12:** CRZ status on plot bearing S. No. 33/3B (pt), 33/3D, 34/2, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 38/5 and 39 of Kolshet, Dist. Thane by M/s Tarang Developers

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.13:** CRZ status of plot bearing S. No. 30/7A at Mouje Varap, Tal. Kalyan, Dist. Thane by M/s Shri. Balaji Construction


The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.14:** CRZ status of plot bearing S. No.54/3 at Mouje Varap, Tal. Kalyan, Dist. Thane by Mr. Abhimanyu R. Bhoir

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.15:** CRZ status on plot bearing S. No. 32(H. No. 3,4,5,6,7,8,9), S. No. 33(H. No. 3), S. No. 66 (H. NO. 13) of village Barampur, Vasai, Tal. Vasai, Dist. Palghar by M/s Grece Residency

The project proponent presented the proposal before the Authority. Applicant is seeking CRZ status on plot bearing S. No. 32 (H. No. 3,4,5,6,7,8,9), S. No. 33 (H. No. 3), S. No. 66 (H. NO. 13) of village Barampur, Vasai, Tal. Vasai, Dist. Palghar. PP has submitted the CRZ map in the scale of 1:4000 & report dated October, 2017 prepared by IRS, Chennai for site bearing S. No. 32 (Hissa Nos. 3,4,5,6,7,8 & 9), S. No. 33 (Hissa No. 3), S. No. 66 (Hissa No. 13) of village Barampur, Tal. Vasai, Dist. Palghar. As per the report of IRS, Chennai:

  
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- The proposed project site in bearing S. No. 32 (Hissa Nos. 3,4,5,6,7,8 & 9), S. No. 33 (Hissa No. 3), S. No. 66 (Hissa No. 13) of village Barampur, Tal. Vasai, Dist. Palghar falls partly inside 100 m from HTL for creek as per GPS Survey.
- The aforesaid project site falls outside 100m buffer from High Tide Line indicate in approved CZMP (1991) subject to generalization and superimposition errors cause due to change of scale.

The Authority noted that the MoEF, New Delhi approved the CZMP (1:25000 scale) of the Thane District on 28.02.2019. As per the final approved CZMP as per CRZ Notification, 2011, the plot is partially falls in CRZ II area and partially falls in Non CRZ area (Sheet No. 82A).

After deliberation, the Authority decided to confirm that as per the CZMP approved under CRZ Notification, 2011 by the MoEF&CC, New Delhi, the site under reference is partly situated in CRZ II area and partly in Non CRZ area.

**Item No.16:** CRZ status of plot bearing S. No. 6/11 & 6/12, village Kopar, Tal. Kalyan, Dist. Thane by Smt. Sangita Ananta Mhatre

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.17:** CRZ status of plot bearing S. No. 32 at Mouje Varap, Tal. Kalyan, Dist. Thane by Shri. Ganesh Nana Gaikar

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.18:** Proposed construction of holiday homes on plot bearing S. No. 74 & 48/2 at Mouje Chimane, Tal. Vasai, Dist. Palghar by Mr. Pradeep Vishnu Tendolkar

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.19:** Proposed extension of height of shade for solar power panel on land bearing plot no. 23 at Varsave Village, Mira-Bhayandar, Dist. Thane by M/s. DD Patel & company

  
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The Authority noted that the proposal is for extension of height of shade for solar power panel on land bearing plot no. 23 at Varsave Village, Mira-Bhayandar, Dist. Thane. As per the approved CZMP, 2011 under CRZ Notification, 2011, the plot under reference partly falls in CRZ-I area & partly falls in CRZ -II. (Sheet No. 83A)

It is observed that MBMC is insisting applicants to obtain the CRZ recommendations from MCZMA for the miscellaneous activities of extension of height of shade for solar power panel.

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

1. The proposed activity should be undertaken 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. All other required permission from different statutory authorities should be obtained.

**Item No.20:** Proposed construction of shade for solar power panel of Hotel Fountain on plot bearing plot no. 21/1 Ghodbundar Road, Dist. Thane by M/s. Hotel Fountain

The applicant was absent for the meeting. Hence, the matter was deferred.

**Item No.21:** Proposed construction of residential with shipline project on plot bearing S. No. 88, H. No 7 of village Tiwari, Tal. Vasai, Dist. Palghar by Mr. Dharmesh Gandhi

The Authority noted that the proposal is for construction of residential with shipline building on plot bearing S. No. 88, H. No 7 of village Tiwari, Tal. Vasai, Dist. Palghar. Proposed construction of residential with shipline project comprising of 2 building & 4 wings of Ground + 7 floors on plot bearing S. No. 88, of village Tiwari, Tal. Vasai, Dist. Palghar. The plot under reference is vacant.

As per remarks of the VVMC, the plot under reference is situated landward side of HTL i.e. CRZ-II & landward side of existing road. PP has submitted CRZ map in 1:4000 scale & report dated November, 2017 prepared by IRS, Chennai.

  
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As per said CRZ map, the plot under reference partly falls in CRZ-II (landward side of existing road & structures) and partly falls in non CRZ area.

The MoEF, New Delhi approved the CZMP (1:25000 scale) of the Thane District on 28.02.2019. As per the final approved CZMP as per CRZ Notification, 2011, the plot bearing S. No. 88, H. No 7 partly falls in CRZ-II and non CRZ area (Sheet No. 82A). Plot area- 5786.00 sqm and Total construction area - 7405.88 sqm

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

**Additional item with consent of Chairman, MCZMA**

**Item No.1:** CRZ status of plot bearing F.P. No. 1260 of TPS IV Mahim, Mumbai by M/s. Lokhandwala

The PP presented the application before the Authority. The Applicant is seeking CRZ status of plot bearing F.P. No. 1260 of TPS IV Mahim, Mumbai. The applicant has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the site is fronting to Mahim Bay and situated outside CRZ area.

After deliberation, the Authority decided to confirm that plot bearing F.P. No. 1260 of TPS IV Mahim, Mumbai situated beyond 100 m CRZ belt from the Mahim Bay, as per the CZMP approved under CRZ Notification, 2011 by MoEF&CC, New Delhi.

**Item No.2:** Proposed residential and commercial Building on plot bearing No. 1 and 2, Sector 4, Ghansoli, Navi Mumbai by M/s. Alliance Infra

  
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The project proponent presented the proposal before the Authority. The proposal is for construction of residential and commercial Building on plot bearing No. 1 and 2, Sector 4, Ghansoli, Navi Mumbai. The building involves construction of ground + 23<sup>rd</sup> upper floors for residential and commercial purpose on land under reference.


The PP further presented that the plot is situated partly in CRZ II and partly outside CRZ area, as per the approved CZMP of Navi Mumbai under CRZ Notification, 2011. The PP has got CRZ demarcation done on Oct, 2017 by the IRS, Chennai in 1:4000 scale, as per which around 48.78% land is in CRZ II and rest of the land is situated outside CRZ area. Plot area is 2820.390 Sqm, permissible FSI is 1.50 and proposed FSI is 1.49. The NMMC remarks states that as per the sanctioned DP, said land is situated in Residential Zone. The permissible FSI is 1.50 and proposed FSI is 1.497, it is within the permissible limit of 1.50. The NMMC remarks further states that, the subject land is situated on landward side of existing road.

The Authority noted the approved CZMP of the Navi Mumbai and observed that the subject land is situated partly in CRZ II belt applicable from creek situated on Southern side. There is existing road between the plot and creek. It was further noted that from the western side, the subject land is beyond the applicable CRZ setback area.


The Authority noted that development is permissible in CRZ II area, as per the town and country planning regulations existing as on 19.2.1991, in accordance with provisions of the CRZ Notification, 2011 (amended from time to time).

In the light of above, after deliberation, the Authority decided to recommend the proposal from CRZ point of view to concern planning Authority subject to compliance of above conditions:

1. The proposed development should be undertaken as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/clarifications given by MoEF from time to time.
2. The Local Body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
3. All other required permission from different statutory authorities should be obtained.

  
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**Annexure I**

**List of the members present in the meeting:**

1. Shri. Kandalkar, DyCh.E. MCGM, Member MCZMA
2. Dr. Mahesh Shindikar, CoEP, Expert Member, MCZMA
3. Mrs. Anulexmi, CMFRI, Expert Member, MCZMA
4. Mr. Suryakant K. Nikam Member Secretary, MCZMA

  
Member-Secretary

  
Chairman