

Minutes of the 136th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 02nd August, 2019

Minutes of the 136th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Principal Secretary, Environment on 2nd August, 2019 in Sachivalay Gymkhana, Mumbai. List of the members present in the meeting is enclosed as Annexure I.

Confirmation of 135th minutes:

The Authority confirmed the minutes of 135th meeting held on 15th July, 2019.


Item No.1: Proposed construction of Public Rain Shelter, Community Toilet & Electric Sub Station on land bearing S. No. 769/pt (Old), 339/pt (New), S.No.722/pt(Old), 342/3(new) at village Bhayandar by Maharashtra State Road Transport Corporation (MSRTC)

Officials of the Maharashtra State Road Transport Corporation (MSRTC) presented the proposal before the Authority. The proposal is for construction of public Rain Shelter, Community Toilet & Electric Sub Station on land bearing S. No. 769/pt (Old), 339/pt(New), S.No.722/pt(Old), 342/3(new) at village Bhayandar, Dist. Thane. The Mira Bhayandar Municipal Corporation has forwarded the proposal. Area of plot as per 7/12 extract is 24030 Sqm and proposed build up area is 356.15 sqm. As per present DP plan, site falls in reservation of S.T. Stand and depot. The land under reference *falls in No Development Zone as per plan prepared by MMRDA as on 19.2.1991.

The proposal was earlier considered 105th meeting, Authority direct PP to submit layout of the proposed activity superimposed on approved CZMP along with DP remarks from the MBMC from CRZ point of view.

The Authority noted that as per approved CZMP, the land under reference partly falls in dense mangroves area CRZ-I (A), partly in 50m mangrove buffer zone (CRZ-I) and partly in CRZ-II area.

The Authority noted that public rain shelter, Community Toilet & Electric Sub Station are essential services required for the public. The said activities are allowed even in No development zone of the CRZ III area. Hence, it could also be permitted in CRZ II, which is a developable area, as per CRZ Notification, 2011. However, the Pi to restrict the activities in CRZ II area only. No construction is allowed in mangroves or its 50 m buffer zone area.


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The Authority after discussion decided to recommend the proposal to concerned planning Authority from CRZ point of view under CRZ Notification, 2011 subject to compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Concerned Planning Authority to ensure that proposed construction is allowed only in CRZ-II area.
3. Concerned Planning Authority to ensure that no construction allowed in CRZ-I area, mangroves & its 50 m buffer zone area.
4. Local Body to ensure that the no untreated sewage from the toilet blocks should be discharge in Coastal water body.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.2: Proposed revamping of slug catcher piping facilities at ONGC Uran plant, Raigad by ONGC

The ONGC officials presented the proposal before the Authority. ONGC Uran, Raigad plant is having processing units like Crude Stabilization Unit, Condensate Fractionate Unit, Gas Sweetening Unit, LPG and C2C3 recovery unit, Slug Catcher etc. for processing Natural gas and crude oil.

ONGC officials further presented that Slug is large quantity of gas and liquid which exist in pipelines. Slug catcher is a unit of gas refinery or petroleum refinery in which outlet of the pipeline is collected. The Natural gas from offshore is received in the slug catcher where the condensate and free water are separated from the Natural gas. Proposed revamping of slug catcher piping facilities shall be located in the existing gas processing facility at ONGC Uran Plant.

The Authority noted that the proposal was earlier discussed in 120th meeting of the MCZMA held on 28th July, 2017, wherein the Authority directed PP to submit the approved CZMP showing the Slug Catcher pipeline. Accordingly, the ONGC vide letter dated 1.11.2017 submitted the old approved CZMP under CRZ Notification, 1991 showing the site of slug catcher piping facility. As per the old CZMP, the site is in CRZ III area.

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The Authority noted the construction of slug catcher pipeline is within the premises of the ONGC and replacement of the same is proposed. The Authority noted the approved CZMP, 2011 of the Uran area, as per which, the site is in CRZ II area.

The Authority noted that, as per para 4. (ii) (d) of CRZ Notification, the laying of pipeline shall require clearance from MoEF&CC, New Delhi.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. ONGC to ensure that all safety measures are in place during construction and operation phase of the project.
3. Old pipelines shall not be disposed of in CRZ area.
4. All other required permissions should be obtained before the commencement of the project.

Item No.3: Proposed beautification of Versova beach at Versova, Andheri (W) under the program of beach development for tourism by MHADA

Project proponent presented the proposal before the Authority. The proposal is for beautification of Versova beach at Versova, Andheri (W) under the program of beach development for tourism by MHADA.

The Authority noted that the proposal was earlier deliberated in the 127th & 131st meeting of MCZMA held on 02.11.2018 & 06.03.2019, wherein Authority decided to direct the MHADA to revise the proposal, as the Solid construction on the beach may disturb the coastal ecology of the area, hence, it may not be allowed. Old proposal was delisted.

The project proponent presented that the MHADA has revised the proposal which includes construction of paving of pathways adjacent to the shore, watch towers, installation of decorative lamps-light, aesthetic beautifying status, garbage bins, fountains, relaxation points, well-lit landscape zones with sitting


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arrangement coupled with better sanitation facility in place of the dingy encumbrances provides the tourist with better visual aesthetic and acoustic.

The PP presented that the paving of pathways on the beach area will be done by the ecofriendly material like bamboo, Wood plastic composite material etc. It was further presented that watch towers is required for security purpose.

The Authority noted that the beach, being a CRZ I area, where construction is discouraged as per the CRZ Notification, 2011. Only, basic beach facilities like sitting arrangements, garbage bins, and temporary toilets could be allowed. However, other activities like fountain, paving of pathways and other landscaping features on the beach could be avoided. The Authority further discussed that MHADA to submit the remarks of the planning Authority about the requirement of watch towers at the site from security point of view.

The Authority opined that MHADA need to revise the proposal in the light of above observation of the Authority. The Authority after deliberation decided to defer the proposal. MHADA to submit the revised proposal with form I, approved CZMP and layout of the project. Current proposal is delisted from the records.

Item No. 4: Proposed construction of jetty at island Panju, Dist. Palghar by Maharashtra Maritime Board (MMB)

The Maharashtra Maritime Board Officials presented the proposal before the Authority. The proposal is for construction of jetty at Island Panju, Dist. Palghar. The proposed jetty is required for the local inhabitants residing on Panju Island. Total area of jetty is 100 m X 5.50 m

The subject proposal was deliberated in the 130th meeting of MCZMA held on 1st March, 2019, wherein Authority directed the Mangrove Cell to make a site visit in order to ascertain whether the jetty is proposed in mangroves or its 50 m buffer zone area. After receipt of the site visit report, the Authority will consider the matter for further appropriate decision in the matter.

Accordingly, Mangroves Cell conducted a site visit on 29th May, 2019 with MMB officials for asserting whether project is proposed in Mangroves or its 50m buffer zone. Following observations were made during the site visit:

1. The Geo-coordinates received from the MMB was verified.


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2. The proposed jetty is located in the creek close to the Panju which belong to the PP as per the MRSAC map.
3. Mangrove tree cutting is not involved in the construction of the proposed jetty as it is located on the mudflat towards the creek side.
4. Google superimposed map of the proposed site in 2005 & 2019 showed no mangrove trees in the proposed area.
5. Mangrove forest dominated by *Avicennia Marina* along the creek which is located 5 meters away from the site.
6. The proposed site is located within the 50m buffer area of the Mangroves forest.

As per the approved CZMP under CRZ Notification, 2011, the project activity falls in CRZ IA. MMB has submitted the Rapid EIA/ EMP project. The Authority noted the anticipated impact of the project on surrounding environment and mitigation measures proposed in the project. It was further noted that as per the EIA, proposed project will not impact on the mangroves.

The Authority noted that the Island panju has no other connectivity other than boat ferry, for which jetty is required for the local traditional people inhabiting the Panju island. Old jetty is in ruinous condition and boats of the local people could not be anchored at the jetty due to siltation at the site. Thus, the project is in the interest of the local people of the Panju Island.

The Authority noted that as per para 4(i) (f) of CRZ Notification, 2011 Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities.

As per amended CRZ Notification dated 28th November, 2014 published by MoEF, For the projects specified under 4(i)(except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

After deliberations, the Authority decided to recommend the proposal to SEIAA with subject to following conditions:

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


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2. MMB to ensure that no mangroves should cut / affected due to proposed construction of jetty.
3. Prior High Court permission should be obtained by the PP, since the project is proposed in mangrove 50m buffer zone area.
4. MMB to ensure that design of the jetty should take into account the tidal flow of creek water. Natural flow of the creek water should not be disturbed.
5. MMB to ensure that construction debris should not be disposed in CRZ area.
6. All other required permissions should be obtained before the commencement of the project.

Item No.5: Proposed development work of Anti Sea Erosion (ASE) Bund at Mandvi jetty from parking area to existing ASE Bund Tal & Dist. Ratnagiri by PWD, Ratnagiri Harbour Division

PWD, Ratnagiri Harbour Division officials presented the proposal before the Authority. The proposal is for construction work of anti-sea erosion bund on sea shore near Mandvi jetty from parking area to existing ASE Bund Tal. & Dist. Ratnagiri. Total length of anti-sea erosion bund is 350 m and size of sea bund is 6177.50 sqm (17.65 X 350). The proposed anti-sea erosion bund will help to reduce erosion of sea shoreline and it will prevent entry of sea water in landward side.

The Authority noted that as per the approved CZMP, 2011, the site is located in CRZ I area.

The Authority noted that the PWD need to submit the Rapid EIA/ EMP for the project. The Authority after deliberation decided to defer the proposal for the submission of the EIA/ EMP by the PWD.

Item No.6: Proposed development work of Anti Sea Erosion Bunds at Kasop, Tal & Dist. Ratnagiri by PWD, Ratnagiri Harbour Division

PWD, Ratnagiri Harbour Division officials presented the proposal before the Authority. The proposal is for construction work of Anti Sea Erosion Bund at Kasop, Tal & Dist. Ratnagiri. Length of the bund is 140 meter and area is 2713.20 Sqm. As per the approved CZMP, 2011, the site is located in CRZ I area.

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The Authority noted that the PWD need to submit the Rapid EIA/ EMP for the project. The Authority after deliberation decided to defer the proposal for the submission of the EIA/ EMP by the PWD.

Item No.7: Proposed development work of Anti Sea Erosion Bund at Ambolgad Godivane Raghobawadi Stambha, Tal. Rajapur, Dist. Ratnagiri by PWD, Ratnagiri Harbour Division

PWD, Ratnagiri Harbour Division officials presented the proposal before the Authority. The proposal is for development work of Anti Sea Erosion Bund at Ambolgad Godivane Raghobawadi Stambha, Tal. Rajapur, Dist. Ratnagiri. Length of the bund is 160 m and area is 3009.60 Sqm. The construction of anti-sea erosion bund will be developed on the sea shore at Ambolgad. As per the approved CZMP, 2011, the site is located in CRZ I area.

The Authority noted that the PWD need to submit the Rapid EIA/ EMP for the project. The Authority after deliberation decided to defer the proposal for the submission of the EIA/ EMP by the PWD.

Item No.8: Proposed development work of Anti Sea Erosion Bund at Kalbadevi, Tal & Dist. Ratnagiri by PWD, Ratnagiri Harbour Division

PWD, Ratnagiri Harbour Division officials presented the proposal before the Authority. The proposal is for development work of Anti Sea Erosion Bund at Kalbadevi, Tal & Dist. Ratnagiri. Length of the bund is 340 meter and size is 6147. 20 Sqm. The construction of anti-sea erosion bund will be developed between high tide and low tide area on the sea shore. The said development will help to reduce erosion of sea shoreline. As per the approved CZMP, 2011, the site is located in CRZ I area.

The Authority observed that there is dense trees cover along the beach, which may act as bund. There seems to be no need of the bund at the site. There is no village settlement nearby to beach. Purpose of the bund at the said location is not clear.


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The Authority noted that the PWD need to submit the Rapid EIA/ EMP for the project. The Authority after deliberation decided to defer the proposal for the submission of above observation & the EIA/ EMP by the PWD.

Item No.09: Proposed construction of protection wall at Vilye Kondwade, Tal. Rajapur, Dist. Ratnagiri by PWD, Harbour Engineer

PWD, Ratnagiri Harbour Division officials presented the proposal before the Authority. The proposal is for development work of Anti Sea Erosion Bunds at Vilye Kondwade, Tal. Rajapur, Dist. Ratnagiri. Length of the bund is 450 meter and size is 5850 Sqm. The construction of anti-sea erosion bund will be developed between high tide and low tide area on the sea shore. As per the approved CZMP, 2011, the site is located in CRZ I area.

The Authority noted that the PWD need to submit the Rapid EIA/ EMP for the project. The Authority after deliberation decided to defer the proposal for the submission of the EIA/ EMP by the PWD.

Item No.10: Proposed construction work of Anti Sea erosion bunds at village Karanjgaon, Kelshi, velneshwar, Dattatray More ghat to Varchapath Smashanbhoomi Bhandarwada, Anjarle, Harne, Dist. Ratnagiri by PWD, Harbour Engineer


PWD, Ratnagiri Harbour Division officials presented the proposal before the Authority. The proposal is for construction work of Anti Sea erosion bunds at village Karanjgaon, Kelshi, velneshwar, Dattatray More ghat to Varchapath Smashanbhoomi Bhandarwada, Anjarle, Harne, Dist. Ratnagiri. Officials further presented that section of proposed Anti sea erosion bunds have been designed by the CWPRS which is an expert agency.

Details of the said work is as follows:


Sr. No.	Project Site	Location	Taluka	CRZ Category	Area of project
1.	Karanjgaon	Latitude: Start point- 17 42 28.82 End point- 17 4237.23	Dapoli	CRZ I	300.73m

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		Longitude: Start point- 73 8 8.40 End point- 73 8 6.80			
2.	Kelashi	Latitude: Start point- 17 55 36.71 End Point- 17 55 40.04 Longitude: Start point- 73 3 26.61 End point- 73 3 33.01	Dapoli	CRZ I	144.72m
3.	Velneshwar	(Bund 1) Latitude: Start point- 17 22 23.30 End point- 17 22 27.67 Longitude: Start point- 73 12 36.06 End point- 73 12 37.16 (Bund 2) Latitude: Start point-17 22 28.62 End Point- 17 22 34.64 Longitude: Start point- 73 12 37.61 End point- 73 12 37.63	Guhagar	CRZ I	375.80m
4.	Dattatray More ghat to Varchapath Smashanbhoomi	Latitude: Start point- 17 29 25.96 End Point- 17 29 34.62	Guhagar	CRZ I	270.25m


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	Bhandarwada	Longitude: Start point- 73 11 5.61 End point- 73 11 3.83			
5.	Anjarle	Latitude: Start point- 17 50 45.84 End point- 17 50 52.92 Longitude: Start point- 73 5 20.06 End point- 73 5 16.25	Dapoli	CRZ I	444.21m
6.	Harne	Latitude: Start point- 17 48 29.15 End point- 17 48 41.18 Longitude: Start point- 73 5 52.86 End point- 73 5 38.63	Dapoli	CRZ I	446.30m

The Authority noted that the PWD has submitted the EIA report for the proposal. Brief points of the EIA report is as follows:

Environment Component	Potential Impacts	Mitigation Measure
Land Environment	Presently the high pressure wave action the coastal stretch has been diminishing leading to reduction in available coastline area hence altering the land use Excavated soil remains from construction if dumped on the soil may lead to contamination of soil.	Primary purpose of the anti sea erosion bund is to mitigate the erosion problem which is a major cause of change in land use. Hence, anti sea erosion bund has positive impacts on the land use.

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	<p>Unloading and storage of raw material for prolonged time period exposed to the soil may also lead to its contamination</p>	<p>excavated soil will be used back into the construction of the bund for site levelling.</p> <p>For the purpose of unloading of raw material, the project proponent must employ skilled laborers. Raw materials got to the site will be used immediately and hence no issues of storage arise.</p>
<p>Water Environment</p>	<p>Surface water</p> <p>Surface water locations in the study area are located at distance of more than 1 km from project site, which means there would be almost no impact on surface water due to proposed anti sea erosion bund.</p> <p>Ground water</p> <p>A comprehensive study has been conducted for the six locations, keeping in mind the design of the proposed structure as well as the area of impact; it is evident that there will be close to negligible impact on the ground water level or quality of the area.</p> <p>On the contrary, the PP has designed the bunds in manner that serve as an impermeable layer and prevent the flow of seawater into groundwater and protect the area from water ingress</p>	<p>Project proponent must carefully consider the slope design and ensure that it is not steeper than 1:2 (Vertical: Horizontal), except in special circumstance so that the impact on groundwater level may be minimized.</p> <p>Project proponent must provide for a sufficiently impermeable filter layer in order to prevent the unimpeded flow of saline water percolating into ground water. Hence, reducing its salinity.</p>


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	Proposed bund will be high enough to avoid any water ingress, not only during high tidal activity but also during any calamity like flood.	
Marine water	<p>Owing to the fact that bunds are large and found in continuous stretch along with coastline, their presence alters the intensity of the wave energy. Therefore, they may potentially impact the current patterns and wave mixing.</p> <p>Temporary sediment control measures like silt fencing, suitable earth holding bags filled with coconut coir will be used where necessary to reduce the impact of construction activities on the nearby marine quality.</p>	The construction of the anti-sea erosion bunds is not expected to have a significant impact, since it is a one-time occurrence, as it will only last during the construction and for a short period of time after construction till the turbidity dissipates and settles. The project proponent will, however, undertake to ensure that the placement of the structure has minimum effect on the marine habitat.
Marine ecology	During construction of anti sea erosion bund, solid waste and waste water discharges in coastal environment may impact on coastal biology.	<p>Solid waste and wastewater will not be discharged into the coastal environment. Consequently contractors will ensure that there is no misuse of the coastal area by workforce employed during construction phase.</p> <p>Impact on coastal ecology would be minor, temporary and reversible</p>

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		<p>so situation will be recovered very shortly. Thus, construction activity does not show major effect on fisheries.</p> <p>Impact on intertidal benthic habitat would be major and reversible, So that the effects will be recovered within a short period of time.</p>
<p>Terrestrial flora and fauna</p>	<p>At Velneshwar and Karanjgoan, there is less vegetation and resultantly, less impact on the floral population at these sites.</p> <p>at rest of 4 sites, there is moderate vegetation.</p>	<p>As all 6 sites are near the beaches, which are potentially nesting sites of protected Olive Ridley Sea Turtles, following mitigation measures are proposed:</p> <p>Avoid nesting-period of Sea Turtles (November to March) for construction activities as Olive Ridely Turtles are sensitive to light pollution and tend to avoid even slightly illuminated beaches.</p> <p>Avoiding construction / material transportation post sunset and pre sunrise, as all these sites are beaches which are preferred by sea turtles.</p>


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		In order to not cause any disturbance to protected sea turtles, no installation of light poles or any other means of light producing equipment should be made on constructed bund.
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During the meeting, from the EIA report, the Authority noted the followings:

1. At Karanjgaon, the old bund is disintegrated due to wave action and loose rocks are inhabited by sand binding vegetation. Residential area is close to the beach and plantations and gardens are severely affected by sand and seawater entering the cultivable land and salinating the soil, making survival of the terrestrial plants difficult. 4 species of the mangrove associated vegetation are found in the proposed area of bund.
2. At Kelashi, the approach road passes through residential area, lined with garden and planted bushes. Proposed bund is the base of a huge sand dune structure, locally known as 'valuchi tekdi'. The dune is more than 6 meter in height and approximately 180 meter in length. This sand dune was observed for flora and fauna both. There is sporadic mangrove patch of about 300 Sqm near to proposed site. The PWD officials informed that the site is eroding and bund is necessary to arrest the erosion.
3. At Velneshwar, coconut plantation along the beach is seen affected due to sand and wave action.
4. At site of Dattatray More ghat to Varchapath Smashanbhoomi Bhandarwada, length of the shore proposed for bund construction is covered by sand binding vegetation in the proximal and distal parts and interspersed with wind breaker tree in between. Along with typical sandy flora, other herb species are also seen growing along the sand.
5. Anjarle, there is an estuary to the south and a rocky patch to the north. it is flanked by coconut and betel nut plantation, mangroves, casuarina plantations and wild Indian screw pines. PWD officials presented that

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Construction of the bund is proposed 200 meter away from existing bund at Anjarla beach which is popular for its annual olive Ridley Sea Turtle nestings. Bund is proposed at the nesting site of the olive Ridley Sea Turtles. The Authority noted that turtle nesting grounds are sensitive ecosystems and are protected as CRZ I (A) area.

The Authority has already refused this site in its 122nd meeting held on 30.10.2017, considering the sensitivity and nature of coastal ecosystem of the coastal stretches under consideration. Anjarle beach is shown / declared as a turtle nesting ground in CRZ map as per CRZ Notification, 2011. PWD officials during meeting presented that construction of the proposed bund will not hamper the nesting site and all precautions will be taken to protect the turtle nesting site. Further PWD submitted the letter dated 17.7.2019 of the mangrove Cell about the No objection for the proposed Anti-Sea Erosion Bund at Anjarle.


6. At Harne, which is a small coastal village having rocky, sandy coastal lines and is famous fish landing port. Bund is required to protect the village settlement which is present adjacent to the beach.

The Authority also noted the socio economic impact of the project. As per the EIA report, construction of bunds will have positive impacts on the livelihood of the locals. Bunds will arrest the water within the vicinity of the beach and not allow it to flood the adjacent residential area. There is no relocation, acquisition and resettlement in any project location. Construction of anti sea erosion bund shall be planned in such a way to reduce the flooding of saline water into the agricultural and residential land instilling sense of security in the locals.

The Authority discussed that coastal erosion due to tides, storms, wave action causes changes in the shorelines and thereby threatens nearby locality, damage to agricultural land and public properties. Hence, to protect the beaches and coastline, anti-sea erosion bunds are necessary. Bund structures serves dual purpose, helping to mitigate the damage caused by natural disasters like storms, floods etc by preventing the ingress of sea water, but also help to prevent coastal erosion. Thus, the project is socially important project for local inhabitants of the coastal communities. However, at the same time, PWD which implementing agency should take note of local coastal geomorphology and ecologically sensitive area while designing and constructing the bunds. The mitigation measures proposed in the EIA report should strictly be implemented


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during construction and operation phase of the project. Further, resolution of the Gram panchayat which takes note of suggestion of local inhabitants of the area is required to be obtained by the PWD.

The Authority further noted that as per para 4(i) (f) of CRZ, 2011:

"Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities"


Further, as per amended CRZ Notification dated 28th November, 2014 published by MoEF: *"For the projects specified under 4(i) (except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA."* Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.

In the light of detailed discussion and deliberations, the Authority decided to recommend the proposals of anti-sea bunds to SEIAA with subject to following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PWD to obtain the resolution from Gram Panchayat for necessity of the proposed bund.
3. At Kelashi, proposed bund is proposed at the base of sand dune. Sand dune is ecologically sensitive coastal geomorphological feature. Hence, the PWD to strictly ensure that during construction phase, No excavation and digging/ altering or flattening of the sand dune is allowed.
4. At Velneshwar, PWD to ensure that coconut plantation is not affected due to proposed bund. Coconut & other trees felling is not allowed.
5. At Anjarle, proposed bund should be away from the turtle nesting site, as mapped in the approved CZMP.
6. As per EIA report, as all 6 sites are near the beaches, which are potentially nesting sites of protected Olive Ridley Sea Turtles. Clearance from the Mangrove Cell should be obtained for all 6 sites. PWD to strictly implement the mitigation measures
7. PWD to avoid nesting period of Sea Turtles (November to March) for construction activities.

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8. PWD to ensure that proposed bunds on the landward of the High Tide Line of coastal water body.
9. PWD to avoid construction / material transportation post sunset and pre sunrise, as all these sites are beaches which are preferred by sea turtles Mangrove Cell need to examine, whether proposed site would hamper the ecological sensitive features like turtle nesting sites, mangroves and sand dunes. Forest Clearance shall be obtained, if applicable.
10. In order to not cause any disturbance to protected sea turtles, no installation of light poles or any other means of light producing equipment should be made on constructed bund.
11. No reclamation of coastal water bodies is allowed.
12. The PWD to ensure that mangroves should not be hampered due to proposed bunds. If at all, there is possibility of some mangroves getting affected/cut or within 50 m of mangroves, prior High Court permission should be obtained. There shall not be violation of the Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006.
13. Mangrove Cell NoC should be obtained for all six bunds. Clearance from Wildlife point of view, if applicable should be obtained.
14. Proposed construction of Anti Sea Erosion bunds should be as per CWPRS Study and Mangrove Cell NoC.
15. Design of the anti-sea erosion beach should be in a such way that it should not disturb the natural features of the beach.
16. Wherever there is dense tree cover on the landward side of the beach, no tree felling is allowed.
17. Construction and dumping of debris on beach which is CRZ I area is strictly prohibited. PP to ensure the same.
18. During construction phase, PWD to ensure that no solid waste, oil spillage and wastewater should be discharged in the CRZ area.
19. There shall be no alterations of natural features including landscaping changing for beautification, recreation and other purpose.
20. PWD to implement the Mitigation measures proposed for the project in the EIA report
21. All other required permission from different statutory authorities should be obtained.


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Item No.11: Regarding proposals for excavate land for laying electric cable & substation sent by Adani & Tata Power

The Authority noted that the MCZMA is receiving various applications for excavate land and laying electric cable. Such proposals are mostly for providing power to individual house or a particular area.

Electricity provider companies like M/s Adani (earlier Reliance) & Tata Power etc are insisting the No Objections from MCZMA for the providing electricity to individual house/ establishments situated in CRZ area, by laying cable and installing electric meter connections & substations.

The Authority noted that such kind of applications are of miscellaneous nature and the issue was discussed in 121st meeting of MCZMA held on 15th to 16th September, 2017, wherein the Authority decided that for miscellaneous proposals of installing electric meter to individual house/ property, clearance from the MCZMA is not required and such applications need not be sent to MCZMA by the Reliance Energy and concerned officer of the Reliance Energy to take note of the same. Accordingly, MCZMA vide letter dated 14th September, 2017 informed to M/s. Reliance Energy.

The Authority noted that despite, MCZMA letter dated 14th September 2017, clarifying no CRZ clearance is required for such miscellaneous activities; electricity companies are insisting the clearance from MCZMA for laying of cable for installation of electric meter to individual house/ property/ establishments.

The Authority noted that following applications are received from power companies.


Sr. No.	Applicant	Details
1.	1) Narrotam L. Mhatre 2) Sanjay S. Patil 3) Sajimon Nanoo	Proposai is for excavation of land and laying electric cable at Hissa No. 75, S. No. 709, Taibai Mhatre Wadi, Opp. Link View Building, Link Road, Borivali, Mumbai
2.	1) Chintaman L. Mhatre 2) Arvindra L Jha	Proposal is for excavation of land and laying electric cable at Ganpat Patil

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	<p>3) Gyantidevi D badhai 4) Shafi A Ansari 5) Nandu P Jha 6) Sabhajit B Yadav 7) Aslam N Khan 8) Vijayshankar R Pal 9) Ramshankar V Vishwakarma 10) Mohammad R S Shaikh 11) Pappu B Yadav 12) Mahendra S Yadav 13) Rajiyabegam A Shaikh 14) Wahabali G Shaikh</p>	Nagar, Link Road, Borivali, Mumbai
3.	Rahul H Tendulkar	Proposal is for excavation of land and laying electric cable for electric connection at CTS No. 7, S. No. 302, H. No. 2 (pt), Dahisar (W), Mumbai
4.	Ravi Kanai	Proposal is for excavation of land and laying electric cable for electric connection at Plot No. 298, CTS No. 35, H. No. 4, gorai Main beach, Borivali West, Mumbai
5.	James Cyril Lobo	Proposal is for excavation of land and laying electric cable for electric connection at plot bearing CTS No. 913, 914 & 920 of village Manori, Nr Sumlai Talao, Gorai Road, malad West, Mumbai
6.	M/s. Reliance Infrastructure Ltd	Proposed construction of electric power station on plot bearing S. No. 34/3C, 34/4B, 35/1A3, 35/1B2, 36/1, 36/2, 36/3B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4A, 38/4C, 38/5, 40/1B, 40/2, 40/3, 40/4, 45/2B AT VILLAGE Ghodbunder Tal & Dist. Thane by M/s. Reliance Infrastructure Ltd
7.	M/s. Reliance Infrastructure Ltd	Proposal for new electric connections in Forest & CRZ area covered under Rinfra



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		license area at Ganpat Patil Nagar, Borivali, Mumbai by Rinfra
8.	Mr. John Ferreira & Ms. Celine Ferreira	Proposed laying of electricity cable in CRZ area of village Gorai, Borivali West, Mumbai by Mr. John Ferreira & Ms. Celine Ferreira
9.	M/s. Reliance Energy	Proposal to excavate land to lay cable, erect substation & establish distribution network system to provide electric collection at Pandurang Ramle Marg, Tere Galli No. 1 & 2, Buddha Galli no. 1 & 2, Patil Galli no. 1,2 & 3, Bazar Galli, Mandavi Galli No. 1 & 2, Dongari Galli, Shiv Galli of Versova Koliwada, villgae versova, Andheri (w), Mumbai by M/s. Reliance Energy
10.	Shri. Rajesh Sattigeri	Proposal for electricity supply at 229, Nanu Niwas, Danda Pada, Khar Danda, Khar West, Mumbai by Shri. Rajesh Sattigeri
11.	M/s. A.j.S. Engineers	Proposed excavation of land for electric cable in CRZ area at Varsave, Dist. Thane by M/s. A.j.S. Engineers
12.	Shri. Subhash R. Joshi & Aslam Gulam Shaikh	Proposal for electricity connection on plot bearing 194, New S. No.1 101, H. NO. 9, village Rai, Tal. Dist. Thane by Shri. Subhash R. Joshi & Aslam Gulam Shaikh
13.	Mr. James Cyril Lobo	Proposed excavation to lay cable & for commissioning of new electric substation on plot bearing CTS no. 913, 914, 8920 of village Manori, nr. Sumlai Ralao, Gorai Rd, Malad West by Mr.


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		James Cyril Lobo
14.	M/s. Reliance Infrastructure LTD	Proposed construction of sub station & laying electric cable on plot bearing CTS. No. 6/1 at Indira Nagar, Janta Nagar & New Mandala Mankhurd, Mumbai by M/s. Reliance Infrastructure LTD
15.	Shri. Lalita Shankar R. M. Suthar	Proposal for electricity connection of room no. 3, Bhawani Naga, Penkar Pada, Near Smashan Bhoomi, Mira Road (E), Thane by Shri. Lalita Shankar R. M. Suthar
16.	M/s. Reliance Energy	Proposed excavation to lay cable & for commissioning of new electric substation on plot bearing CTS no. 1842 & 1852 of P/N ward, village Manori, Malad West, Mumbai by M/s. Reliance Energy
17.	Shri. Hasmukh Bhawanji Saliya	Proposal for electricity connection on plot bearing S. no. 5, Ghodbundar, Tal & Dist. Thane by Shri. Hasmukh Bhawanji Saliya
18.	Shri. Sameer S. Mayekar	Permission to excavate to lay cable & for commissioning of new electric substation on plot bearing no. 45041 549 50000, CTS no. 913, 914, 8920 of village Manori, Nr Sumlai Talao, Gorai Road, Malad (W) by Shri. Sameer S. Mayekar
19.	M/s. Adani Electricity Mumbai LTD	Proposed excavation of land for laying electric cables at S/H No. 292/5,6,12,3/5,324/2,3, village Uttan, Kumbharwada, Bhayandar (W), Dist.


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		Thane by M/s. Adani Electricity Mumbai LTD
20.	Shree Samarth Kadsidhharam Seva Mandal	Proposal: for electricity meter connection at the location next to plot no. 941, sector 9, RSC 17, Charlop, Kandivali (W), Kadsidheshwar Math, Mumbai by Shree Samarth Kadsidhharam Seva Mandal

Representatives from M/s Adani Power were present for the meeting. They presented that power companies are under impression that by providing electric supply to house/ property/ establishment situated in CRZ area, without checking the authorization of house/ property/ establishment, may amount to violation of the CRZ norms. Hence, power companies are hesitating to provide the electricity connections and carrying out activities like laying of the cable, installation of electricity meter etc.

The Authority discussed the issue and opined that electricity connection to individual house/ property/ establishment is basic essential utility and it is right of the every individual. The Authority further opined that just by electricity connection to a house/ property/ establishment does not warrant the authorization or give legal status to house/ property/ establishment. In this respect, the Authority further noted the GR dated 18.1.2016 by the Energy Department, GoM which states that every applicant shall get the electric connection and just by giving the electric connection, the house or residential dwelling does not become authorized.

The Authority after deliberation decided that for miscellaneous proposals like laying of electric cable for installing electric meter to individual house/ property/ establishment in CRZ-II and CRZ-III areas as per approved CZMP, recommendation from the MCZMA is not required and such applications need not be sent to MCZMA. Mangrove should not be cut/ destroyed for laying of the cable. However, at the same time, power companies need to take note of the fact that decision of the MCZMA for not insisting CRZ recommendation for laying of electric cable for installing electric meter to end user of individual house/ property/ establishment, considering the basic required essential utility for the local people. This does not entail the proposals of transmission line /

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laying of distribution line network covering the larger area. Such proposal requires CRZ recommendation from MCZMA. Further, proposals of electric substation in CRZ areas as per approved CZMP shall require CRZ recommendation from the MCZMA. The same shall be communicated to above said power companies.

Item No.12: CRZ NoC for Residential building on Housing for Dis-Housed reserved land bearing Gut No. 86 (p) at village Kopri, Thane-Savali CHS (proposed)

The Authority noted that the matter was deliberated in 135th meeting of the MCZMA, wherein the Authority decided to grant the CRZ NoC for the proposal.

Item No.13: CRZ Status of plot bearing 5/4, 4/5 of village Saravali and Plot No. 5/6 (pt) of village Kongaon, Tal. Bhiwandi, Dist. Thane by M/s. Vijay laxmi Group

The project proponent presented the proposal before the Authority. The Maharashtra Industrial Development Corporation (MIDC) vide letter dated 30.4.2013 forwarded 3 independent proposals for 3 plot nos. 5/4, 4/5 and 5/6 of village Saravali and village Kongaon, Tal. Bhiwandi, Dist. Thane seeking CRZ NoC. Application was submitted by M/s.Shree Bhairav Synthetics (P) Ltd.

The proposals were discussed in 101st meeting of the MCZMA held on 13.7.2015, wherein it was decided that the PP should submit CRZ map in 1:4000 scale superimposing the site u/r along with conclusion prepared by one the MoEF authorized agencies. The said CRZ map should also indicate HTL as per approved CZMP.

M/s Vijay Laxmi Group vide letter dated 12.6.2019 has submitted its reply stating that CZMP of the Thane district is now finalized and PP is submitted the approved CZMP under CRZ Notification, 2011.

During the meeting, the PP submitted the approved CZMP, 2011 indicating the plots under reference. The Authority observed from the said approved CZMP and noted that plot bearing Survey no. 276, plot no. 5/6 and Survey no. 39, plot no. 5/4 and 4/5 is situated outside 100 m CRZ setback from the creek.


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In the light of above, the Authority after deliberation decided to confirm the followings:

- Plot bearing Survey no. 276, plot no. 5/6 is situated outside 100 m CRZ setback from the creek as approved CZMP under CRZ Notification, 2011 i.e. outside CRZ area.
- Plot bearing survey no. 39, plot no. 5/4 and 4/5 is situated outside 100 m CRZ setback from the creek as approved CZMP under CRZ Notification, 2011 i.e. outside CRZ area.

Item No.14: CRZ Status of plot bearing CTS No. 129(pt), 129/1 & 130 (pt) of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai for Valmiki SRA CHS Ltd. by M/s. Atharva Consultants

The project proponent presented the proposal before the Authority. The Authority noted that PP is seeking CRZ Status of plot bearing CTS No. 129(pt), 129/1 & 130 (pt) of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai for Valmiki SRA CHS Ltd.

The MCZMA in its 102nd meeting held on 31st July & 1st August, 2015 wherein the project proponent (PP) presented the matter which is as follows: -

1. The PP has submitted Letter of Intent dated 30.7.2010 issued by SRA. As per the said LOI letter, 3.4 FSI for non CRZ area and 1.25 FSI for CRZ area are sanctioned. It is mentioned that, the developer shall submit NOC from MCZMA / MoEF from CRZ point of view.
2. As per DP remarks of MCGM dated 7.2.2012, the land bearing CTS No. 130 falls in CRZ II area and land bearing CTS No. 129 partly falls in CRZ-II and partly in Non CRZ area.
3. CRZ map in 1:4000 scale and report dated 16.7.2014 prepared by IRS, Chennai which is MoEF authorized agency as per CRZ Notification, 2011 is submitted. As per the IRS report dated 16.7.2014:
 - The HTL demarcated in the vicinity of project site differs from the HTL in the approved CZMP.
 - CRZ shall be applied for the land/site within the buffer of 100 m or width of the creek whichever is less from HTL for creek / channels/ backwater as per CRZ Notification, 2011 of MoEF vide S.O. 19(E), dated 6.1.2011.


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- In this case, the project site in CTS No. 129(pt) and 129/1 (pt) of Hariyali village, S -Ward, Mumbai is away from HTL demarcated by IRS by 630 m and does not fall within the CRZ.

The MCZMA in its 102nd meeting decided that PP should indicate the CRZ area limit from the approved HTL of coastal water body on the said CRZ map (1:4000 scale) through IRS, Chennai.

The PP vide letter dated 3.5.2017 submitted its reply stating the site is shown on the draft CZMP, 2011 which was published at the time. As per the said CZMP, the site away from 100 meter HTL from the Creek.

The Authority noted that the MoEF&CC, New Delhi in August, 2018 has approved CZMP of the Greater Mumbai. Observation of the said approved CZMP shows that the project is situated CRZ setback line from the Creek. i.e. outside CRZ area.

After deliberation, the Authority decided to confirm that plot bearing CTS No. 129(pt), 129/1 & 130 (pt) of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai is situated beyond applicable CRZ setback area creek, as per approved CZMP dated 16.8.2018, under provisions of the CRZ Notification, 2011.

Item No.15: Proposed residential & commercial construction on the plot bearing S. No. 62 to 64, 68, 69, 72, 75, 86 to 89 and 271 to 280 at village Gokhivare, Tal. Vasai, Dist. Palghar by Mr. Devendra Ladhani

The project proponent presented the proposal before the Authority. The PP presented as follows:

1. The MCZMA in its 102nd, 107th, 117th, 120th & 132nd meetings held on 31st July & 1st August, 2015 and 7th November, 2015, 5th to 6th April, 2017, 28th July 2017 & 24th April, 2019 respectively deliberated the proposal of residential & commercial construction on the plot bearing S. No. 62 to 64, 68, 69, 72, 75, 86 to 89 and 271 to 2802 at village Gokhivare, Tal. Vasai, Dist. Palghar.
2. In the 120th meeting, the Authority noted that the site under reference is CRZ-I (A) & CRZ-III as per approved CZMP under CRZ Notification, 1991 which was in force at the relevant time.
3. The Authority in its 120th meeting decided the following:


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- No construction is allowed in CRZ I (A/B) and 50 mangroves buffer zone area.
 - Further, as per the provisions of the CRZ Notification, 2011, 100 mts along tidal influenced water bodies or width of the creek whichever is less is in CRZ III area is No Development Zone (NDZ), wherein construction is not allowed as per the provisions of CRZ Notification, 2011 and approved CZMP.
4. In 132nd meeting, the Authority discussed the request of the PP to consider the CRZ portion of the plot as CRZ II area, being in Municipal Corporation limit. The PP further requested to allow the FSI utilization of the CRZ II portion of the land on Non CRZ area and allow the construction in CRZ II area, using balance unutilized FSI of CRZ II portion. After deliberation, the MCZMA decided the following:
- As per the CZMP under CRZ Notification, 2011 approved by MoEF&CC, New Delhi, the land under reference situated partly in CRZ I, CRZ IV, CRZ II and partly in Non CRZ area.
 - FSI potential of the CRZ II portion of the plot can be utilized on Non CRZ portion of the plot as per the MoEF clarification letters dated 28.9.2015 and 1.10.2015 addressed to MCHI pertaining to utilization/computation of BUA of the CRZ part of the plot for construction on Non CRZ part of the single owner.
 - The PP to submit the separate proposal of the construction of buildings in CRZ II area through Concern Planning Authority i.e. Vasai Virar Municipal Corporation along with its necessary remarks in part B, taking into consideration the approved CZMP under CRZ Notification, 2011.

The Authority noted that as per the decision taken in 132nd meeting of the MCZMA held on 24th April, 2019, the applicant has submitted the proposal of construction of buildings in CRZ area thorough Vasai Virar Municipal Council with duly filled Part B.

1. The PP has submitted the project site superimposed on the CRZ map dated 4.6.2019 (1:4000 scale) prepared by IRS, Chennai as per the approved CZMP, 2011.
2. Status of the site as per approved CZMP, 2011 as tabulated by IRS, Chennai in its report:

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Sr. No.	CRZ classification	Area no Sqm
1	CRZ I A (Mangrove)	12949.27195
2	CRZ I B	8771.866165
3	CRZ II	74148.72
4	Non CRZ	330395.13
	Total	426265

During the meeting, the PP presented that only 2 buildings are proposed in CRZ II area which are on landward side of the existing road. Details of said buildings are as follows:

Bldg No.	Survey no.	Built up area in Sqm	Construction area in Sqm
6	S. No. 68	15650.39	24845.31
7	S.No. 68 & S. No. 88 pt	13256.55	20953.90

The Authority instructed the PP to submit the undertaking stating that only 2 buildings are proposed on CRZ II area.

The Authority noted that as per para 8.II. CRZ II of the CRZ Notification, 2011 (amended from time to time), the construction / development in CRZ II is permissible on landward side of existing road prior to 1991, with the FSI as per town & country planning regulations existing as on 19.2.1991.

The Authority noted that Vasai Virar Municipal Corporation (VVMC) should strictly ensure that FSI of the proposed 2 buildings should not exceed the FSI permissible on the plot as per the town & country planning regulations existing as on 19.2.1991. While, allowing construction in CRZ II area, the VVMC to strictly take into consideration that the PP has also proposed utilization of CRZ II portion of the land on Non CRZ land. Hence, VVMC to strictly ensure about the balance FSI available on CRZ II portion, for construction in the said CRZ II area.


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The Authority noted PP is also utilising the FSI of CRZ II portion of land on Non CRZ area, as decided in 132nd meeting of the MCZMA. Hence, the VVMC should strictly ensure that FSI of the proposed 2 buildings should not exceed the FSI permissible on the plot as per the town & country planning regulations existing as on 19.2.1991. While, allowing construction in CRZ II area, the VVMC to strictly take into consideration that the PP has also proposed utilization of CRZ II portion of the land on Non CRZ land, as decided in 132nd meeting of the MCZMA. Hence, VVMC to strictly ensure about the balance FSI available on CRZ II portion, for construction in the said CRZ II area.

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 as per CRZ Notification amendment on 16th June, 2015, FSI for the proposed construction in CRZ-II area is as per the town and country planning regulation existing as on 19.2.1991. VVMC to ensure the same before issuing commencement certificate to the project.
3. While, allowing construction in CRZ II area, the VVMC to strictly take into consideration that the PP has also proposed utilization of CRZ II portion of the land on Non CRZ land. Hence, VVMC to strictly ensure about the balance FSI available on CRZ II portion, for construction in the said CRZ II area.
4. VVMC to ensure that proposed construction of buildings are in CRZ II area are situated on landward side of existing road prior to 19.2.1991.
5. PP to ensure that environment measures such as solid waste management, waste water treatment etc. are implemented in the scheme.
6. PP to obtain the EC under EIA Notification, 2006, if total construction area of buildings in CRZ II area is more than 20,000 Sqm.
7. Local body (VVMC) to strictly ensure that proposed construction of buildings in CRZ II area is situated on landwards side of existing road prior to 19.2.1991.
8. VVMC to ensure that there is no violation of approved CZMP under CRZ Notification, 2011.
9. All other required permission from different statutory authorities should be obtained.

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Item No.16: CRZ status of project site bearing CTS No. 1322/1 (pt) and 1376/1 of village Versova, in K/W ward, situated at Juhu Versova Link Road, Mumbai by M/s. One Up Developers Pvt. Ltd.

The project proponent presented the proposal before the Authority. Applicant is seeking CRZ status of project site bearing CTS No. 1322/1 (pt) and 1376/1 of village Versova, in K/W ward, situated at Juhu Versova Link Road, Mumbai. The PP has submitted the CRZ map in 1:4000 scale and report dated 16.4.2013 of Institute of Remote Sensing, Chennai.

The proposal was initially deliberated in 103rd meeting of the MCZMA held on 20th August, 2015, wherein the Authority noted that Project proponent submitted the CRZ map in 1:4000 scale and report dated 16.4.2013 of Institute of Remote Sensing, Chennai. The IRS report dated 16.4.2013 mentions that, in the map of 1:4000 scale, the HTL for Arabian sea, creek and set back lines from HTL for Arabian sea, creek are marked. As per CRZ map in 1:4000 scale prepared by IRS, Chennai, the Project site containing CTS No. 1322, 1322/1, 1376 at Versova Division, Mumbai is partly falls within 100m setback line from HTL of creek and partly beyond 100m setback line from HTL of creek. Project site does not falls in 50m mangrove buffer zone.

The Authority observed the CRZ map (1:4000 scale) prepared by IRS, Chennai. The said CRZ map indicates the old approved HTL from the coastal water body and Its CRZ area. The plot u/r is showed within 500 m CRZ line from approved HTL of coastal water body i.e. plot u/r falling in CRZ area. However, there is CRZ map also indicates, one more 100 m CRZ line from approved HTL of coastal water body and site is shown situated outside of it. The Authority after deliberation decided to seek a clarification from the IRS, Chennai regarding the indication of 500 m CRZ line (from approved HTL) & 100 m CRZ line from approved HTL of coastal water body. The IRS, Chennai needs to provide a detailed report regarding the CRZ status of the plot u/r, in accordance with the approved CZMP of year 2000 of Greater Mumbai.

The IRS, Chennai vide addendum dated 15.6.2016, which mentions that,

- There is minor variation in the HTL as shown in approved CZMP of year 2000 of Greater Mumbai & that as shown as per 2011 CRZ Survey & guidelines.


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- Approved CZMP of year 2000 of Greater Mumbai does not show HTL of sea & creek separately and a general blanket 500m buffer is marked from HTL, in approved CZMP of year 2000 of Greater Mumbai.
- As per 2011 CRZ provisions, the CRZ -II is upto 500m buffer from Arabian Sea and 100m buffer from the Versova creek which is shown in the map. According to this property falls outside CRZ -II area.
- The CRZ-II area in the vicinity of the property is shown as 500m from Arabian Sea and versova creek, as per the approved CZMP of year 2000 of Greater Mumbai. But, 1991 guideline provides for 100m or 150m only from the creek depending upon the width of the creek. This may please noted.
- The provisions of 2011 and the features of approved CZMP of year 2000 of Greater Mumbai with 100 m CRZ buffer from HTL of Versova creek and 500m buffer from HTL of Arabian sea are shown separately in the map, from which, it may be concluded that property falls completely outside the CRZOII area, considering HTL as per approved CZMP and HTL as per 2011 mappings (Both Scenarios).
- The property is also not affected by 50m mangroves buffer. There is a road existing in the creekward side.

The proposal was again deliberate in 117th MCZMA held on 5th & 6th April, 2017, wherein The Authority further noted that M/s One up has file a WP before the Hon'ble High Court of Mumbai, seeking that site is outside CRZ area. The Authority in its 117th meeting decided to defer the matter, since there is dispute on classification of coastal water body, and therefore, decided to wait till the finalization of CZMP as per 2011 CRZ Notification.

The Authority noted that the MoEF&CC, New Delhi August, 2018 has approved the CZMP of the Greater Mumbai under CRZ Notification, 2011. As per the said approved CZMP, the site is situated close to 100 meter CRZ setback line from the HTL of the creek. The site under reference just beyond 100 m CRZ setback line. The PP during the meeting submitted the approved CZMP showing the site under reference.

In the light of above, the Authority after deliberation decided to confirm that as per the approved CZMP under CRZ Notification, 2011, the site bearing CTS No. 1322/1 (pt) and 1376/1 of village Versova, in K/W ward, situated at Juhu

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Versova Link Road, Mumbai is beyond 100 meter CRZ setback area from the creek. i.e. situated outside CRZ area.

The PP in the meeting submitted that since, the request of the applicant has been granted by the MCZMA, the WP filed by the applicant (M/s One up Developers Pvt Ltd) may be withdrawn or the current status will be brought to the notice of Hon'ble High Court by the applicant.

Item No.17: Proposed Fish Manual fish cutting/ clearing and ice storage, Child room on land bearing CTS No.829, S. No. 54A1A/11/12/13KK, H. No. 54A1A/9/A at Mouje Rahatghar, Tal. & Dist. Ratnagiri by Shri. Rafiq M. Naik

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


Item No.18: Proposed redevelopment of property bearing F P No. 726 & 727, TPS III, Mahim Division, Building No. 38/36, known as Farhan Manzil & Inayat Manzil G/N Ward no. 5099/5098, situated at Balamiya lane, Mahim, Mumbai 400016 by M/s Future Associates.

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

Item No.19: CRZ status of proposed for housing scheme at S. No. 96, H No. 11,14 & 8,15,5,12,1A,7, 10,2,4A,13,3,9,1B,4B & 6.... of Village Chaune, Tal. Vasai, Dist. Thane by Mr. Rakesh Kumar Wadhawan

The project proponent was absent for the meeting. The PP is seeking CRZ status of proposed for housing scheme at S. No. 96, H No. 11,14 & 8,15,5,12,1A,7, 10,2,4A,13,3,9,1B,4B & 6 of Village Chaune, Tal. Vasai, Dist. Thane.

The proposal was discussed in 117th meeting of the MCZMA held on 5th & 6th April, 2017 wherein the Authority observed that the PP need to submit the CRZ map of IRS, Chennai ii. 1:4000 scale, indicating the approved HTL & new draft HTL and CRZ setback area as per provisions of the CRZ Notification, 2011.


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The PP vide letter dated 17.3.2018 stating that this is an old ongoing residential project with shop line project which was started in 2004. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai.


The Authority observed that CRZ map & report submitted by the IRS, Chennai is of the year May, 2014. However, now, the MoEF, New Delhi has approved the CZMP of the Thane. It needs to be ascertain whether the CRZ status shown by the IRS and CRZ status of the land shown in approved CZMP is same or not. The Authority opined that the PP should request the IRS, Chennai to show the CRZ status as per the approved CZMP under CRZ Notification, 2011 in 1:4000 scale. Further, the Authority instructed the PP to submit the earlier approved CRZ map showing the site.

After deliberation, the Authority decided to defer the matter for submission of the information by the PP as stated above.

Item No.20: Regarding proposed development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility at Guhagar, Dist. Ratnagiri by M/s. Marine-Syndicate Pvt. Ltd.

The project proponent (M/s. Marine Syndicate Pvt. Ltd) presented the proposal before the Authority. The MCZMA in its 113th and 115th meeting held on 8th to 11th August, 2016 and 17th to 18th Jan, 2017 respectively deliberated the proposal of development of multipurpose terminal with jetty for cargo handling, ship repair and ship breaking facility. However, the MCZMA has only recommended the project of jetty. It was specifically mentioned in recommendation that MCZMA decided to recommend the project of jetty.

The PP vide letter dated 24.6.2019 presented that there is two distinct project 1) multipurpose terminal 2) ship breaking facility. Former falls in category B project and later falls under category 'A' project, as per EIA, 2006. The PP further states that the MPCB has conducted the public hearing for both projects on 5.9.2018 as per the TOR conditions of the SEAC I and MoEF&CC. Now, PP the submitting the final EIA report to MoEF for category a project i.e Ship breaking facility. As per the TOR conditions, the MCZMA recommendation is required. The PP states that since, both projects were discussed and


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recommended in 115th MCZMA meeting, the PP has requested the MCZMA to send a forwarding letter to MCZMA.

The Authority noted that in 115th meeting, only proposal of jetty was recommended from CRZ point of view to SEIAA subject to certain conditions. Other components of the project such as ship repair and ship breaking facility though it was taken on record, was not recommended. Hence fresh appraisal for the said proposed activities is required. The Authority further noted that the project is a composite project involving construction of Jetty / platform / ramp (multipurpose terminal) for cargo handling and Ship repair & ship breaking activity on single continuous land. The PP has submitted the EIA report for the entire composite project, hence, fresh appraisal will be required for the whole project. During the meeting, the PP also agreed for the same and presented the proposal afresh.

As presented by the PP, project involves mainly 2 following components:


- A. Jetty / platform / ramp (multipurpose terminal) for cargo handling
- B. Ship repair and ship breaking facility

The project site is located at village Katale, Ratnagiri district, on North bank of the Jaigad creek (Shastri River) in its inland waterways. Proposed activities are situated on land bearing Survey no. 41 & 42/18, 42/19/1, village Katale, Taluka Guhagar, District Ratnagiri. Latitude is 17°17'24"N and longitude is 73°16'36"E. Total area of the land is 2.9 Ha


The site is 3 nautical miles upstream from the jaigad harbour and 4 nautical miles from the sea mouth. Existing channel has 7 meter depth from Jaigad harbour upto the site. It is connected to the Mumbai- Goa National Highway no. 66 at 40 km at Sawarde, via SH 105.

Details of the proposed activities are as follows:

Sr. No	Particulars	Details
1.	Ship Breaking (small ships:150 m length x 5 m draft)	10 to 15 Nos/ year
2.	Ship Repair (small ships: 75 m length x 5 m draft)	24 to 30 Nos/year
3.	Cargo Handling	0.2 MTPA


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4.	Manpower (Workmen + Staff)	100 - 125 No.
5.	Existing Piled Jetty	7 x 2.4 meter
6.	Proposed Jetty.	13 x 25 meter
7.	Floating Dry Dock	80 x 24 meter
8.	Water Requirement	10 m ³ /day
9.	Waste Water Generation	4.2 m ³ /day
10.	STP Capacity (for Domestic sewage)	10 m ³ /day
11.	ETP Capacity (for Bilge and slop water)	10 m ³ /day
12.	Power Requirement	415 V
13.	DG set Capacity	250 kVA
14.	Green belt - 10715 Sqm	10715 Sqm
15.	Parking	3588 Sqm
17.	Solid and Hazardous waste storage	406 Sqm
18.	Open Stockyard	3741 Sqm
19.	Liquid Cargo Storage	
20.	6 meter internal road	

Multipurpose Terminal:

Cargo shipments with feeder support service by using small ships and barges of maximum 4 m draft from this terminal up to mother vessels at anchorage and up to nearby coastal ports : Cargo shipments of Bauxite, Laterite, Coal, Fertilizers, Molasses etc. bulk, bagged and liquid cargo (palm oil, molasses) are planned at this terminal. Total cargo quantum will be maximum 2 lakh ton (0.2 million ton) per year.

Ship repair work:

Ship repair work for small ships with Floating Dry Dock (FDD) facility: Ship repair work by using steel Floating Dry Dock will be carried out. Small Ships, barges, tugs, supply vessels etc. up to 75 m length 5 m draft will be docked on this Floating Dry Dock Floating Dry Dock will be moored and operated in the water frontage granted by MMB on lease. Ship repair work will be attended as per orders. Around 24 to 30 ships every year will be attended.

Ship Breaking Facility:

Ship breaking facility for small ship upto 150 m length and 5 m draft: Ship breaking facility for above size small ships is planned in the separate zone. Around 10 to 15 small ships/barges will be dismantle every year in this ship breaking facility.


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The PP presented that maximum draft of the vessel arriving at this terminal will be 5 meter only. There is 6 meter water depth available at sea mouth on sand bar during average high water. Immediately after the sand bar; there is 10 to 14 meter water depth in Jaigad harbour and then there is 7 meter deep river channel from Jaigad harbour upto this proposed site. Bathymetry study was carried out for the site, as per which, current navigability of the creek is easily approachable for the small ships and the barges for handling cargo.

The PP further presented that there will not dredging carried for the project as the channel has 10-14 meter depth from Jaigad harbour upto the site. The site has water frontage of 6.0 depth during high tide. The Maharashtra Maritime Board has approved cargo shipment and ship repair work at this multipurpose terminal and granted 3500 sqm water frontage on lease for this purpose. It has also given permission for the operation of a floating dry dock in the water frontage to M/s Marine Syndicate Pvt Ltd.

The PP further presented that there is existing jetty at the site. Few shore bollards and mooring buoys are in place. Toilet facilities and sewage disposal arrangement are at site as per approval accorded by District Health officer. firefighting equipment along with transport facilities of heavy vehicles like trucks, dumpers are present at the site.

The EIA report submitted by the PP reports the cumulative impacts due to cargo handling, ship repair and ship breaking facility and mitigation measures.


environment	Anticipated impacts	Mitigation measures
Land environment:	Proposed facilities will be developed on the land. Part of the land is covered with trees. Due to undulating topography, there will be cutting and filling required which will result in topography and land use change.	Layout of the proposed project will be in accordance with landscape planning concepts to minimize major landscape changes. The change in land use pattern will be limited to the proposed port limit and will be carried out in


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	<p>During operation phase, there will be an increase in the heavy vehicle traffic as compared to the present conditions due to the cargo handling, ship-repair and ship breaking facility. This increase in traffic will have to be properly managed. provision of parking of the cargo trucks in made in the project.</p>	<p>such way as to ensure proper drainage by providing surface drainage system including storm water network etc.</p> <p>Material recovered from the cutting activity will be used for filling within the project boundaries</p>
<p>Soil and geology</p>	<p>Contamination of soils is anticipated due to poor storage and management of solid and liquid wastes. All these impacts might be permanent if not remediated. Furthermore, Contamination of soils may occur as a result of spillage of fuels, lubricant chemicals, sanitary wastewater, etc. as well as from leakage from inadequately protected solid waste storage facilities and sites.</p>	<ul style="list-style-type: none"> • Proper planning of works and work design to minimize erosion will be done • planting of vegetation on barren and / or sloping surfaces will be undertaken • channel runoff from hardened surfaces will be directed to well designed and properly maintained drains. • Sewage/ solid waste / construction wastes should be treated and disposed or sold to authorized


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		<p>recyclers as per the MoEF guidelines.</p> <ul style="list-style-type: none"> • Hazardous materials should be handled, stored and transported so as to avoid leaks, spills or other types of accidental releases into soils, surface water and groundwater resources.
<p>Water Environment:</p>	<p>Major impacts on marine water quality are envisaged due to the civil works activities like driving of piles, construction of jetty, movement of construction equipment etc will have a high potential to disperse the fine grained sediments in the water, thus, affecting the marine life. However, this rise in turbidity will be only during the construction phase. Potential impact no groundwater resources is not envisaged as there will not be any toxic material release in sub soil region having potential of ground water</p>	<p>Proper mitigation measures will be implemented to avoid such runoff as well as spillage of construction materials so that materials in runoff cannot enter into the water bodies.</p> <p>Domestic wastewater /sewage generated from construction labour colony will be treated in septic tanks and soak pits and will be used for developing green plantation.</p> <p>During operation phase, waste water generated will be treated in STP of 10 KLD capacity. Treated water will be used for</p>



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	contamination.	<p>flushing, gardening and dust suppression purpose.</p> <ul style="list-style-type: none"> • All ship related waste with a potential to cause pollution to the marine environment should be disposed of according to the guidelines stipulated by the MARPOL convention. • Fuel and oil stores must be located away from the site drainage- system and the shoreline. If this is not possible, ensure adequate measures are identified to prevent or contain any spillage. • Careful storage and usage of fuels, oils (and chemicals) will be ascertained. • Facilities for holding and collecting storm water runoff using sedimentation pits will be installed. • Waste water will
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		be treated up to the standards for discharge (P & CPO Act, 1974).
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The EIA report further stated that pollutants generated from ship breaking activities include liquid, metal and gaseous & solids. Ship breaking activities contaminate the coastal soil and sea water environment and thus impair ecological settings. High Turbidity of water may cause decrease the concentration of DO and increase the BOD. further, oil spilling may cause negative impact thereby causing disturbances in marine life. There will be provision of Effluent treatment facility (ETP) for bilge and slope water discharge. Machines will be washed in a designated area and the effluents will be routed through drains to a settling pit with oil and grease trap. The clarified effluent will be used for dust suppression purposes to minimize fresh water demand.

The EIA report also mentions that ship repair and ship breaking activity will generate Hazardous waste and mitigation measures are proposed involves:

- Polychlorinated Bisphenol (PCB) containing waste will be stored in designated area and handed over to CHWTSDF.
- Use of Tri Butyl Tine (TBT) is prohibited. TBT waste if at all generated, will be sent to CHWTSDF.
- Before breaking of ship, all the engine oil and residual fuel will be removed and stored
- Oil spill contingency plan will be implemented.
- To combat accidental spillage provision of containment, oil skimmers, booms will be used to minimize the damage to marine environment.
- Use of PPE will be compulsory for the workers while cutting/ breaking
- Oil wastes and other hydrocarbon compounds (fuels & grease) are likely to be generated from ship breaking activity and maintenance activities conducted at dry dock. Oily compounds will be disposed in accordance with appropriate environment protocol to ensure that it does not infiltrate the adjacent water and soil.
- Scrap metal, glass material generated during ship repair and ship breaking activity will be recycled
- Batteries will generate as solid waste during ship repair and breaking activity. These batteries will be stored in a designated bounded area until


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such time as they are recycled or disposed of in an environmentally sensitive manner.

The Authority noted that as per the CRZ map prepared by IRS, Chennai, as per CRZ Notification, 2011 showing site under reference, the project site falls in CRZ IB, CRZ III, CRZ IVB and non CRZ area. As per EIA report, the project area does not have sensitive ecosystem-such as mangroves, sand dunes, coral etc.


The public hearing was conducted on 5.9.2018 for developmental of ship breaking facility for small ships. During public hearing one Mr. Natekar has raised the issue of access of fishing boats and suggested to keep the channel open all time for the fishing boats. The PP assured that no hindrance and obstacles to fishing activity and tourism in the creek after the project.

The Authority discussed that ship breaking facilities are often discouraged as the whole process entrails a series of risky tasks and as a depot of hazardous substances, which post threats to the ambient environment and working people. Depending on their size and function, scrapped ships have max 2000 tones weight, 70% of which is steel, coated with paint containing lead, -cadmium, arsenic, zinc, chromium etc. Ships also contain wide range of other hazardous wastes, sealants containing PCBs, various types of asbestos, lub oils, grease. Hence, ship breaking activities are potentially detrimental to coastal water quality.

It was discussed that since, there is possibility of pollution of creek water caused by ship breaking activities, creek water monitoring program should be implemented during the construction phase & operation phase. Further, the PP should prepare and implement Spill contingency plan as a part of Disaster Management plan. Port operator should be required to develop system for holding and collecting storm water runoff and surface runoff produce by site activities and its treatment before discharge.

Regarding permissibility of the project activities, the Authority noted the followings"

A. For jetty / platform/ ramp as multipurpose terminal for cargo handling


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- As per para 4(i) (f) of the CRZ Notification, 2011, "construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures"
- As per amended CRZ Notification dated 28th November, 2014 published by MoEF: "For the projects specified under 4(i) (except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA."
- As per para 7(e) of the schedule to EIA Notification, 2006, proposal of jetty / platform/ ramp as multipurpose terminal for cargo handling falls under Category B project, being capacity less than 5 MTPA, wherein EC from the SEIAA will be required.
- The public hearing was conducted on 5.9.2018 for the category B project.


In the light of above, the Authority noted that proposal of jetty / platform/ ramp as multipurpose terminal for cargo handling could be recommended to SEIAA

B. For Ship breaking and ship repair facility

- As per para 4(i) (f) of the CRZ Notification, 2011, "construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures"

Under above said para 4(f), ship construction yards is permissible activity. However, activity of the Ship breaking facility is not mentioned in the CRZ Notification.

- Ship breaking yard falls under para 7(b) Category A project, as per the EIA Notification, 2006, for which Environment Clearance is required from the MoEF&CC, New Delhi.
- The MPCB, has conducted the public hearing on 5.9.2018 for the


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Category A project.

In the light of above, the Authority noted that proposal of Ship breaking and ship repair facility could be recommended to MoEF&CC, New Delhi.

Therefore, after detailed deliberation and discussion and taking into consideration EIA report and public hearing report decided the followings:

A. Proposal of jetty / platform/ ramp as multipurpose terminal is recommended to SEIAA from CRZ point of view subject to compliance of following conditions:


1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Mitigation measures proposed during construction and operation phase in the EIA report should be strictly be implemented by the PP.
3. Prior Clearance from the MPCB shall be obtained
4. A creek water monitoring program should be implemented during the construction phase & operation phase.
5. PP should prepare and implement Spill contingency plan as a part of Disaster Management plan.
6. Port operator should be required to develop system for holding and collecting storm water runoff and surface runoff produce by site activities and its treatment before discharge.
7. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
8. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats.
9. PP shall take all efforts to enhance the livelihood source of the local people and undertake the education programme for coastal communities for the coastal environment protection.
10. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body. Effluent treatment plant should be located outside CRZ area.

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11. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
12. Sewage and effluent should not be discharged into the coastal water body.
13. Spill contingency plan as a part of Disaster Management plan should be prepared in accordance to the cargo to be handled spill recovery /immediate response measures will be displayed at cargo handling areas, Material safety data sheet of cargo (if applicable) being handled should be displayed. Mock drills will be conducted at periodic intervals. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
14. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
15. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
16. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
17. Acoustic fencing should be installed along the edge of the access road should the traffic generated noise level be significant to warrant mitigation measures.
18. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

B. Proposal of ship repair and ship breaking facility from CRZ point of view is recommended to MoEF&CC, New Delhi subject to compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
3. Mitigation measures proposed during construction and operation phase in the EIA report should be strictly be implemented by the PP.
4. Prior Clearance from the MPCB shall be obtained
5. No Hazardous waste shall be discharged in the creek water.
6. A creek water monitoring program should be implemented during the construction phase & operation phase.


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7. PP should prepare and implement Spill contingency plan as a part of Disaster Management plan.
8. PP to ensure that there should not be hindrance and obstacles to fishing activity and tourism in the creek after the project, as assured by the PP in the public hearing.
9. Port operator should be required to develop system for holding and collecting storm water runoff and surface runoff produce by site activities and its treatment before discharge.
10. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats.
11. PP shall take all efforts to enhance the livelihood source of the local people and undertake the education programme for coastal communities for the coastal environment protection.
12. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body. Effluent treatment plant should be located outside CRZ area.
13. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
14. Sewage and effluent should not be discharged into the coastal water body. Waste water should be treated up to the standards for discharge (prevention and control pollution) At, 1974,
15. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
16. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
17. Acoustic fencing should be installed along the edge of the access road should the traffic generated noise level be significant to warrant mitigation measures.
18. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

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Item No.21: CRZ status for SR Scheme of Andheri Kamgar Nagar CHS Ltd. on plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri, Mumbai by M/s K Hemani Futureddy

The project proponent presented the proposal before the Authority. Applicant is seeking CRZ status for SR Scheme of Andheri Kamgar Nagar CHS Ltd. on plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri,

The PP has submitted the CRZ map in the scale of 1:4000 & letter dated April, 2013 as per which, Project site details of the land at C. S. 1319 (pt) of Versova village in K/W ward, Mumbai.

The proposal was considered in 118th and 119th meeting of MCZMA held on 21.04.2017 and 29th to 30th June 2017 respectively.

After deliberation, the Authority decided to confirm that site for SR Scheme of Andheri Kamgar Nagar CHS Ltd. on plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri, Mumbai is situated beyond 100 m CRZ setback line from Creek and also falls outside the 50m Mangroves Buffer.

M/s K Hemani Futureddy vide letter dated 04.09.2017 & 07.12.2017, as per the report of IRS Chennai submitted along with application, the project site is not affected by CRZ-I and CRZ-II. Applicant requested to withdraw the review minutes and restore the status accorded to project as per minutes of meeting for 118th meeting of the Authority and the project site should not be classified as CRZ-II.

The Authority noted that the MoEF&CC, New Delhi August, 2018 has approved the CZMP of the Greater Mumbai under CRZ Notification, 2011. As per the said approved CZMP, the site is situated beyond 100 meter from the HTL of the creek.

After deliberation, the Authority decided to confirm that as per the approved CZMP under CRZ Notification, 2011, plot bearing CTS No. 1319 (pt) of Versova Village in K/W ward, Andheri, Mumbai is beyond 100 meter CRZ setback area from the creek. i.e. situated outside CRZ area.


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Item No.22: CRZ Status of land bearing S. No. 21/1/2 & 20/2/2 at Umberpada - Nandade, Tal. & Dist. Palghar by M/s. Vastu Shilp

The project proponent presented the proposal before the Authority. Applicant is seeking CRZ Status of land bearing S. No. 21/1/2 & 20/2/2 at Umberpada - Nandade, Tal. & Dist. Palghar.

The proposal was earlier discussed in 118th meeting of MCZMA held on 21.04.2017. The Authority noted that the PP is seeking CRZ Status of land bearing S. No. 21/1/2 & 20/2/2 at Umberpada - Nandade, Tal. & Dist. Palghar. The Authority noted that the PP has submitted the CRZ map in 1:4000 scale 3.8.2016, as per which, the HTL demarcated by the IRS, Chennai for creek let does not corresponds to the HTL as per approved CZMP in the vicinity of project site subject to generalization error caused by the variation in scale of mapping due to changes in topography and morphology in the vicinity of project site. CRZ shall be applied for the land/ site within the 100 m / width of creek buffer zone from HTL for creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011. In this case, the proposed project site in S.No. 20/2/1, 20/2/1/1, 17/1/1, 17/1/2, 20/2/2 and 21/1/2 of village Umberpada Nandale, Saphale, Palghar district, Maharashtra falls outside the width of creek buffer from HTL for creeklet as per GPS survey.

The Authority in its 118th meeting, sought certain information from the PP. Accordingly, M/s. Vastu Shilp vide letter dated 17.07.2017 submitted the CRZ map in 1:4000 scale 3.8.2016 along with report prepared by IRS, Chennai. Further, they have already obtained CRZ NOC No. CRZ2016/CR361/TC4 dated 16.03.2017 for land bearing S. No. 17/1/1, 17/1/2, 20/2/1 & 20/2/1 at Umberpada - Nandade, Tal. & Dist. Palghar. Applicant requested to grant CRZ NOC for land bearing S. No. 21/1/2 & 20/2/2 at Umberpada - Nandade, Tal. & Dist. Palghar.

The Authority noted that the MoEF&CC, New Delhi February, 2019 has approved the CZMP of the Palghar District under CRZ Notification, 2011. As per the said approved CZMP, the site is situated beyond 100 meter from the HTL of the creek.

After deliberation, the Authority decided to confirm that as per the approved CZMP under CRZ Notification, 2011, land bearing S. No. 21/1/2 &


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20/2/2 at Umerpada - Nandade, Tal. & Dist. Palghar is beyond 100 meter CRZ setback area from the creek. i.e. situated outside CRZ area.

Item No.23: Proposed Tree top houses on Plot bearing Survey no. 193/5, CTS no.149A, 151 at village Guhagar, Tal. & Dist. Ratnagiri by Shri. Balvant Murlidhar Parchure

The project proponent presented the proposal before the Authority. The proposal is for Tree top houses on Plot bearing Survey no. 193/5, CTS no.149A, 151 at village Guhagar, Tal. & Dist. Ratnagiri

The proposal is for tree top houses made by bamboo on plot bearing Survey no. 193/5, CTS No.149A, 151 at village Guhagar, Tal. & Dist. Ratnagiri. The plot under reference falls in CRZ-III area. Total plot area is 150 sqm.

The proposal was earlier discussed in 119th meeting of MCZMA held on 29th to 30th June 2017, wherein the Authority directed PP to submit the proposal as per the guidelines stipulated in Annexure III of CRZ Notification, 2011 regarding development of hotel/ resort in CRZ area.

The presented that the proposal may not attract the annexure III of the CRZ Notification, 2011, since this is not construction of the beach resort/hotel on the land. The proposal involves placing ready bamboo made structures on the tree top at on plot under reference. The PP further presented that this may be temporary nature activities which is permissible within 200 m from the seafront as per the new CRZ Notification, 2019.

The Authority noted that the site is situated within 100 to 200 m from the HTL of the seafront which is CRZ III area (NDZ), wherein such activities may not be allowed. However, there is scope of temporary nature activities for tourism purpose within 200 m from seafront in the CRZ Notification, 2019. However, the new CRZ Notification, 2019 is yet to be implemented, for the approval of CZMP, 2019.

The PP during the meeting presented that he may approach Authority for the clearance of the proposal, once the new CRZ Notification, 2019 is implemented.

In the light of above, the Authority after deliberation decided to defer the proposal.


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Item No.24: CRZ status of land bearing S. No. 20 at village Sopara, Tal. Vasai, Dist. Palghar by M/s Shreeji Associates

The project proponent presented the proposal before the Authority. Applicant is seeking CRZ status of land bearing S. No. 20 at village Sopara, Tal. Vasai, Dist. Palghar. The proposal was considered in 119th meeting of MCZMA held on 29th to 30th June 2017, wherein the Authority noted the report of IRS Chennai,

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping. It is also observed that there is a change in the HTL while comparing the CRZ 2011 with Approved CZMP and it is mainly due to geomorphological changes occurred between 1991 & 2011.
- CRZ shall be applied for the land / site within the width / 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 details about the land not affected by CRZ (Non CRZ Areas) and affected by CRZ - III (CRZ Areas) as per Approved CZMP and 2011 CRZ Notifications are given in the Annexure - I by considering CRZ buffer of Maximum 100m or Width of the creek whichever is less as the proposed project site is affected by CRZ of creek.
- There are no mangroves in the vicinity of the project site.

The Authority in its 119th meeting sought certain information from the PP. Accordingly, the PP submitted the reply of IRS, Chennai dated 30.11.2017 submitted its reply.

Now, the Authority noted that the MoEF&CC, New Delhi February, 2019 has approved the CZMP of the Palghar District under CRZ Notification, 2011. As per the said approved CZMP, the site is situated beyond 100 meter from the HTL of the creek.

After deliberation, the Authority decided to confirm that as per the approved CZMP under CRZ Notification, 2011, land bearing S. No. 20 at village Sopara, Tal. Vasai, Dist. Palghar is beyond 100 meter CRZ setback area from the creek. i.e situated outside CRZ area.

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Item No.25: CRZ Status 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 project proponent presented the proposal before the Authority. Applicant is seeking CRZ Status plot bearing CTS No. 36 (A) & 36 (B) of village Goregaon at S. V. Road, Goregaon (W), Mumbai. The matter was earlier considered in in 119th & 122nd meeting of MCZMA held on 29th to 30th June 2017 and 30th October, 2017. The Authority in its earlier meetings decided that the PP need to submit the CRZ map in 1:4000 scale showing the project site as per approved CZMP

M/s. Acme Metal Industries Pvt Ltd vide letter dated 13.05.2019 submitted the DP remarks of MCGM dated 09.05.2019 which stated that, as per final CZMP 2011, having HTL / setback line with map scale 1:4000 (GIS), the plot under reference i.e. CTS No. 36A and 36B of Goregaon village shown bounded blue on the plan, does not fall under CRZ.

The Authority noted that the MoEF&CC, New Delhi August, 2018 has approved the CZMP of the Greater Mumbai under CRZ Notification, 2011. As per the said approved CZMP, the Authority observed that the site is situated beyond 100 meter from the HTL of the creek. The PP to submit the approved CZMP showing the site.

After deliberation, the Authority decided to confirm that as per the approved CZMP under CRZ Notification, 2011, plot bearing CTS No. 36 (A) & 36 (B) of village Goregaon at S. V. Road, Goregaon (W), Mumbai is beyond 100 meter CRZ setback area from the creek. i.e. situated outside CRZ area.

Item No.26: CRZ status of project site bearing CTS No. 30 & 31 of village Juhu, situated at Juhu Varsova Link Road, A/W ward, Andheri (W), Mumbai by M/s Khoja Shia Isnaashari Jamaat

The project proponent presented the proposal before the Authority. Applicant is seeking CRZ status of project site bearing CTS No. 30 & 31 of village Juhu, situated at Juhu Varsova Link Road, A/W ward, Andheri (W), Mumbai


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The Khoja Shia Isnaashari Jammāt vide letter dated 19.4.2017 submitted the application for development of Khoja Cemetery on plot bearing CTS No. 30 (pt) of village Juhu, Kapaswadi, Andheri (W), Mumbai.

The Proposal was considered in 121st meeting of MCZMA held on 15th to 16th September, 2017. The Authority noted that PP has submitted the application for development of building for Khoja Cemetery on plot bearing CTS No. 30 (pt) of village Juhu, Kapaswadi, Andheri (W), Mumbai. The Authority noted that the application is incomplete. The PP need to submit the complete application through concerned planning Authority along with approved CZMP showing the site. After deliberation, the Authority decided to defer the proposal for submission of compliance as stated above.

M/s. Khoja Shia Isnaashari Jammāt vide letter dated 09.03.2018 submitted the CRZ map in 1:4000 scale and report dated March, 2018 prepared by IRS, Chennai. As per the IRS, report, proposed project site in CTS no. 30(pt), kapaswadi village of K/S Ward falls completely outside 100 meter buffer of CRZ area.

The Authority noted that the MoEF&CC, New Delhi August, 2018 has approved the CZMP of the Greater Mumbai under CRZ Notification, 2011. As per the said approved CZMP, the Authority observed that the site is situated beyond 100 meter from the HTL of the creek.

After deliberation, the Authority decided to confirm that as per the approved CZMP under CRZ Notification, 2011, site bearing CTS No. 30 & 31 of village Juhu, situated at Juhu Varsova Link Road, A/W ward, Andheri (W), Mumbai is beyond 100 meter CRZ setback area from the creek. i.e situated outside CRZ area.

Item No.27: Proposed construction of residential building on plot no. 83, Sector No. 1, Ghansoli, Navi Mumbai by Shri. Nitin Ambalal Bhavsar

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


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Item No.28: Advertisement Hoardings in the compound of Darya Sarang,
Gen. A.K. Vaidya Marg, Govt. Land, C.S. No. 1505, Mahim
Couseway, Mumbai by M/s. Square Inch

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

Item No.29: 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 presented the proposal before the Authority. Proposal is for construction of underground R.C.C. water storage tank and pump house for the existing building known as Vithaldas Chambers situated at junction of Homi Mody Street and Bombay Samachar Marg. Presently there are M.S. Water Storage Tanks for domestic use. However, Chief Fire Officer is insisting for the construction of an additional water storage tank for firefighting purposes.


However, it will therefore be necessary to replace the existing M.S. Water Storage Tanks by constructing R.C.C. Underground Tank of capacity 65,000 litres and Pump House having BUA 30.65 Sqm.

As per approved CZMP under CRZ Notification, 2011 of Greater Mumbai the plot under reference falls in CRZ-II and landward side of existing road.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to planning Authority.

Item No.30: 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.


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Item No.31: Proposed residential bungalows 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 earlier, proposal was submitted for development of resort and cottages on the site under reference, which was discussed in 134th meeting of the MCZMA held on 24.05.2019. However, in the said meeting, the PP submitted that proposal has been revised and construction of bungalows is proposed on the site under reference. Accordingly, the earlier proposal was deferred by the Authority.

Now, the Vasai Virar Municipal Corporation vide letter dated 31.07.2019 forwarded the proposal for bungalows 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.

The PP presented that proposal is for 30 residential bungalows (24 Nos. Type - A & 6 Nos. Type - B) comprises of ground + 1st floor 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. As per DP remarks of VVMC dated 18.02.2016, the plot bearing S. No. 46 & 69 falls in Plantation Zone Area) and reserved for Transport and Communication & ST depot. The PP presented that the site is in CRZ II area and situated on landward side of existing road.

The Authority noted that the MoEF, New Delhi approved the CZMP (1:25000 scale) of the Palghar District on 28.02.2019. As per the final approved CZMP as per CRZ Notification, 2011, the project site falls in CRZ II area (within 500 m CRZ line from HTL of Seafront. It is noted that the site is situated on landward side of the existing road.

As per layout plan submitted by PP, the Plot area is 16334.00 sqm, Permissible FSI is 0.30, Permissible BUA is 4103.22 sqm and Proposed BUA is 4102.12 sqm

The Authority noted that as per para 8.II. CRZ II of the CRZ Notification, 2011 (amended from time to time), the construction / development in CRZ II is permissible on landward side of existing road prior to 1991, with the FSI as per town & country planning regulations existing as on 19.2.1991.

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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 redevelopment 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 is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
3. PP to obtain the EC under EIA Notification, 2006, if total construction area all bungalows is more than 20,000 Sqm.
4. PP to ensure that environment measures such as solid waste management, waste water treatment etc. are implemented in the scheme.
5. All other required permission from different statutory authorities should be obtained.

Item No.32: Revised CRZ clearance for proposed construction on plot bearing S. No. 16, 16/1, 16K & 350 at mauje Alibag, Tal. Alibag, Dist. Raigad, by Hitesh Ramprakash Chatwal

The project proponent presented the proposal before the Authority. The proposal of proposed residential building on plot bearing S. No. 16, 16/1, 16K & 350 at mauje Alibag, Tal. Alibag, Dist. Raigad was considered in 86th meeting of MCZMA held on 27.11.2013.


As per decision taken in the said meeting, MCZMA vide letter dated 20.02.2014 recommended the proposal for Ground + upper 3 floors having BUA 1379.73 sqm.

Accordingly, Alibag Municipal Council granted Building Permission on 04.08.2014. Now, applicant has revised the building plans for BUA 2324.67 sqm.

Alibag Municipal Council vide letter dated 14.11.2017 forwarded the representation for construction on plot bearing S. No. 16, 16/1, 16K & 350 at mauje Alibag, Tal. Alibag, Dist. Raigad. Alibag Municipal Council requested for guidance for requirement of revise CRZ clearance in case applicant has revised the building plans which are as per DCR permissible in CRZ area.


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The Authority observed that Alibag Municipal Council to ensure that proposed revised built up area in the proposal is within the permissible FSI limit as per the town and country planning regulations existed as on 19.2.1991.

The Authority after deliberation decided to inform above to Alibaug Municipal Council.


Item No.33: Proposed construction on plot bearing CTS No. 102, Tikka No. 3, Mouje Thane, Dist. Thane by Shri. Rohidas Bhaskar Koli

Shri. Rohidas Bhaskar Koli vide letter dated 11.01.2018 submitted proposal for reconstruction on plot bearing CTS No. 102, Tikka No. 3, Mouje Thane, Dist. Thane. Proposal is for construction of residential building (ground + 3 floor) on plot bearing CTS No. 102, Tikka No. 3, Mouje Thane, Dist. Thane. Plot area is 126.20 Sqm. FSI is 1.33, total built up area is 166.42 Sqm. The Authority noted that PP was instructed to submit the proposal through planning Authority.

The PP presented that he belongs to Fishermen (Koli) community and the plot is situated in Koliwada and proposed construction on the said plot is for self-residential purpose. There is remarks of the Thane Municipal Corporation about the zoning remarks, as per which, the plot is situated in residential zone and in congested area.

The Authority noted that as per approved CZMP of Thane District dated 28.02.2019, the plot under reference falls in CRZ-II area and landward side of existing road. It was further noted that as per para 8.II. CRZ II of the CRZ Notification, 2011 (amended from time to time), the construction / development in CRZ II is permissible on landward side of existing road prior to 1991, with the FSI as per town & country planning regulations existing as on 19.2.1991.

The Authority further noted that thane Municipal Corporation should strictly ensure that plans for the residential building is sanctioned within the permissible FSI as per town & country planning regulations existing as on 19.2.1991 and copy of the same should be submitted to MCZMA by the PP.


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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 redevelopment 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 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.

Item No.34: Proposal for erection of substation at Ganpat Patil Nagar in Galli no. 7 & 10, Dahisar, Mumbai by M/s. TATA Power


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

Item No.35: Regarding CRZ status of garden reservation land bearing CTS no. 7(pt) at Gokhale College, Borivali (W), in R/C ward, Mumbai by M/s. MM Corporation.


The project proponent presented the proposal before the Authority. As presented, M/s. MM Corporation vide letter dated 27.07.2019 submitted the matter to MCZMA. As per submission, the PP has applied to MCGM for grant of DRC in lieu of handing over of land bearing CTS No. 7(pt) of village Borivali affected by Public Purpose of Garden at Gokhale College, Borivali (W) in R/C ward, Mumbai. As per DP 2034 of Municipal Corporation of Greater Mumbai (MCGM), the land bearing CTS No. 7(pt) of village Borivali is affected by Public Purpose of Garden at Gokhale College, Borivali (W) in R/C ward.

The PP has submitted the demarcation of High tide Line (HTL)/Low Tide Line (LTL) and CRZ mapping report of plot under reference received from IRS, Chennai. The MCGM vide its letter dated 20.05.2019 has requested PP to get the said report verified and sanctioned from Competent Authority i.e. MCZMA.

The Authority noted the CRZ map prepared by the IRS which is submitted by the PP, as per which, the plot is partly in CRZ-II area and partly in non CRZ


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area. As per the said IRS report, Total plot area is 4864.66 Sqm, out of which CRZ II area is 3652.93 Sqm and Non CRZ area is 1211.73 Sqm.

The Authority noted that as per approved GZMP of Greater Mumbai dated 16.08.2018, under CRZ Notification, 2011; the site under reference falls partly in CRZ-II area and partly in non CRZ area.

The Authority to confirm the CRZ status of the land CTS no. 7(pt) at Gokhale College, Borivali (W), in R/C ward, Mumbai partly in CRZ-II area and partly in non CRZ area. The Authority further noted that handling over the garden to MCGM and grant of the TDR by way of Development Right Certificate (DRC) is town and country planning issue and outside the purview of CRZ Notification, 2011.

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

Annexure I

List of the members present in the meeting:

1. Shri. Rajendra Jadhav, Fisheries Department, Member MCZMA
2. Shri. P. P. Nandushekhar, Advisor, Environment, MIDC, Industries Department, Member MCZMA
3. Shri. Kandalkar, DyCh.E. MCGM, Member MCZMA
4. Dr. Mahadev S. Khot, Principal, Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
5. Mr. Manohar Bandpatte, (Addl. Charge, Director, Environment) Member Secretary, MCZMA