

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Principal Secretary, Environment on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019 in Sachivalay Gymkhana, Mumbai. List of the members present in the meeting is enclosed as Annexure I.

**Item No.1:** Notice of Motion. 4/2019 in WP No. 535/2019 before Hon. High Court

The Authority noted that Zoru Darayus Bhatena has filed a notice of motion no. 4 of 2019 in WP no. 535/2019 pertaining to mangrove destruction in Versova Bandra Sea Link. As per directions of the Hon'ble High Court, the MCZMA has filed affidavit stating about the earlier clearances granted by the MCZMA and MoEF&CC, New Delhi.

**Item No.2:** PIL 5/2019 (Citizen Action Group V/s State of Maharashtra) before Hon. High Court

The Authority took on record the order dated 22.3.2019 passed by the Hon'ble High Court in PIL No. 5/2019 filed by the Citizens' Action Group (CAG) v/s State of Maharashtra.

**Item No.3:** Order in WP No. 2944/2015 before Hon. High Court regarding Indrasukh CHS

M/s Indrasukh society residents attended the meeting and represented that the society needs redevelopment and requested the Authority to grant the CRZ status clarification to the society as per the approved CZMP under CRZ Notification, 2011 so that redevelopment matter could be pursued in the MCGM for further necessary clearances.

The Authority noted that WP No. 2944/2015 was filed before Hon. High Court regarding the Indrasukh CHS, C.T.S. No.831/14 of Ambivali Village in K/West Ward situated at Char Bungalow Road, Andheri. The Hon'ble High Court 13.3.2019 disposed of the petition, in the light of approved CZMP under CRZ Notification, 2011.

The Authority noted that CZMP approved by the MoEF&CC, New Delhi on 16.8.2018 under CRZ Notification, 2011, shows the site of M/s Indrasukh CHS

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

site is situated beyond the 100 m CRZ setback from the coastal water body at Versova, Andheri.

In the light of above, the Authority after deliberation decided to communicate to the Society that as per the approved CZMP under CRZ Notification, 2011, the site of Indrasukh CHS on plot bearing CTS No. 831/14 of ambivali village in K/ West ward situated at Char Bungalow Road, Andheri (W), Mumbai is situated outside CRZ area.

**Item No.4:** Proposed Widening of existing DP road on Gorai Bank & over Bridge connecting Gorai Borivali Banks at Gorai Creek, Tal. Borivali, Dist. Mumbai by MMRDA


MMRDA officials presented the proposal before the Authority. The proposal is for widening of existing DP road on Gorai Bank and over bridge connecting Gorai - Borivali banks at Gorai Creek, Tal. Borivali, Dist. Mumbai. Total length of the proposed alignment is 3.9km which includes 1.7 km widening of existing DP road, 1.7km elevated road and 500m bridge over Gorai Creek.

The Authority noted that the proposal was deliberated in the 127<sup>th</sup> meeting of MCZMA held on 22.11.2018. The Authority suggested the MMRDA to obtain the High Court permission first for the cutting of the mangroves in the light of Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006 in Hon'ble High Court of Mumbai.

During the meeting, the MMRDA officials presented that, the MMRDA will take prior High Court permission, once the MCZMA grants recommendation. It was further presented that in other similar matters where project is affected by mangroves, the Hon'ble Court is seeking the decision of the MCMZA first. It was further presented that the project is in the larger public interest and prior CRZ recommendation from the MCZMA is required for the project. Area details are as follows:

CRZ Zone	Area under CRZ zone in Ha	Length in meter
IA (mangroves)	2.839	1761.086
IA (buffer)	1.374	864.402
IA (mudflats)	0.242	117.500

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

II (urban)	0.156	74.882
III (rural)	0.169	81.000
IV B (Water body Creek)	0.468	223.914
<b>Total</b>	<b>5.247</b>	<b>3122.784</b>

Details of the proposed activities:

Location	Proposed activity	Length (meter)	Width (meter)	Area (Sqm)
Borivali	Ramp	60	8.5	510
	Stilt	120	8.5	7.63
	Stilt Road	680	18.5	1957.02
Gorai Creek	Bridge(Creek)	920	18.5	1780
	Stilt Road	1200	18.5	1981.14
	Stilt Ramp	80	18.5	11.86
Gorai	Ramp	125	18.5	2312.5
	Merging	105	26.8	2814
	Road	2079	19.4	40332.6
<b>Total Alignment</b>		<b>5369</b>	<b>155.7</b>	<b>51706.75</b>

The Authority noted that The MMRDA has submitted the EIA / EMP report as per which:

Environment component	Anticipated impacts	Mitigation measures
Land Environment	Construction of infrastructure facilities involves generation of solid waste in the form of cut/extra metal pieces, substratum removed during foundation, unused concrete, bricks, packaging materials (cement bags, plastic cans and drums, etc.). Hazardous waste generated includes paint containers etc. Improper waste disposal will lead to unhygienic	Separate area will be earmarked for storage of solid and hazardous wastes generated during construction phase. After completion of construction phase, hazardous waste will be given to MPCB authorized recyclers Substratum removed, broken pieces of concrete, bricks will be filled in empty cement

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

	conditions and hazards to nearby populace and marine life.	bags and used for filling/leveling within site itself
Air environment	<p>Construction of facilities involves operation of concrete mixer, D.G. set, trucks which create localized temporary air emissions</p> <p>Ambient SPM Concentration could increase due to dust from excavation.</p> <p>Dust and pollution are main potential impact during road operation</p>	Construction machineries will be well maintained, lubricated and cleaned periodically having valid PUC certificate
Water environment	<p>Water (13.5kLD) required for drinking purpose will be supplied from nearest bore well with water treatment, while for construction purpose (750kLD) water supply by tankers. Excavation, filling, concreting during widening of road and construction of bridge, Erosion can take place will result in temporary increase in turbidity and suspended matter. The construction of foundation and allied activities are likely to impact water body adversely.</p>	<p>Temporary arrangement of drinking water will be provided for workers</p> <p>Sanitation provisions (mobile toilets)</p> <p>Entire construction activity will be carried out in non-monsoon season during low tide period</p> <p>Use of sea water for curing purposes</p> <p>During operation phase, proposed bridge has been aligned over Gorai Creek in such a way, thus water flow of the creek will not be affected.</p>
Biological environment	<p>Few Mangroves patches (about 1.5 Km along shore towards S and about 4 Km towards N from site) exists in study area. Construction activities and</p>	Entire construction activity will be carried out in non-monsoon season during low tide period

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

	<p>vehicular movement will generate noise and particulate matter that disturb flora and fauna temporarily thus insignificant impacts on flora and fauna are envisaged.</p> <p>The 3.52 Ha area of Mangroves will be under direct impact.</p> <p>Due to construction activity, benthic organisms will be lost which will be recovered in short span of time. This will also increase turbidity in water column which result in less penetration of light and decrease in primary productivity which overall hampers marine ecosystem for short time.</p>	<p>While alternate alignment studies "alignment III" has been selected as maximum alignment passes over existing Gorai Borivali road which minimizes impact footprint on mangrove</p> <p>Compensatory Mangrove plantation is under planning &amp; Forest proposal for same is under process.</p>
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The EIA report further mentions that proposed project activities are widening of road at Gorai Village and construction of bridge to establish direct road connectivity between Gorai and Borivali. For this proposed road, 3 alternative alignment were studied, out of which one of the alternatives was finalized considering minimum harm to the environment of project area.

Alignment Option	Area	No of Mangroves
Alignment I	25577.39	9719
Alignment II	25963.67	9866
Alignment III	14788.07	5619

As per EIA report, it is observed that the work of Ro Ro service at Borivali Gorai jetty has commenced. So Alternative I is not possible. Alternative 2 is very close to Ro Ro service route, the ferry vessels may get difficulties in navigating due to the piers during strong currents of High Low tides and otherwise also. Alternative 3 is only possible proposal for this link. Though, to the approach to Gorai village, an option of the RO RO service put forth to public, this bridge road

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

route will be maximum beneficial to all kind of traffic in all seasons for all time. It will be quicker and safer option for all time. Hence Alternative 3 is recommended for approval. The "alignment III" selected has maximum alignment passing over existing Gorai Borivali road which minimizes impact footprint on mangrove and also precaution is taken not to disturb existing ferry route from Gorai to Borivali

As per the EIA report, population of the Gorai village consists of fishermen. "Gorai Machhimar Sahakari Sanstha Maryadit", is a registered co-operative society of fishermen at Gorai. There are about 61 mechanized and 40 non-mechanized fishing vessels in operation.

The Authority discussed that proposed bridge should not hamper the fishing activities of local fishermen. Design of the bridge (Span and height) proposed in the creek should take into consideration the local boats/ ferry navigational aspect. Local fishermen community could be consulted in the matter. The Authority further noted that No Objection from the Commissioner, Fisheries need to be obtained for the project.

The Authority further noted that 2.839 Ha mangroves will be affected due to the project. There is need to minimize the impact of the bridge on mangroves. Adequate Box culverts should be put up so that there will be tidal water ingress in the mangroves. MMRDA should obtain NoC from the Mangrove Cell, which may suggest measures to minimize the cutting/ destruction of mangroves. Mangrove Cell may make visit before granting the NoC for the project.

The Authority further noted that Mangrove Cell has proposed the Mangrove Park at Borivali- Gorai region. Mangrove Cell need to ensure that the proposed bridge alignment is not passing through proposed mangrove park.

The Authority discussed that at present, there is no direct road connectivity between Gorai Village and Borivali. Proposed bridge will prove to be important connectivity for the village Gorai and has larger public interest.

The Authority noted the following with respect to permissibility as per CRZ Notification, 2011:

  
Member Secretary

  
Chairman

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

1. As per para 8.(ii)(f) of the CRZ Notification, 2011, following is permissible, in intertidal area ( between HTL and LTL): "Construction of Trans Harbour Sea links, roads on stilts or pillars without affecting the tidal flow of water"
2. As per 8.V. I of the CRZ Notification, 2011, following is permissible within Greater Mumbai area:
  - Construction of roads:  
In CRZ-I areas indicated at sub-paragraph (i) of paragraph 7 of the notification the following activities only can be taken up:-  
Construction of roads, approach roads and missing link roads approved in the Developmental Plan of Greater Mumbai on stilts ensuring that the free flow of tidal water is not affected, without any benefit of CRZ-II accruing on the landward side of such constructed roads or approach roads subject to the following conditions:  
(i) All mangrove areas shall be mapped and notified as protected forest and necessary protection and conservation measures for the identified mangrove areas shall be initiated.  
(ii) Five times the number of mangroves destroyed/cut during the construction process shall be replanted.
3. As per amended CRZ Notification dated 28<sup>th</sup> November, 2014:  
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.

The Authority after discussion and deliberation decided to recommend the proposal to SEIAA subject to compliance of the following conditions-

1. The proposed bridge 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 time to time.
2. Hon'ble High Court permission should be obtained for construction activity in mangroves & its 50 meter buffer zone area. There shall not be violation of order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006 passed by Hon'ble High Court of Mumbai.
3. MMRDA should obtain NoC from the Mangrove Cell, which may suggest measures to minimize the cutting/ destruction of mangroves for the project.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

4. Five times the number of mangroves destroyed/cut during the construction process shall be replanted by the MMRDA.
5. Forest Clearance, if required, should be obtained by the MMRDA.
6. Adequate Box culverts at Gorai Creek should be put up so that there will be tidal water ingress in the mangroves.
7. MMRDA to obtain No Objection from the Commissioner, Fisheries.
8. Proponent should consult the local fisherman communities about their issues and should strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project
9. Height & Span of pillars of bridge should be such that free movement of fishing boats of local fishermen is ensured.
10. Solid Waste generated during the construction phase of the bridge should not be dumped in the creek water and mangroves area, but should be disposed scientifically in compliance with prevailing Environment legislation.
11. Construction of bridge should not increase the turbidity of water body. Oil and grease from the equipment and machineries should not be allowed to enter into creek water.
12. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project

**Item No. 5:** Proposed construction of protection wall along Nalla no. 6 from Akash Ganga Soc. to Kalawati Mandir at Saket Road, Thane by Thane Municipal Corporation

Officials of Thane Municipal Corporation presented the proposal before the Authority. The proposal is for construction of protection wall along Nalla no. 6 from Akash Ganga Soc. to Kalawati Mandir at Saket Road, Thane.

Length of the protective wall of 210 meter from Kalavati Mandir to Akashganga Society to stop flooding in the premises and to avoid inconvenience or any mishaps like spread of water borne diseases and damage to property during monsoon season. As per the approved CZMP of Thane as per CRZ Notification, 2011, proposed wall is situated in CRZ-I and CRZ-II.

The proposal was discussed in 131<sup>st</sup> meeting of the MCZMA held on 6<sup>th</sup> March, 2019 wherein the Authority directed to Mangrove Cell to make a site visit in order to ascertain whether proposed construction of protection wall will affect the mangroves and coastal bioiversity of the area.

  
Member Secretary

  
Chairman



Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

Accordingly, Mangroves Cell committee members conducted a site visit on 25<sup>th</sup> June, 2019 with TMC officials for ascertaining whether proposed construction of protection wall will affect the mangroves and coastal biodiversity of the area.

TMC vide letter dated 26.07.2019 (received on 01.08.2019) submitted site visit report of Mangroves Cell. Following observations were made during the site visit:

- a) The Geo-coordinates received from the TMC was verified.
- b) The proposed activity for construction of protection wall of 150m along Nalla no. 6 from Kalavati Mandir to Akashganga Society at Saket Road, Thane does not fall in the mangrove forests.
- c) A mangrove associate species for example, *Thespesia* species are seen along the proposed nalla.
- d) Google superimposed map of the proposed site in 2005 and in 2019 showed no mangrove forest.
- e) The proposed site is located outside the 50 meter buffer zone area of the mangrove forest.

The Authority noted that as per amended CRZ Notification dated 28<sup>th</sup> 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.

The Authority noted that proposed protection wall along the Nalla is to avoid flood related disasters around the area, in monsoon area.

In the light of above, 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).
2. Thane Municipal Corporation to ensure that no mangroves should cut / affected due to proposed protection wall. No construction activity is allowed in 50 meter mangrove buffer zone area.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

3. TMC to ensure that, there shall not be violation of order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006 passed by Hon'ble High Court of Mumbai.
4. TMC to obtain the clearance, if applicable, from competent Authority from Thane creek flamingo sanctuary point of view
5. TMC to ensure proposed construction of protection wall should be on landward side of HTL.
6. TMC to ensure that design of the protection wall should take into account the tidal Natural flow of the creek water should not be disturbed.
7. TMC to ensure that construction debris should not be disposed in CRZ area.
8. All other required permissions should be obtained before the commencement of the project.

**Item No.6:** Proposal for providing infrastructure post harvesting facilities to fishermen at fish landing centre, Bodani, Tal. Alibag, Dist. Raigad by Commissioner of Fisheries

Officials from the Fisheries department presented the proposal before the Authority. Proposal is for infrastructure facilities include extension and widening of jetty with jetty head, construction of net mending shed, fish drying platform, guide pole, toilet block and clearing of navigational channel to fishermen at existing fish landing centre, Bodani, Tal. Alibag, dist. Raigad. Excavation of substratum for foundation of structures amounting to approximately 8740cubic meter. This includes clearing of navigational channel approx. 6000cubic meter.

Infrastructure facilities are catering to various long-standing needs of fishermen at Bodani for their livelihood.

The details of project is tabulated below:

Sr. No.	Proposed Facilities	CRZ Category	Size of the project
1.	Extension & widening of existing jetty	CRZ IB	215m x 10m
2.	Construction of jetty head	CRZ IB	45m x 10m
3.	Clearing of navigational channel	CRZ IB	200m x 30m
4.	Construction of fish drying platform	CRZ IB	25m x 15m

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

5.	Construction of net mending shed	CRZ IB	10m x 7m
6.	Construction of toilet block	CRZ IB	6.50m x 8.50m
7.	Solar Street Light & guide poles	CRZ IB	60 Nos. & 4 Nos

As per the EIA report, Bodani is coastal village located to the north of Alibag. Kolgaon, Mandve, Yelwane, Koproli are other villages in surrounding. Fish landing centre at Bodani, is situated about 17Km from Alibag. More than 50% population of the village consists of fishermen. "Malhari Martand Macchimaar Vividha Karykari Co-operative society" is registered society of fishermen at Bodani. There are about 300 mechanized, 5 non-mechanized fishing vessels in operation.

Existing operations at Bodani fish landing centre are limited to berthing fishing boat alongside of existing jetty, unloading fish catch, replenish utility/food/water stock, minor boat repair, fish drying (only sun drying) etc.

Upgradation of infrastructure facilities will cater to clearing of navigational channel about 200m length and 30m wide; construction of net mending shed, jetty extension and widening, fish drying platform, toilet block etc. This entails in removal of substratum (approximately 8740m<sup>3</sup>) which will be used for construction purposes within site.

The Fisheries Department has submitted the EIA / EMP report as per which:

Environment component	Anticipated Impacts	Mitigation measures
Land Environment	Construction of infrastructure facilities involves generation of solid waste in the form of cut/extra metal pieces, substratum removed during foundation/ clearing of navigational channel, unused concrete, bricks, packaging materials (cement bags, plastic cans and drums) etc.	Construction team will be trained for collection and disposal of solid/ hazardous waste at designated place.  Separate area will be earmarked for storage of solid and hazardous wastes generated during construction phase. After completion of construction

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

		phase, hazardous waste will be given to MPCB authorized recyclers
Air environment	Construction of facilities involves operation of concrete mixer, D.G. set, use of excavators, trucks which create localized temporary air emissions. Hence, there will be insignificant impact of construction phase on air environment in study area.	Provision of PPE (dust masks, goggles) for onsite workers particularly near concrete mixer.  Screening of construction area near concrete mixer with tin sheets.  Construction machineries will be well maintained, lubricated and cleaned periodically having valid PUC certificate.
Water environment	Water (10.5 cmd) required will be supplied from existing water supply facility or tankers. About 35 workers from nearby areas will be employed.  Excavation, filling, concreting during construction of solid jetty and providing rubble protection will result in temporary increase in turbidity and suspended matter	Temporary arrangement of drinking water will be provided for workers.  Sanitation provisions (mobile toilets).  Entire construction activity in intertidal area will be carried out in non-monsoon season during low tide period.  Use of sea water for curing purposes.
Biological environment	Construction phase do not envisage any removal of vegetation. Construction activities and vehicular movement will generate noise and particulate matter that disturb flora and fauna	There will not be cutting or pruning of vegetation/ Mangroves due to construction activity  Entire construction activity in intertidal area (including

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

	<p>temporarily thus insignificant impacts on flora and fauna are envisaged.</p> <p>Due to clearing of navigational channel and construction activity, benthic organisms will be permanently lost. Benthic loss of 455gm/m<sup>2</sup> was calculated aggregating the no of observations from Subtidal/Intertidal/benthic stations affected by project activity.</p>	<p>clearing of navigational channel) will be carried out in non-monsoon season during low tide period</p>
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The officials of the fisheries department presented that project will fulfil long standing demand of about 2700 fisher folks residing in Bodani. Thus this is a positive impact which will benefit the local community to a great extent and reduce their hardship of transferring catch in to smaller boat (to reach jetty) or wait for setting in of high tide. Either way are time consuming and involves high risk of collision of boats to each other or fish gets deteriorated.

The Authority noted the permissibility of the proposed activity which is as follows:

- As per para 4(i)(f) of CRZ, 2011, following is permissible:  
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 28<sup>th</sup> November, 2014:  
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.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

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).
2. The PP to ensure that, if mangroves are present at the site & it will likely to be cut/cleared for the project, Prior High Court permission should be obtained by the PP. There shall not be violation of order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006 passed by Hon'ble High Court of Mumbai.
3. PP should obtain NoC from the Mangrove Cell
4. PP 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. Dredged material excavated during clearing of navigation channel should not be dumped in CRZ area.
6. Solid Waste generated during the construction phase of the jetty should not be dumped in the CRZ area but should be disposed scientifically in compliance with prevailing Environment legislation.
7. All other required permissions should be obtained before the commencement of the project.

**Item No.7:** Proposed reconstruction of existing structure on plot bearing S. No. / G. No. 115/0 at mouje Versoli, Tal. Alibag, Dist. Raigad by M/s. Indian Hotels Company Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of existing structure to shed for security purpose / store for agricultural equipment on plot bearing S. No. / G. No. 115/0 at mouje Versoli, Tal. Alibag, Dist. Raigad. The reconstruction of authorized structure is proposed on existing plinth.

The single dwelling unit admeasuring 210.29sft = 19.54sqmt for agricultural use (security purpose / store for agricultural equipment). The total plot area is 7740 sqm consisting of 3 survey nos namely 109/1, 110 and 115 (pt). The plot no. 115 (pt) on which the existing construction bearing house no. 901 existed since 1983 and same was used for agricultural purpose. PP submitted area details as tabulated below:

  
Member Secretary

  
Chairman

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

Survey no.	Hissa no.	Area (in H/R)	Area in sqm
109	1	0-36.0	3600
110	0	0-27.6	2760
115	pt	0-13.8	1380
Total		0-77.40	7740

The Authority noted that as per approved CZMP of Alibag, under CRZ, 2011, the plot under reference falls in CRZ-III area and within 200 meter from the HTL i.e. NDZ. It was noted that reconstruction of existing authorized structure on existing plinth is permissible in within 200 meter from the HTL

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

1. The proposed construction of should be in accordance with provisions of the CRZ Notification, 2011
2. The Local Body to ensure that reconstruction of existing authorized structure on existing plinth is permissible in within 200 meter from the HTL
3. All other required permission from different statutory authorities should be obtained.

**Item No.8:** Proposed construction of Holiday Resort on plot bearing S. No. 557/1, 557/2, 556/2, 556/3 of mauje Awas, Tal. Alibag, Dist. Raigad by M/s Vee Tee Auto manufacturing Co. Pvt. Ltd

The project proponent was present for the meeting and presented the matter before the Authority. The Proposal is for construction of Holiday Resort on plot bearing S. No. 557/1, 557/2, 556/2, 556/3 of mauje Awas, Tal. Alibag, Dist. Raigad. As per the Development plan of Raigad, the plot is situated in Entertainment & Tourism Zone.

PP has submitted the CRZ map from IRS, Chennai dated October, 2017 as per which the project site is falls under CRZ III area and as per the approved CZMP of Raigad District of CRZ Notification, 2011, the project site falls in CRZ III area. Further, the site is situated partly within 200 meter from HTL i.e. NDZ and partly within 200 meter to 500 meter from seafront.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The PP submitted that there are 10 units of the resort structure proposed beyond 200 meter from the HTL of the seafront. Total plot area is 13020.00 Sqm and total construction area is 2554.02 sqm.

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

1. The proposed construction of resort should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
2. Construction of Resort / Hotel in CRZ III area is permissible beyond 200 meter from the HTL of the Seafront. PP to ensure that No construction should be allowed on Part of the plot which is within 200 meter from HTL of the seafront i.e. NDZ.
3. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
4. The overall height of construction upto highest ridge of the roof, shall not exceed 9 meter and the construction shall not exceed not more than ground + one upper floor.
5. The PP to submit the Rapid EIA for the project and shall implement EMP during construction and operation phase.
6. All other required permissions should be obtained prior to commencement of construction activity.

**Item No.9:** Proposed reconstruction of existing structure on plot bearing S. No. / G. No. 115/0 at mouje Versoli, Tal. Alibag, Dist. Raigad by M/s. Indian Hotels Company Ltd.

The Authority noted that proposal under consideration is same as above listed at Sr. no. 7, which has been discussed and decided.

**Item No.10:** Proposed reconstruction of existing building on plot bearing CTS No. 1113, 1113/1, 1113/2 at Alibag, Tal. Alibag, Dist. Raigad by Shri. Harishchandra Janardan Walekar.

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of existing building comprises of Ground floor (partly parking) + 4 upper floors (for residential use)

  
Member Secretary

  
Chairman



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

and lodging on plot bearing CTS No. 1113, 1113/1, 1113/2 at Alibag, Tal. Alibag, Dist. Raigad by demolishing existing old structure. As per the Development plan of Alibag, the plot under reference falls in residential zone. Total plot area is 873.80sqm and total proposed built up area is 658.38sqm

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.11:** Proposed construction of residential building on plot bearing S. No. 29A/1, plot No. 50 at Alibag, Tal. Alibag, Dist. Raigad by Shri. Krishna Gavrya Govre

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of residential building comprises of ground floor + 2 upper floors on plot bearing S. No. 29A/1, plot No. 50 at Alibag, Tal. Alibag, Dist. Raigad. As per the Development plan of Alibag, the plot under reference falls in residential zone. Total plot area is 72.00sqm and total proposed built up area is 71.18sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.12:** Proposed reconstruction of residential building on plot bearing S. No. 18, 18/1, 18/2 of Mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Pradeep Raghunath Chavan.

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of residential building ground floor + 2 upper floors on plot bearing S. No. 18, 18/1, 18/2 of Mouje Alibag, Tal. Alibag, Dist. Raigad. As per the Development plan of Alibag, the plot under reference falls in residential zone. Total plot area is 97.80sqm, permissible FSI is 1.8 and total proposed built up area is 171.91 sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.13:** Proposed reconstruction of residential cum commercial building on plot bearing CS.No. 906, K906 at Mouje Alibag, Tal. Alibag, Dist. Raigad by Shri. Uday Vishnu Sathe.

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for reconstruction of residential cum commercial building Ground floor (part parking) + 4 upper floor on plot bearing CS.No. 906, K906 at Mouje Alibag, Tal. Alibag, Dist. Raigad. As per the Development plan of Alibag, the plot under reference falls in residential zone and included in congested area. Total plot area is 268.43sqm, permissible FSI is 1.8 and total proposed built up area is 474.406 sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue of CZMP of the Alibaug Municipal Council limit was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.14:** CRZ status for special town ship at village Dhokawade, Tal. Alibaug, Dist. Raigad by M/s. Sobo Estate Development Pvt. Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the application for CRZ

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

status for special town ship at village Dhokawade, Tal. Alibaug, Dist. Raigad. The PP has submitted CRZ map in 1:4000 scale dated April, 2016 prepared by NCSCM, Chennai, as per the said CRZ map site under reference is partly falls in Mangroves, partly in CRZ IA (Mangrove Buffer Zone), partly in CRZ IB (Intertidal zone) and partly in CRZ III area.

The Authority noted that PP need to get the verification done from the NCSCM, Chennai whether the status of the plot as shown in CRZ map submitted by the PP corresponds to the approved CZMP under CRZ Notification, 2011. NCSCM to give the report stating the CRZ status of the land falling in various categories viz CRZ I(A), CRZ I(B), CRZ III and Non CRZ, as per approved CZMP under CRZ Notification, 2011.

After detailed discussion and deliberation the Authority decided that on receipt of the report from the NCSCM, Chennai, the CRZ status of the land as per approved CZMP, 2011 would be communicated to PP.

**Item No.15:** Regarding construction of holiday resort on plot bearing S. No. 334 (Old S.No. 100/A, H. No. 6) at Mauje Kolgaon, Tal. Alibag, Dist. Raigad by M/s Litolier Resort

The Authority decided to defer the matter, in view of High Court and Supreme Court orders in the matter.

**Item No.16:** Proposed reconstruction of residential & commercial building on plot bearing CTS. No. 871 & 871/1, at Alibag, Tal. Alibag, Dist. Raigad by Shri. Jeevan K. Kelkar & ors

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential & commercial building on plot bearing CTS. No. 871 & 871/1, at Alibag, Tal. Alibag, Dist. Raigad. Existing House No. 992 proposed to be demolished and new residential & commercial building comprises of partly Stilt, Ground + 4 upper floors. 3 Nos. of Shops are proposed at Ground Floor and uppers 4 floors are proposed for residential use. Total plot area is 285.090 sqm and permissible FSI is 1.80. As per DP, the plot under reference falls in Residential Zone.

The Authority noted that this issue of CZMP of the Alibaug Municipal Council limit was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.17:** Proposed construction of family house on plot bearing Gut. No. 155/2 & 175, at Agarsure, Tal. Alibaug, Dist. Raigad by Shri. Nikhil Indar Kapoor & Other

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

**Item No.18:** Construction of bungalow on plot bearing S. No. 85, 86 & 97 at Post Awas, at village Indrapai, Tal. Alibaug, Dist. Raigad by Mr. Sandeep Sharma

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

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

**Item No.19:** Proposed construction of residential & commercial building on plot bearing C. S. no. 1222 A, 1222B, 1222C, Mauje Alibag, Tal. Alibag, Dist, Raigad by M/s. Mandar Enterprises

The project proponent was present for the meeting and presented the matter before the Authority. The MCZMA earlier in its 102<sup>nd</sup> meeting held on 31<sup>st</sup> July & 1<sup>st</sup> August, 2015 discussed the proposal of construction of residential & commercial building comprises of partly stilt & partly ground + 3 upper floor having BUA of 556.770 sqm on plot bearing C. S. no. 1222 A, 1222B, 1222C, Mauje Alibag, Tal. Alibag, Dist, Raigad. As per decision taken in the said meeting the proposal was recommended vide letter dated 24.11.2015.

Now, Alibag Municipal Council forwarded the proposal of construction of fourth floor on existing residential & commercial building on plot bearing C. S. no. 1222 A, 1222B, 1222C, Mauje Alibag, Tal. Alibag, Dist, Raigad. As per Development Plan, the plot under reference falls in congested area in Residential Zone. Total plot area is 556.92 sqm, Permissible FSI is 1.80 and proposed built up area is 808.65 sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

  
Member Secretary

  
Chairman



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that considering the site as in CRZ II area, construction of building is permissible on landward side or existing road / authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.20:** Proposed reconstruction of residential & commercial building on plot bearing CS. No. 398 K/1, Mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Amol Shubhash Patil

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential & commercial building on plot bearing CS. No. 398 K/1, Mauje Alibag, Tal. Alibag, Dist. Raigad. Existing House proposed to be demolished and new residential & commercial building comprises of partly Stilt, Ground + 4 upper floors. As per Development Plan, the plot under reference falls in Residential Zone. Total plot area is 251.00 sqm, Permissible FSI is 1.80 and proposed built up area is 451.76 sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.21:** Regarding holiday home resort at Gut No. 154 & 155, Koproli village, Tal. Alibag, Dist. Raigad by Smt. Radha Goenka

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

  
Member Secretary

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

**Item No.22:** Proposed reconstruction of residential bungalow on plot bearing CTS no. 292, 292/1, 293, 293/1, at Alibag, Dist. Raigad by Shri. Sharad Shankar Majlekar & Shri. Hemant Sharad Majlekar

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential bungalow on plot bearing CTS no. 292, 292/1, 293, 293/1, at Alibag, Dist. Raigad. Existing House No. 413 proposed to be demolished and new residential building comprises of Ground + 1 upper floor on plot under reference.

The Authority noted that, as per approved CZMP of Raigad District dated 16.08.2018, the plot under reference falls beyond 100 m from HTL of creek i.e. Non CRZ area.

In the light of above, the Authority after deliberation decided to confirm that as per the approved CZMP under CRZ Notification, 2011, plot bearing CTS no. 292, 292/1, 293, 293/1, at Alibag, Dist. Raigad falls beyond 100 m from HTL of creek i.e. situated outside CRZ area.

**Item No.23:** Proposed construction of house on plot bearing S. no. 268/1, 268/2 at Akshi, Tal. Alibag, Dist. Raigad by Shri. Mangesh Damodar Mhatre

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of house comprises of Ground + 1 floor on plot bearing S. no. 268/1, 268/2 at Akshi, Tal. Alibag, Dist. Raigad. As per Development Plan, the plot under reference falls in Bagayati Zone. Total plot area is 1000.00 sqm, Permissible FSI is 0.50 and Proposed built up area is 496.82 sqm

The Authority noted that as per approved CZMP, 2011 of Raigad District the plot under reference falls within 200m to 500 m from HTL of Sea Front i.e. in CRZ-III area.

The Authority noted that as per para 8.III. CRZ-III of CRZ Notification, 2011, B. (vii) construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be

  
Member Secretary

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);

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

- The Local Body to ensure that construction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
- The Local Body to ensure that applicant is local inhabitant.
- All other required permission from different statutory authorities should be obtained.

**Item No.24:** Proposed holiday resort on plot bearing Gut no. 532, Mauje Kihim, Tal. Alibag, Dist. Raigad by Smt. Savitri Nandakishor Dube

The project proponent was present for the meeting and presented the matter before the Authority. Earlier the proposal of holiday resort on plot bearing Gut no. 532, Mauje Kihim, Tal. Alibag, Dist. Raigad was considered in 113<sup>th</sup> meeting of MCZMA held on 8<sup>th</sup> to 11<sup>th</sup> August, 2016. As per decision taken in the said meeting the MCZMA vide letter dated 28.10.2016 recommended the proposal to MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide letter dated 30.06.2017 granted CRZ Clearance for the project. Now, PP has amended the building plans & requested amended CRZ clearance.

As per approved CZMP of Raigad District dated 16.08.2018, the plot under reference falls within 200m to 500 m from HTL of Sea Front i.e. in CRZ-III area.

Sr. No.	Description	Approved by MoEF&CC	Proposed
1	Total Plot Area	4460 sqm	4460 sqm
2	BUA	857.96 sqm	851.70 sqm
3	Structure A1	Reconstruction 184.04 sqm	To be retained 183.07 sqm
4	Structure B1	New Construction 673.92 sqm	New Construction 169.63 sqm
5	Structure B2		New Construction 47.42 sqm
6	Structure B3		New Construction 356.58 sqm
7	Structure B4		New Construction 95.01 sqm

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that, the existing structure on plot under reference is proposed to be retained and total BUA is now proposed 851.70 sqm

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

- PP to strictly ensure all conditions stipulated by the MCZMA & MOEF&CC, New Delhi shall be complied with.
- All other required permission from different statutory authorities should be obtained.

**Item No.25:** Proposed reconstruction of residential & commercial building on plot bearing CTS no. 880 at Mauje Alibag, Tal. Alibag, Dist. Raigad by Mrs. Shalini Ramakant Gaikwad

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential & commercial building on plot bearing CTS no. 880 at Mauje Alibag, Tal. Alibag, Dist. Raigad. Existing House No. 1111 proposed to be demolished and new residential & commercial building comprises of basement + partly Stilt & partly Ground + 4 floors on plot under reference. As per Development Plan, the plot under reference falls in Residential Zone. Plot area is 227.40 Sqm and permissible FSI is 1.80.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.26:** Proposed reconstruction of residential & commercial building on plot bearing C. S. No. 886A, K886A, K886B/1, 886/1 at mauje Alibag, Tal. Alibag, Dist. Raigad by M/s Mandar Enterprises (Ramesh Shantaram Kaphare)

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential & commercial building on plot bearing C. S. No. 886A, K886A, K886B/1, 886/1 at mauje Alibag, Tal. Alibag, Dist. Raigad. Existing House proposed to be demolished and new residential & commercial building comprises of partly Stilt & partly Ground + 4 floors on plot under reference. As per Development Plan, the plot under reference falls in Residential Zone. Plot area is 613.16 Sqm and permissible FSI is 1.80.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.27:** Proposed reconstruction of residential cum commercial building on plot bearing C. S. No. K1129A, 1129A/1, 1129/B, 1129/C at mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Prabhakar Keshav Pitkar & Ors

  
Member Secretary

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential cum commercial building on plot bearing C. S. No. K1129A, 1129A/1, 1129/B, 1129/C at mauje Alibag, Tal. Alibag, Dist. Raigad. Existing House No. 1368 proposed to be demolished and new residential & commercial building comprises of partly Stilt & partly Ground + 4 floors is proposed on plot under reference. As per Development Plan, the plot under reference falls in congested area within Residential Zone. Plot area is 469.02 Sqm and Permissible FSI is 1.80.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

- The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.

  
Member Secretary

  
Chairman



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.28:** Proposed construction of residential building on plot bearing C. S. No. 420A, 420K, 420B, 420 at mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Arvind Rajaram Nayak

The project proponent was present for the meeting and presented the matter before the Authority. Earlier, the proposal of construction of residential building comprises of stilt + 3 upper floor having BUA of 588.4959 sqm on plot bearing C. S. no. 1222 A, 1222B, 1222C, Mauje Alibag, Tal. Alibag, Dist, Raigad was earlier considered in 102<sup>nd</sup> meeting of MCZMA held on 31<sup>st</sup> July & 1<sup>st</sup> August, 2015. As per decision taken in the said meeting the proposal was recommended vide letter dated 31.10.2015.

Now, Alibag Municipal Council forwarded the proposal of construction of fourth floor on existing residential building on plot bearing C. S. no. 1222 A, 1222B, 1222C, Mauje Alibag, Tal. Alibag, Dist, Raigad. As per Development Plan, the plot under reference falls in Residential Zone. Total plot area is 588.56 sqm, permissible FSI is 1.80 and proposed built up area is 990.211 sqm.

The Authority noted that the site under reference is situated within Alibag Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibag Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibag Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibag Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, construction of building is permissible on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.29:** Proposed reconstruction of residential & commercial building on plot bearing C.T.S. No. 584, 584/1, 584/2, 585, 585K, 586A, 586B, 586K, 587, 588, 588/1 & 588/2 at mauje Alibag, Tal. Alibag, Dist. Raigad by M/s West Coast Realty (Shri. Kasarinath Narayan Vartak & Manisha Rajesh Patil)

The project proponent was present for the meeting and presented the matter before the Authority. Earlier, the MCZMA vide letter dated 20.04.2010 accorded the CRZ permission for construction of residential building comprises of ground + 3 upper floor with shops at ground floor C.T.S. No. 584, 584/1, 584/2, 585, 585K, 586A, 586B, 586K, 587 at mauje Alibag, Tal. Alibag, Dist. Raigad.

Now, Alibag Municipal Council forwarded the proposal of reconstruction building on plot bearing C. T. S. No. 588, 588/1 & 588/2 at mauje Alibag, Tal. Alibag, Dist. Raigad. Existing building on plot under reference is proposed to be demolished and new residential & commercial building comprises of Ground + 4

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

upper floors is proposed. As per Development Plan, the plot under reference falls in Residential Zone. Total plot area is 1824.32 sqm, permissible FSI is 1.80 and Total Proposed built up area is 3280.492 sqm

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, construction of building is permissible on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.30:** Proposed development of shipyard in Revdanda creek near village Revdanda, Tal. Alibag, Dist. Raigad by M/s. SSR Marine Services Pvt. Ltd

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

**Item No.31:** Proposed construction of residential building on plot bearing C. S. No. 1198, K1199/2, 1199A/2 at Mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Ramesh Gajanan Warde.

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of residential building comprises of ground floor + 2 upper floors on plot bearing C. S. No. 1198, K1199/2, 1199A/2 at Mauje Alibag, Tal. Alibag, Dist. Raigad. The plot is vacant. As per the Development plan of Alibag, the plot under reference is falls in residential zone. Total plot area is 245.52sqm, total proposed built up area is 232.83 sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.32:** Proposed construction of residential building on plot bearing S. No. 29A, Sub plot no. 80, Mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Sanjay Balkrushna Hawaldar

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

**Item No.33:** Regarding development of AG Villa beach resort on plot bearing Gut no. 356 & 371 of village Saral & Gut no. 407/2 of village Milkatkhar, Tal. Alibag, Dist. Raigad by Shri. Arvind Ghei.

The project proponent present during the meeting presented that PP is withdrawing application. Accordingly, the Authority decided to delist the application from records of MCZMA.

**Item No.34:** CRZ status for plot bearing S. No. 584 at mauje Dhavar, Tal. Alibag, Dist. Raigad by Shri. Ruchir P. Patil

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for CRZ status for plot bearing S. No. 584 at mauje Dhavar, Tal. Alibag, Dist. Raigad.

The PP has submitted approved CRZ map as per CRZ Notification, 2011, wherein the site under reference falls beyond 100m from HTL of Creek i.e. falls beyond CRZ area.

In the light of above, the Authority after deliberation decided to confirm that as per the approved CZMP under CRZ Notification, 2011, site under reference falls beyond 100m from HTL of Creek i.e. falls beyond CRZ area

**Item No.35:** Proposed extension of 2<sup>nd</sup> floor on existing building on plot bearing CTS No. 637 at Alibag, Tal. Alibag, Dist. Raigad by Smt. Vimal Raghunath Sinkar & Hitendra Raghunath Sinkar

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for extension of 2<sup>nd</sup> floor on existing building on plot bearing CTS No. 637 at Alibag, Tal. Alibag, Dist. Raigad. As per the Development plan of Alibag, the plot under reference falls in residential zone. Total plot area is 88.60 sqm, existing built up area is 103.321 sqm and proposed built up area is 47.402sqm.

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, new Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.36:** Proposed construction of holiday homes on plot bearing Gut No. 356/2 & 357 at mauje Kolgaon, Tal. Alibaug, Dist. Raigad by Shri. Suni Haripanth Pophale

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

**Item No.37:** CRZ status of ITP at village Nagaon, Bagmala, Chaul, Revdanda & Mandwa taraf Bamangaon, Tal. Alibaug, Dist. Raigad by M/s. Dynamix Vacation Resorts Pvt. Ltd

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

**Item No.38:** Proposed reconstruction of residential building on plot bearing C. S. No. 79B/2, mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Gani Tamij Bagwan & Shri. Hamid Tamij Bagwan

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of residential building comprises of Stilt + 2 upper floors on plot bearing C. S. No. 79B/2, mauje Alibag, Tal. Alibag, Dist. Raigad by demolishing existing old structure. As per the Development plan of Alibag, the plot under reference falls in residential zone. Total plot area is 257.00 sqm and total proposed built up area is 460.80sqm

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

- The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.39:** Proposed reconstruction of commercial building on plot bearing C. S. no. 412 at mauje Alibaug, Tal. Alibaug, Dist. Raigad by Smt. Sadhana Bhupesh Tambe

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of commercial building comprises of Basement + ground floor + 4 upper floors on plot bearing C. S. no. 412 at mauje Alibaug, Tal. Alibaug, Dist. Raigad. As per the Development plan of Alibaug, the plot under reference falls in residential zone. Total plot area is 515.00sqm, total proposed built up area is 920.05 sqm and permissible FSI is 1.8

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

The Authority noted that commercial building comprising residential lodging will only be permissible on plot under reference.

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

- 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.
- Local body to ensure that commercial building comprising residential lodging will only be permissible on plot under reference. Hotel activity will not be allowed.
- All other required permission from different statutory authorities should be obtained.

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.40:** Proposed reconstruction of residential cum commercial building on plot bearing C. S. No. 977A, 977E, 979, 982, 984 /1, K977D, 977C at mauje Alibaug, Tal. Alibaug, Dist. Raigad by Shri. Vivek Madhav Paste

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

**Item No.41:** Proposed reconstruction of Office building for Kokan Education Society on plot bearing S. No. K 942, 942 at mauje Alibag, Tal. Alibag, Dist. Raigad by Kokan Education Society, Alibag

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for reconstruction of Office building on plot bearing S. No. K 942, 942 at mauje Alibag, Tal. Alibag, Dist. Raigad. Existing Office building (prior to 1963) is proposed to be demolished and proposed Office

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

building comprises of Ground + 3 upper floors on plot under reference. As per Development Plan, the plot under reference falls in Congested Zone in Public & Semi Public Zone. Total plot area is 1265.00 sqm, permissible FSI is 1.80, and proposed built up area is 1090.30 sqm

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No.42:** Proposed construction of residential building on plot bearing CS No. 410 at mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Ismail Isa Bagwan & Asif Isa Bagwan

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of residential building comprises of Stilt + Ground + 1<sup>st</sup> Floor on plot bearing CS No. 410 at mauje Alibag, Tal. Alibag, Dist. Raigad. As per Development Plan, the plot under reference falls in Residential Zone. Total plot area is 227.4 sqm, Permissible FSI is 1.50 and proposed built up area is 222.23 sqm

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

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

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

The Authority further decided that since, rectified CZMP is yet to be received from NCSCM/ MoEF, the recommendation letter to PP will be issued after receipt of the rectified map.

**Item No. 43:** Proposed construction of residential building on plot bearing S. No. 29A/1, plot no. 196, 197 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Ganpat Gajanan Gondhali

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

**Item No. 44:** Proposed construction of residential bungalow on plot bearing C.S. No. 1193/3B at mouje alibag, Tal. Alibag, Dist. Raigad by Smt. Airin Isaac Awaskar

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of residential bungalow comprises of Ground + 1<sup>st</sup> upper floor on plot bearing C.S. No. 1193/3B at mouje Alibag, Tal. Alibag, Dist. Raigad. As per Development Plan, the plot under reference falls in Residential Zone. Total plot area is 210.87 sqm, permissible FSI is 1.00 and proposed built up area is 191.04 sqm

The Authority noted that the site under reference is situated within Alibaug Municipal Council limit i.e. City area. The Authority further noted that approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011. The Authority further noted the earlier approved CZMP

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority noted that this issue was extensively discussed in 133<sup>rd</sup> meeting of the MCZMA held on 30<sup>th</sup> April, 2019 wherein as per the decision taken in the said meeting, the issue was taken up with NCSCM and MoEF&CC, New Delhi. The MoEF&CC, New Delhi vide email dated 17.5.2019 communicated that necessary changes may be carried out with respect to Alibaug Municipal Council limit CZMP. The Authority noted that work of rectification of the CZMP of Alibaug Municipal Council limit is in progress.

The Authority noted that considering the site as in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

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

The Authority noted that since, proposed construction is ground + 1<sup>st</sup> floor which is permissible in CRZ III area also. Hence, recommendation letter may be issued to PP.

**Item No.45:** Proposed redevelopment of dilapidated structure on plot bearing CTS No. B/690 of village Bandra at Rebello road, Bandra (W), Mumbai by M/s. Trisons Builders

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for redevelopment of dilapidated structure on plot bearing CTS No. B/690 of village Bandra at Rebello road, Bandra (W), Mumbai

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that, there is an existing residential building comprising of Ground Floor + 1<sup>st</sup> upper Floors existed prior to 1961-62. The notice has been issued by MCGM dated 14.2.2018 which mentions that, a portion of building Duarte Villa is in ruinous in condition. The existing structure has been demolished. Proposed residential building comprises of stilt floor + 1<sup>st</sup> to 7<sup>th</sup> upper floor by availing plot potential, + additional FSI on payment of premium as per Regulation No. 32 + admissible TDR + cladding area under staircase, lift, lift lobby free of FSI + Fungible compensatory FSI. The Municipal Commissioner has granted concessions on 10.05.2018. Area of Plot is 542.60 sqm & Proposed BUA is 1244.04 sqm

The Authority noted that, the plot under reference falls within 500 m from HTL of sea front i.e. CRZ-II area and landward side of existing Bandstand Road and H K Bhabha Road. The plot under reference falls in Residential Zone & is not reserved for any public purpose as per DP of 1967 & 1991. The user residential is permissible.

The Authority noted that redevelopment of dilapidated structure is permissible as per para 8.v.c of the CRZ Notification, 2011. The PP has submitted the Public hearing report dated 29.1.2019 to MCZMA

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

1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. MCGM to ensure that all the conditions of the para 8.v.c of the CRZ Notification, 2011 is adhered to.
3. MCGM to ensure that proposed construction is as per DCR prevailing as on the date on which the project is granted approval by the competent Authority.
4. PP to implement environment measures proposed in the project such as solar water heater, STP, organic waste converter, rainwater harvesting.
5. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

**Item No. 46:** Proposed redevelopment of dilapidated structure on plot bearing CTS No. C/657, C/658, C/659, C/798A, C/797 of village kadebari, new Kantwadi road, Bandra (W), Mumbai by Mrs. Nazura A. Khwaja & Mr. Rameshkumar Tejuja

The project proponent was present for the meeting and presented the matter before the Authority. The proposal is for redevelopment of dilapidated structures on plot bearing CTS No. C/657, C/658, C/659, C/798A, C/797 of village kadebari, new Kantwadi road, Bandra (W), Mumbai

The Authority noted that there were existing structures standing on the plots, which received the dilapidated building notices as follows-

Sr. No.	Plot No.	Existing Structure configuration	MCGM Notice date
1	CTS Nos. C/658 and C/798A bearing house No. 6D	Ground Floor + 1 <sup>st</sup> to 2 <sup>nd</sup> (pt) upper floor	04.06.2008
2	CTS No. C/659 bearing House No. 23 (old 6B)	Ground Floor + 1 <sup>st</sup> upper floor	24.12.2010
3	CTS Nos. C/657 and C/797 bearing House No. 25A (old 6C)	ground Floor	24.12.2010

The Authority noted that, proposed residential building comprises of stilt floor for parking and entrance lobby + 1<sup>st</sup> for parking and fitness centre + 2<sup>nd</sup> to 20<sup>th</sup> (pt) upper floors by availing plot potential i.e. basic FSI 1.00 + 200 % Road Setback + TDR as admissible + Premium FSI + Fungible FSI. The Municipal Commissioner has granted concessions on 07.12.2017. Area of Plot- 875.60 sqm & Proposed BUA-2559.64 sqm

The Authority further noted that, the plot under reference falls within 500 m from HTL of sea front ie. CRZ-II area and landward side of existing Carter Road. The plot under reference falls in Residential Zone & is not reserved for any public purpose as per DP of 1967 & 1991. The user residential is permissible.

The Authority noted that redevelopment of dilapidated structure is permissible as per para 8.v.c of the CRZ Notification, 2011.

  
Member Secretary

  
Chairman



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The PP presented that existing buildings are owner occupied and there are no tenants. Hence, public hearing of the legally entitled tenants is not applicable. The Authority instructed the PP to submit the undertaking stating that existing buildings are owner occupied.

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

1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. MCGM to ensure that all the conditions of the para 8.v.c of the CRZ Notification, 2011 is adhered to.
3. MCGM to ensure that proposed construction is as per DCR prevailing as on the date on which the project is granted approval by the competent Authority.
4. PP to implement environment measures proposed in the project such as organic waste converter, rainwater harvesting.
5. All other required permission from different statutory authorities should be obtained.

**Item No. 47:** Proposed residential construction on plot bearing S. No. 43 at Murud, Tal. Dapoli, Dist. Ratnagiri by Smt. Lalita Sunil Deshpande & Padmaja Suresh Bal

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of residential building & Club House on plot bearing S. No. 43 at Murud, Tal. Dapoli, Dist. Ratnagiri. As per layout plan, proposed structures of Type B & Types C (Ground + 1), Type D & Type E (Ground floor) on plot under reference.

The Authority noted that, the plot under reference falls in 200 m to 500 from Seafront i.e. in CRZ-III area per approved CZMP under CRZ Notification, 2011 of Ratnagiri District.

As per Development Plan, the plot under reference falls in Residential Zone. Total plot area is 4240 sqm. & proposed built up area is 1219.70 sqm. The PP presented that proposed construction residential building is for local inhabitant.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that as per para 8.III. CRZ-III of CRZ Notification, 2011, B. (vii) construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);

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

1. The Local Body to ensure that construction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
2. The Local Body to ensure that applicant is local inhabitant.
3. Local body to ensure that proposed construction is only for residential use for local inhabitants.
4. All other required permission from different statutory authorities should be obtained.

**Item No. 48:** Proposed construction of residential building on plot bearing S. no. 41, Hissa no. 19, 20, 22, 24 at mauje Bhandarpule, Tal. & Dist. Ratnagiri by Shri. Sanjay Rajaram Bhosale

The project proponent was present for the meeting and presented the matter before the Authority. Proposal is for construction of residential building ground + 1<sup>st</sup> Floor on plot bearing S. no. 41, Hissa no. 19, 20, 22, 24 at mauje Bhandarpule, Tal. & Dist. Ratnagiri. Total plot area is 505.00 sqm & proposed built up area is 274.03 sqm

The Authority noted that, the plot under reference falls in 200m to 500 m from Sea Front i.e. in CRZ-III area per approved CZMP of Ratnagiri District dated 16.08.2019.

The Authority noted that as per para 8.III. CRZ-III of CRZ Notification, 2011, B. (vii) construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);

  
Member Secretary

  
Chairman

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

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

- The Local Body to ensure that construction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor);
- The Local Body to ensure that applicant is local inhabitant.
- All other required permission from different statutory authorities should be obtained.

Additional items on instructions of the Chairman, MCZMA:

**Item No.1:** Proposed redevelopment on plot bearing CTS No. 327 of village Juhu, plot no. 59, N.S. Road, 12, Vitthal Nagar CHS, JVPD scheme, Mumbai by Mrs Shobha Tainwala.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. 327 of village Juhu, plot no. 59, N.S. Road, 12, Vitthal Nagar CHS, JVPD scheme, Mumbai.

The Authority noted that, PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per which, the plot under reference is partly in CRZ II and partly in Non CRZ. Area of plot. MCZMA vide letter dated 21.8.2017 has earlier issued CRZ status of the plot considering the stringent criteria which is CRZ II portion of the plot is 186.25 Sqm.

Proposed building comprising of Ground floor for entrance lobby and parking etc + 1<sup>st</sup> to 5<sup>th</sup> upper floor for parking and 6<sup>th</sup> to 12<sup>th</sup> floor for flats/ rooms for residential use. Redevelopment is proposed in lieu of plot potential of permissible 1.00 FSI + 0.50 additional Govt FSI + 0.70 admissible TDR + fungible compensatory FSI as per modified DCR for Non CRZ part of the plot and 1.00 FSI for CRZ affected part of the plot.

As per the MCGM remarks, the plot under reference is situated on landward side of existing A.B. Nair Road. The plot is situated in residential zone as per 1967 DP as well as revised 1993 DP. Total plot area - 838.10 Sqm. Built up area for FSI

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

purpose- 2122.24 Sqm, Built up area free of FSI (basement, upper floor parking, staircase, lifts, etc) is 2897.88 Sqm. Total construction area- 5020.12 Sqm.

The Authority noted that redevelopment in CRZ II is subject to town and country planning regulations existing as on 19.2.1991. FSI of the proposed development in CRZ II portion of the plot should be as per DCR existing as on 19.2.1991 and concern planning Authority should strictly ensure the same.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. PP to ensure that environment measures such as OWC, Solar lighting, Rainwater harvesting etc should be implemented in the project.
3. No construction debris should be dumped in CRZ area.
4. All other required permission from different statutory authorities should be obtained.

**Item No.2:** Proposed development of income tax office building on plot no. 196 of BBR III, NCPA Marg, A ward. Nariman Point, Mumbai by Central Public Works Department (CPWD).

Chief Commissioner, Income Tax Department presented the proposal before the Authority. The IT department has proposed development of income tax office building on plot no. 196 of BBR III, NCPA Marg, A ward, Nariman Point, Mumbai. Proposed building comprises of basement floor + ground floor + 1<sup>st</sup> to 13<sup>th</sup> upper floor level for Government office use, as per the DCR 1967. Total area of plot is 2786.82 Sqm. The plot under reference is in commercial zone. As per MCGM remarks, the FSI restricted to 3.5 based on the UDD letter dated 15.5.2013 and latest letter dated 10.7.2019.

The Authority noted that earlier, the MoEF&CC, New Delhi vide letter dated 7.5.2007 has granted the CRZ clearance for the office building on the plot under reference. As per the said CRZ clearance, the land under reference falls in CRZ II area, abutting the High Tide Line on landward side. There are two authorized structures, viz the NCPA on the one side and the Dalamal House on the other

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

side. The PP now submitted the revised proposal, since construction has not commenced within 5 years after grant of said clearance from MoEF, New Delhi.

The Authority noted that, being in CRZ II area, as per approved CZMP, 2011, the FSI of the proposed development should be as per DCR existing as on 19.2.1991 and concerned planning Authority should strictly ensure the same. Planning Authority need to ensure about the area of Staircase, lift, lobby etc should be as per DCR existing as on 19.2.1991.

Taking into consideration earlier CRZ clearance from MoEF, New Delhi, the Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be as per the provisions of the CRZ Notification, 2011 ( amended 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. Local body to ensure that proposed construction is situated on landward side of existing road or existing authorized structure.
4. PP to ensure that environment measures such as OWC, Solar lighting, Rainwater harvesting etc should be implemented in the project.
5. No construction debris should be dumped in CRZ area.
6. All other required permission from different statutory authorities should be obtained before commencement of construction.

**Item No.3:** Proposed of laying of construction of effluent disposal pipeline of Dombivali MIDC

Officials of the MIDC presented the proposal before the Authority. The MIDC has proposed to lay HDPE marine outfall pipeline of Dombivali MIDC ( MMR zone II) from Thakurli Railway Bridge to outfall point (Diffuser ) in Ulhas estuary. Total length of the pipeline is 7.5 km. Uhas estuary receives industrial and domestic effluents from several sources particularly near Khambalpada Nalla. The selected sit and surrounding area is over polluted by industrial effluent and domestic sewage. There is a gap between the commissioned effluent treatment and disposal system.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The NIO study was carried out, as per which, ideal effluent release site should be within 25 km inland from the mouth considering the weak current regime at the landward extremity. NIO has suggested to release the effluent by defined coordinates 19 12 24 N and 73 03 56 E. Treated effluent when released at the suggested site through an appropriately designed diffuser, the available near field dilution would improve the water quality at least in the vicinity of the release site. The proposed pipeline traverse through CRZ IB and CRZ IV B area.

The Authority noted that MIDC has submitted the EIA report, which recommends:

- Effluent (17.5 MLD) should be released at the designated site as suggested. The system should be evaluated for its efficiency and stability in the estuarine environment of Ulhas Estuary.
- Different industries produce effluents of different nature in the MIDC areas. The CETSPs as the name suggests, do treat the effluents for the common parameters like floatables, grit, Temperature, PH, BOD and COD. Other constituents such as metals, Ammonia, Phosphates etc should be treated at the respective industry before sending to the CETP, The CETP should accept such effluents only.
- A two port diffuser with 0.2 meter diameter each is suggested for the release of effluent with initial jet velocity of 3 m/sw at 19 12 24.00 N and 73 03 56.00 E. To maintain this velocity pumping is essential. It was also indicated in the report that the water quality would not improve substantially unless the sewage and other non MIDC industrial disposals are also curtailed / streamlined by achieving the MPCB norms and locate disposal points downstream of station 7, which obviously is not in the purview of MIDC.
- It may be noted that the present pipeline terminates in the Khambal pada creek which joins the estuary at station 8. The length of the creek is about 2 km. The distance of the new DP suggested is another 7.0 km (approx) if the pipeline were to be laid in the estuary route making the total distance to be about 9.0 km. The benthic losses, however, would not be a consequence as the area shows poor benthic fauna mostly composed of nematodes.

The Authority noted that objective behind the project is mitigation of pollution of estuary waters due to disposal of untreated sewage. Thus, may improve the environment at large in the estuary portion of Ulhas creek

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that as per para 4(ii) (d) of the CRZ Notification, 2011, laying of pipelines requires clearance from MoEF&CC, New Delhi.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Mangroves if any at the site should not be cut/ destroyed. There should not be violation of the Hon'ble High Court order dated 17<sup>th</sup> Sep, 2019 in PIL 87/2006.
3. Original contours of the creek banks should not be disturbed.
4. MIDC to ensure that treated sewage is diffused through scientifically designed diffuser system.
5. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
6. MIDC to prepare and implement the on-site emergency plan and disaster control plan for wastewater disposal pipeline to deal with emergency situation arising out of human negligence and natural calamities. Plan should have preventive measures so that such emergency situations do not arise as far as possible.
7. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment\*
8. Extra care to be taken to avoid leakages or spillages and its discharge should not be into coastal water body.
9. PP to restore the sites after completion of the project activities.
10. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No.4:** Proposed laying of 710 meter dia HDPE pipeline of total length 17.50 km from existing disposal point at Forest Naka Ambernath to deep into ulhas creek for disposal of treated effluent from Ambernath, Adl Ambernath, Baldapur MIDC industrial area

Officials of the MIDC presented the proposal before the Authority. The proposal is for laying of 710 meter dia HDPE pipeline of total length 17.50 km from existing disposal point at Forest Naka Ambernath to deep into ulhas creek for disposal of

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

treated effluent from Ambernath, Adl Ambernath, Badlapur MIDC industrial area.

MIDC has taken up the work in respect of compliance of one of the PIL filed by M/s Vanashakti public trust and other v/s MPCB & others vide application no. 37/2013. The said pipeline will carry approx 22.25 MLD effluent from CETPs situated in Ambernath, Adl Ambernath, Badlapur MIDC industrial area for disposal at a point deep into Ulhas creek suggested by NIO. The project will improve the quality of the coastal water.

At present the treated effluents from Ambernath, addl ambernath and Badlapur industrial areas are discharged into Nalla near ROB at Forest Naka, Ambernath within the city limits. Residents and environmentalist have been raising the issues of environment harming and pollution of Waldhuni / Ulhas riverine.

Proposed HDPE pipeline is of length 17.50 km. Treated effluent of 25.00 MLD is to be pumped in three shifts of 8 hrs. Therefore the disposal main is to be designated for 25.00 MLD of ultimate discharge flow load and to achieve required pressure head at the diffuser at disposal point to give jet velocity of 3 m/ sec though the two port diffuser with 0.11 m diameter each and separated at 5 meter.

The proposed HDPE pipeline of 17.50 km pipeline runs along the natural stream bed flowing parallel to railway track (Ambernath to Ulhasnagar to Vittalwadi) to Waldhuni Nalla to confluence of Waldhuni to Ulhas river and further to Ulhas river creek bed up through the disposal point given by NIO at 19 16 51.98 N, 73 01 14. 63 E

Sr No.	Industrial Area	Quantity presently disposed off (MLD)
1	Badlapur	8.00
2	Addl Ambernath	3.50
3	Ambernath	1.00
	Total	12.50

MIDC has submitted the approved CZMP showing the layout of the pipeline. The proposed pipeline traverse through CRZ IV area.

  
Member Secretary

  
Chairman



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority noted that MIDC has submitted the EIA report. Brief of the impact of the activities on environment parameters and mitigation measures are as follows:

Environment component	Anticipated impacts	Mitigation measures
Solid / Hazardous waste	<p>Total solid waste generated during construction phase will include pre construction waste in form of soil and rubble &amp; excavated materials. The construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste.</p> <p>Waste generated during the operation phase will be mainly used oil, ETP sludge and chemical sludge.</p>	<p>Most of the earthworks is underwater construction Construction waste shall be reuse, recycle in project to the extent possible Waste may have disposed of to a designated site in accordance with local rules</p>
Water Environment	<p>The use of machinery in the riverbed during pipe laying can cause air and oil pollution and will damage the river bed and banks. Deployment of oil booms and straw bales downstream or temporary over pumping or diversion of flow.</p> <p>During operation phase, Treated Effluent Disposal pipeline in deep of the river creak will improve the quality of surface water as presently the city sewer is directly discharged into water body/creak without any treatment which is a lifeline for many farmers and fishermen.</p>	<p>Sewage will be disposed into septic tank and soak pit. Regular cleaning will be carried out to avoid overflow the tank.</p> <p>Hazardous waste will be stored in HDPE drum to avoid leakage of oil.</p> <p>Treated water will be disposed into deep creek after proper treatment and as norm identified in EP rules.</p>

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

<p align="center">Ecology &amp; Biological Environment</p>	<p>Since lying of the pipeline will be carried out using environmentally suitable techniques depending on the sensitivity of local area, no interference with the aquatic environment is envisaged during construction phase</p> <p>There may require some tree cutting to clear the path</p>	<p>Compensated plantation will be carried out.</p> <p>During the operation phase only pumping station will be run which will not have any impact on aquatic environment. The only possible impacting source will be leakage of pipeline, but this will be detected and immediate action will be taken against it.</p>
<p align="center">Air Environment</p>	<p>Environmental impacts during construction phase, will be mainly due to civil works such as trenching, sand filling, pipe laying, backfilling, concreting etc.; material and machinery transportation, fabrication and erection etc.</p> <p>Preparation of site will involve excavation work. Substantial quantities of earthen material generation from excavation will be used to construct temporary approach road for further operation.</p> <p>There will be no air emissions during the operation phase except DG sets at Pumping stations. DG sets will be used during power failure only</p>	<p>The construction phase impacts are temporary. However, they require due consideration with importance during project execution and also wherever applicable, detailed protocol/procedures shall be implemented to prevent/mitigate adverse impacts and occupational hazards.</p> <p>Adequate stack height will be provided to DG sets. Equipment/machinery at the Pumping Stations will be selected with State-of-the-art technology to ensure minimal gaseous emissions. Thus, the impact on air environment during the operation phase will be minimal. Development of greenbelt will further reduce the noise and air pollution up to some extent</p>

  
Member Secretary

  
Chairman

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

The Authority noted that objective behind the project is mitigation of pollution of estuary waters due to disposal of untreated sewage. Thus, may improve the environment at large in the estuary portion of Ulhas creek

The Authority noted that as per para 4(ii) (d) of the CRZ Notification, 2011, laying of pipelines requires clearance from MoEF&CC, New Delhi.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. Mangroves if any at the site should not be cut/ destroyed. There should not be violation of the Hon'ble High Court order dated 17<sup>th</sup> Sep, 2019 in PIL 87/2006.
3. Original contours of the creek banks should not be disturbed.
4. MIDC to ensure that treated sewage is diffused through scientifically designed diffuser system.
5. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
6. MIDC to prepare and implement the on-site emergency plan and disaster control plan for wastewater disposal pipeline to deal with emergency situation arising out of human negligence and natural calamities. Plan should have preventive measures so that such emergency situations do not arise as far as possible.
7. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
8. Extra care to be taken to avoid leakages or spillages and its discharge should not be into coastal water body.
9. PP to restore the sites after completion of the project activities.
10. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No.5:**

Regarding CRZ clearance for the construction of Residential and Commercial complex- Rustomjee at village Majiwada, Dist. Thane by M/s Kapstone Construction Pvt Ltd.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The project proponent was present for the meeting and presented the matter before the Authority. The PP has presented that, earlier, MCZMA vide letter dated 3.7.2009 had recommended the project of proposed development at village Majiwade to MoEF&CC, New Delhi. Further, MoEF&CC, New Delhi vide letter dated 18<sup>th</sup> may, 2012 granted the Environment and CRZ clearance for the construction of Residential and Commercial complex by M/s Kapstone Construction Ltd.

The PP further presented that as per the clearance granted by the MoEF,&CC, New Delhi, Thane Municipal Corporation granted Commencement Certificate (CC) & Occupation Certificate (OC) for the part project. However, certain buildings are yet to be constructed. The PP has submitted the letter of Architect certifying that out of 1,63,446.00 Sqm of built up area, the PP has constructed 32,397.73 Sqm. Architect further mentions that this is in accordance with approved CC and plans by the Planning Authority.

The PP during the meeting requested MCZMA to clarify whether remaining buildings could be constructed based on earlier MoEF&CC, New Delhi clearance.

The Authority clarified that, since, construction on the land under reference has commenced on the site under reference, the PP to abide by the earlier CRZ clearance granted by the MoEF&CC, New Delhi for remaining construction on the site. Local body to ensure that construction on the site is in accordance with the above said CRZ clearance granted by MoEF&CC, New Delhi. Regarding, issue of EC under EIA Notification, 2006, for the project, the PP to represent before the competent Authority under EIA Notification, 2006.

**Item No.6:** CRZ status of plot bearing S. No. 433/3, New S. No. 92/3, village Navghar, Mira Bhayander, Thane by M/s Madhu H. Doshi

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status of plot bearing S. No. 433/3, New S. No. 92/3, village Navghar, Mira Bhayander, Thane by M/s Madhu H. Doshi. The PP submitted the approved CZMP, 2011 of Mira Bhayander Municipal Corporation showing the site under reference, as per which, the site under reference is situated in Non CRZ area.

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

After deliberation, the Authority decided to confirm that plot bearing S. No. 433/3, New S. No. 92/3, village Navghar, Mira Bhayander, Thane situated outside CRZ area.

**Item No.7:** Proposed replacement of water line for Naval Station at Colaba, Mumbai by Naval office

Garrison Engineer, Naval office presented the proposal before the Authority. The proposal is for replacement of water line for Naval Station at Colaba, Mumbai. Navy proposed laying of 600 mm dia pipe line approx. 2.3 km from Mantralaya to Captain Prakash Pethe Marg, laying 450 mm dia pipe line approx. 1.3 km from Captain Prakash Pethe Marg to MPH & CPH and laying of 300 mm dia pipe line approx. 1.2 km from CPH to Acharya Niwas Pump House. Pump House is proposed at CPH. 400 KVA transformer is also proposed. The proposed pipeline passing along the road and falls in CRZ II area & non CRZ area as per approved CZMP of Greater Mumbai dated 16.08.2018. The Officials of Naval, informed that, MoU has been signed on 06.12.2018 with MCGM for the above said work.

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to restore the sites after completion of the project activities.
3. Construction debris should not be dumped in the CRZ area.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No.8:** Regarding revival of fees structure of Advocate Mukesh Verma, New Delhi.

The Authority noted that, Advocate Mukesh Verma is appearing before the Hon'ble Supreme Court, New Delhi and National Green Tribunal, New Delhi in CRZ matters on behalf of MCZMA.

The Authority noted that Advocate Mukesh Verma has sent a communication dated 14.07.2019 to MCZMA requesting to enhance the professional charges to appearance on behalf of MCZMA as Rs. 75,000/- and filing Civil Appeal or Special Leave to Petition Rs. 1,25,000/- plus expenses and for National Green Tribunal Rs. 35,000/- after disposal of the matter.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

The Authority after deliberation decided that professional charges of Shri. Mukesh Verma, Advocate shall be revised, in line with the MPCB fees structure for his appearance before the Hon'ble Supreme Court, New Delhi and National Green Tribunal, Principal Bench, New Delhi on behalf of MCZMA.

**Item No. 9:** Proposed development of residential building on plot bearing 3, 4 and 5, sector 4, Ghansoli, Navi Mumbai by M/s Vipul Enterprises

The project proponent presented the proposal before the Authority. The proposal is for development of residential building on plot bearing 3, 4 and 5, Sector 4, Ghansoli, Navi Mumbai. Total area of land involving plot no. 3, 4 and 5 is 2951.530 Sqm. The plot under reference is situated in Residential Zone, as per the DP of the Navi Mumbai.

The Authority noted the approved CZMP under CRZ Notification, 2011. It was further noted that the PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per said maps, the land under reference is situated in CRZ II area and situated beyond 50 meter mangrove buffer zone area. The Authority further observed that the land under reference is situated on landward side of the existing road from south side. However, from the west side, the land is facing the Creeklet. It is further noted that plot bearing 4 & 5 will be creeklet facing. However, plot no. 3 is situated beyond 100 m CRZ belt from west side and situated in CRZ II area and on landward side of existing road from south side.

The PP presented that construction of building will be restricted on plot no. 3 only which is admeasuring 1049.80 Sqm. Plot bearing no. 4 & 5 admeasuring 1901.73 Sqm, which are creeklet facing, will be kept open and only, landscaping, compound wall with gate & paved parking is proposed on said plots. The proposed residential building on plot no. 3 comprises of stilt + upper 29 floors. Total Plot area is 2951.53 sqm & permissible FSI is 1.

The Authority noted that as per provisions of the CRZ Notification, 2011, construction of building could be permissible in CRZ II area on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991. The Concern local body i.e. Navi Mumbai Municipal Corporation should strictly ensure that the proposed construction

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

should be restricted to plot no. 3 and is within the limit of permissible FSI of 19.2.1991 norms.

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

1. PP should ensure that proposed construction in CRZ areas are as per provisions of CRZ Notification, 2011 (amended 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. The Local Body strictly ensure that proposed construction should be restricted to plot no. 3 only. No construction proposed on seaward side and 50 m mangrove buffer zone.
4. The Local Body & PP to ensure that, there shall not be violation of order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006 passed by Hon'ble High Court of Mumbai.
5. PP to ensure that environment measures such as OWC, Solar lighting, Rainwater harvesting etc should be implemented in the project.
6. All other required permission from different statutory authorities should be obtained.

**Item No. 10:** Proposed advertisement Hoardings in the compound of buildings belonging to PWD situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai by M/s. The DZ Group

The Authority noted that, proposal is for advertisement Hoardings in the compound of buildings belonging to PWD situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai by M/s. The DZ Group. Proposed 2 Nos. of advertisement Hoardings adm. 30' X 20' (Back to Back) in the compound of buildings namely Kaveri, Sharavati, Gomati belonging to PWD situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai.

The Authority noted that, the site under reference falls in CRZ-II area and landward side of existing road as per approved CZMP of Greater Mumbai dated 16.08.2019. The Authority further noted the decision of the 96<sup>th</sup> meeting of the MCZMA regarding the Hoarding policy.

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

After deliberations, the Authority decided to recommend the Advertisement Hoardings from CRZ point of view subject to compliance of following conditions:

1. Concern planning Authority to ensure that Hoardings/ boards or structures of Advertisement are in CRZ II areas and only on landward side of existing existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. No trees should be cut / destroyed during the installation of Hoardings.
3. All other required permission from different statutory authorities should be obtained.

**Item No. 11:** Proposed development of Marina, at Belapur, Navi Mumbai, Dist. Raigad by M/s SHO Marina Pvt Ltd.

Representatives from M/s SHO Marina Pvt Ltd and Officials of MMB presented the proposal before the Authority. The proposal is for development of Marina, at Belapur, Dist. Raigad by MMB. Project aims at creating a proper parking facility for small boats and yachts. A small garden with playing facilities for children has also been proposed for public usage. A floating pontoon is proposed to install in water area. No construction is proposed in water area i.e. CRZ-IV area. Temporary structures like Control Room, Security cabin, Store room and waiting room are proposed in CRZ-II areas.

The Authority noted that the site under reference falls in CRZ-II and CRZ-IV as per approved CZMP of Navi Mumbai dated 28.02.2019. Officials of MMB presented that, the site does not falls in mangroves & its 50 m buffer zone.

The Authority noted that the PP has submitted the EIA report for the project, as per which,

Environment component	Anticipated impacts	Mitigation measures
Land Environment	Preconstruction activities generally do not cause significant damage to environment.	Based on the experience in similar project this impact can be mitigated using several mitigation measure.
	The problem envisaged during operation phase could be the disposal of garbage or solid	E toilets should be installed. The collections, storage and disposal of solid / hazardous

  
Member Secretary

  
Chairman



**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

	waste generated from various sources.	waste shall be carried out as per HWM&H Rules, 1989.
<b>Water Environment</b>	<p>The runoff from the site containing construction materials, debris, construction waste, excavated earthen materials, may have adverse impacts on the water environment especially on nearby marine water resources.</p> <p>The disposal of sewage without treatment can cause problems of odour and water pollution.</p> <p>Installation of components of marina, parking, deposition of rubble, compaction and other works in the project have not impact on the ambient water and water environment.</p> <p>The discharge from boats that could be source of water pollution include bilge water, ballast water, oily waste, sewage, garbage and other residues from boat. Spill of oil, fuel etc can also be the source of pollution. Appropriate measures have been recommended to control water pollution from boats.</p>	<p>Water conservation actions shall be taken during the construction phase by associated workforce &amp; officials.</p> <p>It is proposed to treat the sewage from labour camps before disposal.</p>
<b>Marine Environment</b>	<p>The potential sources of impacts on marine environment during the construction phase are minor. There is no possibility of any of the chemicals or metals being leached in to water.</p>	<p>It will be mitigated by implementing the measures suggested for water, land &amp; ecological environment.</p>

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

Biological Environment	Potential impacts on marine biological environment during the construction may be caused because of the removal of intertidal soil during excavation and coastal areas that support flora and fauna. The dredging and dumping generally affect the benthos.	This impact is expected to be temporary and marginal. Benthic fauna did not contain any rare or endangered species and consisted of common species only.
Air Environment	The only major impacts on air environment are predicted to be caused due to airborne dust arising from the construction activities.	For control of airborne particles from construction materials, storage facility shall be covered with tarpaulin sheets.
Noise Environment	The construction activities include pre casting, fabrication, welding, laying of roads, DG set operation which generates intermittent noise level.	Attenuation due to air, barrier, vegetation etc then the increase in noise levels will be even less.

The Authority noted the permissibility of the proposed activity which is as follows:

- As per para 4(i)(f) of CRZ, 2011, following is permissible:  
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 28<sup>th</sup> November, 2014:  
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.

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

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Only floating pontoon is allowed in CRZ I area. Temporary facilities like Control Room, Security cabin, Store room and waiting room should be proposed in CRZ-II areas. No Hotel/restaurant activity is allowed in CRZ area.
3. Garden proposed in the project should be open for public usage.
4. Debris/ solid waste should not be dumped in the CRZ area and beach area. It should be disposed in a scientific manner at a predetermined designated site.
5. PP should ensure that, mangroves if any, shall not be disturbed. There shall not be violation of order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006 passed by Hon'ble High Court of Mumbai.
6. PP should strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project
7. Untreated sewage and effluent should not be discharged into the coastal water body. Project proponent should take all effective steps for protection of environment.
8. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
9. All other required permissions should be obtained before the commencement of the project.

**Item No. 12:** Representation from M/s Litolier about the CZMP under CRZ Notification, 2011 of the village Kolgoan, Dist: Raigad

Applicant presented the matter before the Authority. The PP is requesting to re-examine the CZMP approved under CRZ Notification, 2011 for the village Kolgoan, Tal: Alibaug, Dist: Raigad.

The Authority noted that the MoEF vide letter dated 16.8.2018 approved the CZMP of the Raigad District, as per which, the land under reference falls within 500 meter from the seafront i.e. in CRZ III area. However, the PP has represented that only 100 meter needs to be made applicable to the site, considering the nature of water body. The Authority opined that matter could be examined by the National Centre for Sustainable Coastal Management, Chennai. It was further noted that final authority to revise/ modify approved CZMP is NCZMA/MoEF&CC, New Delhi.

After deliberation, the Authority decided to send the matter to NCSCM, Chennai for further appropriate action as stated above. The PP shall provide a copy of representation to NCSCM, Chennai.

Authority further noted that there are orders of the High Court and Supreme Court directing District Collector, Raigad about the demolition of the structure on plot bearing S. No. 334 (Old S.No. 100/A, H. No. 6) at village Kolgoan, Dist: Raigad. The Authority

  
Member Secretary

  
Chairman

**Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019**

further decided that District Collector, Raigad need to take note that above said decision of the Authority to refer the representation to NCSCM, will not give protection to the structure on site under reference. The PP shall not use his representation and the decision of the Authority to refer the matter to NCSCM, as a legal remedy before the court of law.

**Item No. 13:** Proposed construction of residential building on plot bearing No. 50, Sector 17, Roadpali, Kalamboli, Navi Mumbai by M/s P.S. Govindrajan.

The Authority noted that earlier the application of residential building on plot bearing No. 50, Sector 17, Roadpali, Kalamboli, Navi Mumbai was discussed in 121<sup>st</sup> meeting of the MCZMA held on 15<sup>th</sup> Sep & 16<sup>th</sup> Sep, 2017, wherein, the Authority decided to direct the PP to submit the application through Panvel Municipal Corporation. Accordingly, Panvel Municipal Corporation has forwarded the proposal of residential building on plot bearing No. 50, Sector 17, Roadpali, Kalamboli, Navi Mumbai. The Authority noted that the proposed residential building on vacant plot comprises of stilt + 13<sup>th</sup> upper floors.

The Authority noted the approved CZMP under CRZ Notification, 2011 and CRZ map in 1:4000 scale prepared by the IRS, Chennai submitted by the PP, as per which, the plot under reference is partly in CRZ II and partly Non CRZ area. As per the remarks of the planning Authority, the plot under reference is situated on landward side of 30 meter existing road.

The Authority noted that as per provisions of the CRZ Notification, 2011, construction of building could be permissible in CRZ II area on landward side of existing road/ authorized structure subject to FSI of the town country planning regulations existed as on 19.2.1991.

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

1. PP should ensure that proposed construction in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. The Local Body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
3. PP to ensure that environment measures such as OWC, Solar lighting, Rainwater harvesting etc should be implemented in the project.
4. All other required permission from different statutory authorities should be obtained.

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

  
Member Secretary

  
Chairman

Minutes of the 137<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 22<sup>nd</sup> & 23<sup>rd</sup> August, 2019

Annexure I

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

1. Shri. Vasudevan, APCCF, Mangrove Cell, Member MCZMA
2. Shri. D. R. Patil, DFO, Mangrove Cell, Member MCZMA
3. Shri. Rajendra Jadhav, Fisheries Department, Member MCZMA
4. Shri. Kandalkar, DyCh.E. MCGM, Member MCZMA
5. Mr. Maruti D. Kudale, Ex- Addl. Director, CWPRS, Expert Member, MCZMA
6. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
7. Dr. Mahadev S. Khot, Principal, Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
8. Shri. S. K. Nikam, Director Environment & Member Secretary, MCZMA

  
Member Secretary

  
Chairman