

Minutes of the 143rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Principal Secretary, Environment on 4th February, 2020 in Dalamal House, Mumbai. List of the members present in the meeting is enclosed as Annexure I.

Confirmation of 142nd minutes of meeting:

Minutes of 142nd meeting of the MCZMA confirmed with following change:

At item no. 15, at page 14, condition no. 2 shall be replaced as follows:

2. Local body to ensure that reconstruction is allowed without change in present use of existing authorized structures on the site.

Item No.1: CRZ recommendation for reconstruction of Municipal Dispensary & Staff Quarters at Banganga in 'D' Ward at C.S.No.18, Malbar Hill Dn. Mumbai by MCGM (84th Revalidation)

The Authority noted that the proposal of reconstruction of Municipal Dispensary & Staff Quarters at Banganga in 'D' Ward at C.S.No.18, Malbar Hill Dn. Mumbai by MCGM was deliberated in the 84th meeting of MCZMA held on 30th & 31st August 2013 and as per decision taken in the said meeting, the MCZMA vide letter dated 05.10.2013 recommended the proposal to MoEF&CC, New Delhi under the provisions of CRZ Notification, 2011.

The MCGM vide letter dated 09.01.2020 informed that the MCGM has submitted online proposal under F. No. IA/MH/CRZ/113381/2019 to MOEF & CC, New Delhi. The MOEF&CC mentioned that, the MCZMA recommendation dated 05.10.2013 is valid for five years as per General Condition (5). Please upload valid official recommendation letter of MCZMA for further consideration by this ministry.

Regarding validity of the CRZ clearance, the Authority noted that as per para 4.2 of CRZ Notification, 2011(amended from time to time):-

(v) The clearance accorded to the projects under this notification shall be valid for a period of seven years from the date of issue of such clearance:

- Provided that the construction activities shall commence within a period of five years from the date of the issue of clearance and the construction be completed and the operations be commenced within seven years from the date of issue of such clearance:



Member Secretary



Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

- Provided further that the period of validity may be extended for a maximum period of three years in case an application is made to the concerned authority by the applicant within the validity period, along with recommendation for extension of validity of the clearance by the concerned State / Union Territory Coastal Zone Management Authority";

The MCGM officials informed that no construction has started on the site and 5 years have lapsed, hence, validity of the earlier CRZ recommendation dated 05.10.2013 is expired. Therefore, the fresh appraisal of the proposal is required. The MCGM officials during the meeting submitted a fresh proposal of reconstruction of Municipal Dispensary & Staff Quarters at Banganga in 'D' Ward at C.S.No.18, Malbar Hill Dn. Mumbai.

The Authority noted that the MCGM has proposed reconstruction of Municipal Dispensary & Staff Quarters comprising Ground + 4 upper floors at site under reference which falls in CRZ II area as per approved CZMP, 2011 of the Greater Mumbai. The site is situated in landward side of the existing authorized structure. The plot is reserved for Municipal Dispensary/ Health post. Plot area is 1064.39 Sqm, Permissible FSI is 1.33 and proposed BUA is 1117.70 Sqm. MCGM has sanctioned the building plans.

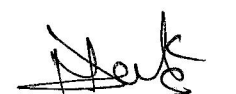
The Authority noted that as the site is in CRZ II area, reconstruction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

The Authority further noted that as per para 4(ii)(i) of the CRZ notification, 2011, clearance from the MoEF is required for the followings:

Demolition and reconstruction of (a) buildings of archaeological and historical importance, (ii) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, education, **medical care** and cultural activities;

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to MoEF, New Delhi 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.
- Construction debris should not be dumped in CRZ area.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

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

Item No.2: Proposed upgradation of infrastructure facilities for fishermen community at fish landing centre, Diwalegaon, Dist. Thane by Commissioner of Fisheries (131st Compliance)

The project proponent presented the proposal before the Authority. Proposal details are as follows:

Village Name	Activity	CRZ area
Diwalegaon, Belapur, Thane 19°00'41.18"N 73°02'29.19"E	Existing: Common Platform for loading/unloading, net mending, docking Proposed: Auction Platform, Fish Drying Platform, Upgrading wharf with Ramp, Boat Basin, Approach Road, External Water Supply, Street Lights	CRZ I, II & CRZ IV

The proposal was earlier considered in 131st meeting of MCZMA held on 06.03.2019, wherein the Authority noted that project aims for up gradation in existing facilities/create permanent safe basic infrastructures of post - harvesting facilities to meet demands of fishing community from different fish landing centres. Thus, upgrading the basic requirement of local fishermen will boost their fish Catch/landing/transporting, eventually helping to enhance state's fish production. The Authority noted the Rapid EIA/ EMP for the project.

The Authority noted that thick mangrove vegetation is observed around the Diwalegaon, Thane site. It was decided that site visit to be carried out by the Mangrove cell in order to ascertain the existence of the mangrove on the site. Whether proposed development of the fisheries jetty will affect the coastal biodiversity of the area.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

The Authority noted that the Fisheries dept. vide letter dated 29.11.2019 submitted the site inspection report of Mangrove Cell. As per the report, the site visit was done on 03.04.2019 at the proposed project location in landing centre, Diwalegaon at Diwalegaon village, Tal. Belapur, Dist. Thane. The proposed project consists of 5 construction works as given below:

- 1) Auction Platform,
- 2) Fish Drying Platform,
- 3) Upgrading wharf with Ramp,
- 4) Boat Basin,
- 5) Approach Road

Following observations were made on the basis of Google maps and 2005 MRSAC maps:


- 1) "The geo-coordinates of the proposed locations were verified and found to be correct.
- 2) The proposed project location falls in the survey no. 466A whereas 0.39 Ha area has been notified as Reserve forest. However, the proposed project is outside the Reserve Forest boundary.
- 3) The proposed project is located on the existing built up land. Although the proposed wharf with ramp and proposed auction platform falls in the mangrove area as per MRSAC 2005 map, No mangrove trees present in the location at present.
- 4) No mangrove cutting is involved in the project.
- 5) All five infrastructures are located within 50 m buffer zone from the mangrove forest and the distance from the nearest mangrove forest is 20 meters"

The Authority noted that as per para 4(i) (f) of CRZ Notification, 2011 Construction and operation for harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities. And, as per amended CRZ Notification dated 28th November, 2014 published by MoEF, clearance from the SEIAA is required for the said projects.

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.


Member Secretary


Chairman

2. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is disposed in a scientific manner at a designated site.
3. PP to ensure that no mangrove should be cut/ destroyed for the proposed project. Prior High Court permission shall be obtained, since project is proposed in 50 m mangrove buffer zone.
4. There shall not be violation of the Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006.
5. Natural course of creek/river water should not be hampered due to proposed activities.
6. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
7. All other required permission from different statutory authorities should be obtained.

Item No.3: Proposed additional reservoirs of Hanging Gardens/ Sir Pherozshah Mehta Garden, Malbar Hill, Mumbai by MCGM

The MCGM officials presented the proposal before the Authority. The MCGM has proposed the reconstruction of about 150 years old reservoirs along with the new additional reservoir. The reservoir situated below the Hanging Gardens. The plot is marginally falls in CRZ-II zone which is very small part (area about 793.30 sqm) of the entire garden plot area about 48803.90 sqm).

As per approved CZMP of Greater Mumbai of 2011, the plot under reference partly falls in CRZ-II and partly falls in non CRZ area. The MCGM officials during the meeting presented that the no construction is proposed in CRZ portion of the land reference.

After deliberation, the Authority decided to grant the CRZ NoC for the project under reference. MCGM to ensure that no construction is proposed in CRZ portion of the land, as proposed by the MCGM.

Item No.4: Proposed construction of boundary wall in 1) 27 locations of Central Mumbai Range, 2) 8 locations of MMCU, New Mumbai and Thane Creek Flamingo Sanctuary Range & 3) 14 locations of MMCU, West Mumbai Range by Mangroves Conservation Cell, Mumbai

Officials from the Mangrove Cell presented the proposal before the Authority. Mumbai Mangrove Conservation Unit has proposed construction of boundary wall at:


Member Secretary

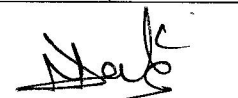

Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

- 1) 27 locations of Central Mumbai Range,
- 2) 8 locations of MMCU, New Mumbai and Thane Creek Flamingo Sanctuary Range &
- 3) 14 locations of MMCU, West Mumbai Range

**1) Proposed construction of boundary wall on landward side of mangroves
at following locations of Central Mumbai Range:-**

Sr. No.	Location	Proposed Work	Length in (m)
1.	S. No. 6/ 80, Mandale	RCC Wall	180
2.	S. No. 653, Colaba Part A	RCC Wall	580
3.	S. No. 653, Colaba Part B	RCC Wall	520
4.	S. No. 152, Turbhe Part A	RCC Wall	580
5.	S. No. 152, Turbhe Part B	RCC Wall	430
6.	S. No. 152, Turbhe Part C	RCC Wall	495
7.	S. No. 83, Wadala Part A	RCC Wall	580
8.	S. No. 83, Wadala Part B	RCC Wall	580
9.	S. No. 83, Wadala Part C	RCC Wall	140
10.	S. No. 171, CTZ No. 3 P, Anik	Chain Link Fencing	550
11.	S. No. 173, CTZ No. 3 P, Anik	Chain Link Fencing	750
12.	S. No. 336/194 B, Ghatkopar Part A	RCC Wall	580
13.	S. No. 336/194 B, Ghatkopar Part B	RCC Wall	160
14.	S. No. 138, Mankhurd Part A	RCC Wall	390
15.	S. No. 138, Mankhurd Part B	RCC Wall	470
16.	S. No. 865, Sewari	Chain Link Fencing	765
17.	S. No. 865, Sewari Part A	RCC Wall	580
18.	S. No. 865, Sewari Part B	RCC Wall	210
19.	S. No. 865, Sewari Part C	RCC Wall	580
20.	S. No. 865, Sewari Part D	RCC Wall	355
21.	S. No. 865, Sewari Part E	RCC Wall	580
22.	S. No. 865, Sewari Part F	RCC Wall	200
23.	S. No. 865, Sewari Part G	RCC Wall	580
24.	S. No. 865, Sewari Part H	RCC Wall	300
25.	S. No. 223/224/661, Chembur Chedanagar Part A	RCC Wall	580
26.	S. No. 223/224/661, Chembur Chedanagar Part B	RCC Wall	580


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

27.	S. No. 223/224/661, Chembur Chedanagar Part C	RCC Wall	240
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2) Proposed construction of boundary wall on landward side of mangroves at following locations of Navi Mumbai Range & Thane Creek Flamingo Sanctuary Range:-

Sr. No.	Location	Proposed Work	Length in meter
1.	S. No. 17, Vashi	RCC Wall	580
2.	S. No. 351, CTS No.1318, Mulund Part A	RCC Wall	580
3.	S. No. 351, CTS No.1318, Mulund Part B	RCC Wall	580
4.	S. No. 209, Vikroli	RCC Wall	580
5.	S. No. 351, CTS No. 1318, 1319, Mulund	Chain Link Fencing	800
6.	S. No. 386, CTS 1320 Mulund	Chain Link Fencing	600
7.	S. No. 80, Mandale	RCC Wall	250
8.	S. No. 351, CTS No.1318, Mulund Part C	RCC Wall	440

3) Proposed construction of boundary wall on landward side of mangroves at following locations of West Mumbai Range:-

Sr. No.	Location	Proposed Work	Length in meter
1.	RFO Office of Western Mumbai Range	RCC Wall	175
2.	S. No. 2841, Malvani, Part A	RCC Wall	580
	S. No. 2841, Malvani, Part B	RCC Wall	80
3.	S. No. 267, Gorai Part A	RCC Wall	580
	S. No. 267, Gorai Part B	RCC Wall	580
	S. No. 267, Gorai Part C	RCC Wall	580
	S. No. 267, Gorai Part D	RCC Wall	580
	S. No. 267, Gorai Part E	RCC Wall	480
4.	S. No. 1376, Versova (Revenue Area) Part A	RCC Wall	580
	S. No. 1376, Versova (Revenue Area) Part B	RCC Wall	160


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

5.	S. No. 1374, Mhada Versova	RCC Wall	360
6.	S. No. 139 B Kandivali	RCC Wall	185
7.	S. No. 3555, 3556, Malvani	RCC Wall	500
8.	S. No. 41, Charkop	RCC Wall	400
	S. No. 41, Charkop	Chain Link Fencing	550
9.	S. No. 883, Borivali Part A	RCC Wall	580
	S. No. 883, Borivali Part B	RCC Wall	295
10.	S. No. 79 Erangal Part A	RCC Wall	460
	S. No. 1432, Erangal Part B	RCC Wall	240
	S. No. 1432, Erangal Part C	RCC Wall	580
	S. No. 1432, Erangal Part D	RCC Wall	210
11.	RFO Office of Western Mumbai Range	Gutter and Cross Drain	25
12.	RFO Office of Western Mumbai Range	Chain Link Fencing	115
13.	S. No. 1047 /1276, Versova Sea Cottage	Chain Link Fencing	305
14.	S. No. 1376, Versova (Revenue Area)	RCC Wall	500

Government of Maharashtra, through Forest Department has proposed to construct Boundary wall on the landward side of Mangroves for protection of these mangroves. This will also prevent destruction of mangroves and encroachments. As per approved CZMP of 2011, all sites are in CRZ I area.

The Authority noted that as per the Hon'ble High Court order dated 17th Sep, 2018 in WP no. 3046/2004 & PIL 87/2006,

"Regardless of ownership of the land having mangroves and the area of the land, all constructions taking place within 50 metres on all sides of all mangroves areas shall be forthwith stopped. The area of 50 meters shall be kept free of construction except construction of a compound wall/fencing for its protection"

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


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

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

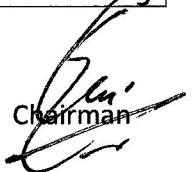
1. Proposed activities should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. Mangrove Cell to ensure that boundary wall is proposed on landward side of mangroves. No mangroves should be cut/ destroyed for the construction of compound wall. Adequate channel/ culvert should be provided in the mangroves area, wherever required in order to ensure the free flow of tidal water in the mangrove area.
3. MCGM to ensure that natural flow of the creek/coastal water body should not be disturbed.
4. Construction debris should not be dumped in the mangrove area.
5. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

Item No.5: Proposed Anti-Sea Erosion Bunds proposed by Public Works Department, GoM at 11 locations situated in Mumbai, Palghar, Raigad and Sindhudurg Districts

Officials of the Public Works Department presented the proposals before the Authority. The PWD has proposed the Anti-Sea Erosion bunds, details of the which is tabulated as below:

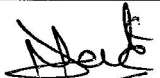
Sr. No.	Location	Length	CRZ Status	CWPRS Study & EIA
1	Manori, Mumbai	Sea wall 150 m	CRZ -I	PP has submitted cross section of proposed sea wall prepared by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

				programme is suggested for effective implementation of the project.
2	Danapani, Mumbai	Sea wall 180 m	CRZ -I	<p>PP has submitted cross section of proposed sea wall prepared by CWPRS.</p> <p>Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.</p>
3	Walkeshwar Bus stand to Walkeshwar Road (Girgaon Chowpatty), Mumbai	strengthening of existing wall and laying Tertrapods 500 m	CRZ-I	<p>PP has submitted cross section of proposed sea wall prepared by CWPRS.</p> <p>Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.</p>
4	Rangaon, Tal. Vasai, Dist.	Sea wall 1000 m	CRZ-I	PP has submitted cross section of proposed sea wall prepared


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

	Palghar			by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.
5	Bhuigaon, Tal. Vasai, Dist. Palghar	Sea wall 1000 m	CRZ-I	PP has submitted cross section of proposed sea wall prepared by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.
6	Varor, Tal. Dahanu, Dist. Palghar	Sea wall 1000 m	CRZ-I	PP has submitted cross section of proposed sea wall prepared by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is


Member Secretary


Chairman.

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

				experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.
7	Revdanda, Tal. Alibag, Dist. Raigad	Sea Wall 120 m	CRZ-I	The proposal was considered in 125 th meeting of MCZMA held on 21.08.2018 and matter was deferred for the site visit by the expert members of the MCZMA
8	Diveagar, Tal. Shrivardhan, Dist. Raigad	Length of bund is 600 meter	CRZ I	PP has submitted cross section of proposed sea bund prepared by CWPRS. The PP has submitted the EIA report.
9	Murud (Gaondevi), Tal. Murud, Dist. Raigad,	Sea Wall 1000 m	CRZ-I	PP has submitted cross section of proposed sea wall prepared by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.
10	Mara, Tal.	Sea Wall	CRZ-I	PP has submitted cross section

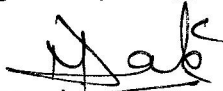

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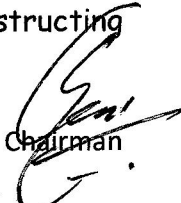

Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

	Shriwardhan, Dist. Raigad	1000 m		of proposed sea wall prepared by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.
11	Nagaon Pirwadi, Tal. Uran, Dist. Raigad,	Sea Wall 1000 m	CRZ-I	PP has submitted cross section of proposed sea wall prepared by CWPRS. Impact Assessment Study carried out by IIT, Bombay. As per the report, the coast is experiencing erosion and high tide inundation problems. The effect of proposed construction of seawall on the erosion of adjacent coastline and beach frontal scour at the toe are insignificant. However, as coastal monitoring programme is suggested for effective implementation of the project.

The Authority noted that construction of the anti-sea erosion bund is socially important project for local inhabitants of the coastal communities. However, at the same time, PWD which implementing agency should take note of local coastal geomorphology and ecologically sensitive area while designing and constructing


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

the bunds. Further, resolution of the Gram panchayat which takes note of suggestion of local inhabitants of the area is required to be obtained by the PWD.


The Authority noted that there seems existence of mangroves at project site at Sr. No. 9 i.e. Murud (Gaondevi), Tal. Murud, Dist. Raigad. Further, the site of Revdanda at sr no 7 was earlier discussed in 125th meeting of the MCZMA and site visit is required to be conducted in the matter. The Authority discussed that in Murud and Revdanda cases, the site visit needs to be conducted by the expert member of the MCZMA.


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

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

In the light of detailed discussion and deliberations, the Authority decided to recommend the proposals except at sr no. 7 & 9 of anti-sea bunds to SEIAA with subject to following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. PWD to obtain the resolution from Gram Panchayat for necessity of the proposed bund.
3. PWD to ensure no mangrove should be cut/ destroyed for the construction of the proposed anti sea erosion bunds. Ecologically sensitive areas such as sand dunes, turtle nesting sites etc should not be disturbed.
4. PWD to ensure that proposed bunds on the landward of the High Tide Line of coastal water bodies.
5. Proposed construction of Anti Sea Erosion bunds should be as per CWPRS Study.
6. Construction and dumping of debris on beach which is CRZ I area is strictly prohibited. PP to ensure the same.
7. During construction phase, PWD to ensure that no solid waste, oil spillage and wastewater should be discharged in the CRZ area.


Member Secretary


Chairman

8. There shall be no alterations of natural features including landscaping changing for beautification, recreation and other purpose.
9. PWD to implement the Mitigation measures proposed for the project in the EIA report
10. All other required permission from different statutory authorities should be obtained.

Item No.6: Proposed construction of Affordable Housing Scheme under PMAY at Plot No. 1, Sector No. 39, Taloja, Navi Mumbai by CIDCO

CIDCO officials presented the proposal before the Authority. The Proposal is for Construction of Affordable Housing Scheme under PMAY at Plot No. 1, Sector No. 39, Taloja, Navi Mumbai.

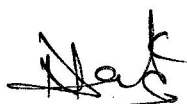
As per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the plot under reference partly falls in CRZ-II and partly in non CRZ area.

The Authority in its 140th meeting dated 26th November, 2019 deliberated the proposal and opined that site visit of the mangrove Cell and officials of the MCZMA is necessary in the matter. Further, CIDCO need to submit the approved CRZ map in 1:4000 scale prepared by one of the authorised agency showing the site under reference, in order to determine the CRZ status of the site.

Site was conducted on 4th Jan, 2020 by MCZMA & Mangrove Cell officials along with CIDCO officials. Observations are as follows:

The project site is majorly in Non CRZ area. CIDCO officials informed that no construction is proposed in CRZ area. Only, small portion is affected by CRZ II area, as per approved CZMP, 2011, the project site is situated partly in 50 m mangrove buffer zone i.e. CRZ I, partly in CRZ II and partly Non CRZ area. CIDCO has proposed construction beyond CRZ area, as informed by CIDCO officials during site visit.

CIDCO officials present during the meeting ensured that construction is proposed in Non CRZ portion of the land only. No construction would be proposed in CRZ portion of the land.



Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

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

1. CIDCO to ensure that construction is permitted beyond 100 meter CRZ setback from the creek i.e. Non CRZ area. No construction should be proposed in CRZ portion of the land.
2. CIDCO to obtain the Environment Clearance, if the total construction area exceeds 20,000 Sqm.
3. Construction debris should not be dumped in the CRZ area.
4. All other required permission from different statutory authorities should be obtained.

Item No.7: Proposed construction of Affordable Housing Scheme under PMAY at Plot No. 2, Sector No. 39, Mansarovar, Navi Mumbai by CIDCO.

CIDCO officials presented the proposal before the Authority. The proposal is for Construction of Affordable Housing Scheme under PMAY at Plot No. 2, Sector No. 39, Mansarovar, Navi Mumbai.

As per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the plot under reference partly falls in CRZ-II (just beyond 50 m mangrove buffer zone) and partly in non CRZ area.

Site was conducted on 4th Jan, 2020 by MCZMA & Mangrove Cell officials along with CIDCO officials. Observation are as follows:

The Authority in its 140th meeting dated 26th November, 2019 deliberated the proposal and noted that the approved CZMP, 2011 indicates that there are presence of mangrove in the vicinity of the land under reference. Site visit of the mangrove Cell and officials of the MCZMA is necessary in the matter. Further, CIDCO need to submit the approved CRZ map in 1:4000 scale prepared by one of the authorised agency showing the site under reference, in order to determine the CRZ status of the site. CIDCO to submit the written submission whether the site is situated on landward side of existing road prior to 1991, as per CRZ Notification, 2011

Site was conducted on 4th Jan, 2020 by MCZMA & Mangrove Cell officials along with CIDCO officials. Observations are as follows:

The project site is west side of the Mansarovar Railway Station. There is dense mangrove vegetation along the project site. As per approved CZMP, 2011, the


Member Secretary


Chairman

project site is situated partly in 50 m mangrove buffer zone i.e. CRZ I, partly in CRZ II and partly Non CRZ area. The site is adjacent to mangroves and situated on creek ward side.

CIDCO officials present during the meeting ensured that construction is proposed in Non CRZ portion of the land only. No construction would be proposed in CRZ portion of the land.

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

1. CIDCO to ensure that construction is permitted beyond 100 meter CRZ setback from the creek i.e. Non CRZ area. No construction should be proposed in CRZ portion of the land.
2. CIDCO to obtain the Environment Clearance, if the total construction area exceeds 20,000 Sqm.
3. Construction debris should not be dumped in the CRZ area.
4. All other required permission from different statutory authorities should be obtained.

Item No.8: Proposed construction of Affordable Housing Scheme under PMAY at Plot No. 7, Sector No. 1A, Kharghar, Navi Mumbai by CIDCO

CIDCO officials presented the proposal before the Authority. The proposal is for Construction of Affordable Housing Scheme under PMAY at Plot No. 7, Sector No. 1A, Kharghar, Navi Mumbai.

As per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the plot under reference partly falls in 50 m mangrove buffer zone i.e. CRZ-I, partly in CRZ-II and partly in non CRZ area.

The Authority in its 140th meeting dated 26th November, 2019 deliberated the proposal and noted that the approved CZMP, 2011 indicates that there are presence of mangrove in the vicinity of the land under reference. Site visit of the mangrove Cell and officials of the MCZMA is necessary in the matter. Further, CIDCO need to submit the approved CRZ map in 1:4000 scale prepared by one of the authorised agency showing the site under reference, in order to determine the CRZ status of the site. CIDCO to submit the written submission whether the site is situated on landward side of existing road prior to 1991, as per CRZ Notification, 2011.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

Site was conducted on 4th Jan, 2020 by MCZMA & Mangrove Cell officials along with CIDCO officials. Observations are as follows:

The project site is between Kharghar Station on northern side and Panvel creek on south side. Creek is bordered with mangrove vegetation. The project site is situated partly in 50 m mangrove buffer zone i.e. CRZ I, partly in CRZ II and partly Non CRZ area, as per approved CZMP, 2011 (1:25000 scale).

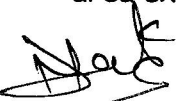
There is asphalt bund road constructed upto the site, as an access to the site. However, there is no further bund road along the creek. There is small kachha internal road along the project site from the south side. Mangrove Cell officials confirmed that there is no mangrove in the project site, however, site is partially affected by 50 m mangrove buffer zone.

- CIDCO has submitted a letter dated 4.1.2020 stating that in continuation of the letter no. CIDCO/EE(KHR-I)/2019/1134 dated 19.12.2019, this is to clarify that the existing road is connecting sector - 11 CBD Belapur to Sector - 8 at Kharghar along Sector - 1A Kharghar. The proposed housing scheme at Sector - 1A Kharghar is on landward side of this existing road which is constructed before 1991.

CIDCO officials presented that The project site is situated partly in 50 m mangrove buffer zone i.e. CRZ I, partly in CRZ II and partly Non CRZ area, as per approved CZMP, 2011. Construction is proposed in Non CRZ portion of the land and CRZ II portion of the land which is on landward side of the road. No construction is proposed in CRZ I area and 50 m mangrove buffer zone area.

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

1. CIDCO to ensure no construction is proposed in mangroves and its 50 meter buffer zone area. Construction in CRZ II area should be strictly on landward side of the existing road.
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. CIDCO to obtain the Environment Clearance, if the total construction area exceeds 20,000 Sqm.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

4. Construction debris should not be dumped in the CRZ area.
5. All other required permission from different statutory authorities should be obtained

Item No.9: Proposed construction of Affordable Housing Scheme under PMAY at Plot No. 1, Sector No. 43, Kharghar, Navi Mumbai by CIDCO

CIDCO officials presented the proposal before the Authority. The proposal is for Construction of Affordable Housing Scheme under PMAY at Plot No. 1, Sector No. 43, Kharghar, Navi Mumbai.


The Authority in its 140th meeting dated 26th November, 2019 deliberated the proposal and noted that there is mismatch between the google image and approved CZMP, 2011 showing site under reference submitted by the CIDCO. The site seems to be majorly in CRZ I area and entirely on seaward side. Site visit of the mangrove Cell and officials of the MCZMA is necessary in the matter. Further, CIDCO need to submit the approved CRZ map in 1:4000 scale prepared by one of the authorised agency showing the site under reference, in order to determine the CRZ status of the site. CIDCO to submit the written submission whether the site is situated on landward side of existing road prior to 1991, as per CRZ Notification, 2011.

Site was conducted on 4th Jan, 2020 by MCZMA & Mangrove Cell officials along with CIDCO officials. Observations are as follows:

As per approved CZMP, 2011(1:25000 scale), the project site is situated partly in CRZ II and partly Non CRZ area. No road is observed between project site and creek. However, small kachha internal road is seen. CIDCO officials informed during the site visit that building plans would be changed proposing construction outside CRZ area.

CIDCO officials present during the meeting ensured that construction is proposed in Non CRZ portion of the land only. No construction would be proposed in CRZ portion of the land.

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



Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

1. CIDCO to ensure that construction is permitted beyond 100 meter CRZ setback from the creek i.e. Non CRZ area. No construction should be proposed in CRZ portion of the land.
2. CIDCO to obtain the Environment Clearance, if the total construction area exceeds 20,000 Sqm.
3. Construction debris should not be dumped in the CRZ area.
4. All other required permission from different statutory authorities should be obtained.

Item No.10: Proposed construction of Affordable Housing Scheme under PMAY at Plot No. 1 & 2, Sector No. 50 & 52, Khandeshwar, Navi Mumbai by CIDCO

CIDCO officials presented the proposal before the Authority. The proposal is for Construction of Affordable Housing Scheme under PMAY at Plot No. 1 & 2, Sector No. 50 & 52, Khandeshwar, Navi Mumbai.

As per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the plot under reference partly falls in CRZ-II (just beyond 50 m mangrove buffer zone) and partly in non CRZ area.

The Authority in its 140th meeting dated 26th November, 2019 deliberated the proposal and noted that the approved CZMP, 2011 indicates that there are presence of mangrove in the vicinity of the land under reference. Site visit of the mangrove Cell and officials of the MCZMA is necessary in the matter. Further, CIDCO need to submit the approved CRZ map in 1:4000 scale prepared by one of the authorised agency showing the site under reference, in order to determine the CRZ status of the site. CIDCO to submit the written submission whether the site is situated on landward side of existing road prior to 1991, as per CRZ Notification, 2011.

Site was conducted on 4th Jan, 2020 by MCZMA & Mangrove Cell officials along with CIDCO officials. Observations are as follows:

As per approved CZMP, 2011, the project site is situated partly in 50 m mangrove buffer zone i.e. CRZ I, partly in CRZ II and partly Non CRZ area. CIDCO officials informed during the site visit that building plans would be changed proposing construction outside CRZ area.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

CIDCO officials present during the meeting ensured that construction is proposed in Non CRZ portion of the land only. No construction would be proposed in CRZ portion of the land.

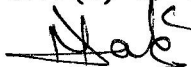
After deliberation the Authority decided to recommend the proposal from the CRZ point of view to planning Authority subject to following conditions:

1. CIDCO to ensure that construction is permitted beyond 100 meter CRZ setback from the creek i.e. Non CRZ area. No construction should be proposed in CRZ portion of the land.
2. CIDCO to obtain the Environment Clearance, if the total construction area exceeds 20,000 Sqm.
3. Construction debris should not be dumped in the CRZ area.
4. All other required permission from different statutory authorities should be obtained.

Item No.11: Proposed redevelopment on plot bearing CTS No. 1066 of village Juhu, plot no. 30 E of TPS II, Juhu Sector, Santracruz (W), Mumbai by M/s Vineet Rajkumar Mittal

The project proponent presented the proposal before the Authority. The PP presented that the MCGM, in the year 2016, forwarded the proposal of redevelopment on plot bearing CTS No. 1066 of village Juhu, plot no. 30 E of TPS II, Juhu Sector, Santracruz (W), under para 8.v.1.c of the CRZ Notification, 2011 to MCZMA for CRZ recommendation. Proposed construction comprised of 2 basements for car parking + 1st basement for proposed D.G. Set and Sub-Station and 3rd Basement for other service user + Stilt floor (pt) for parking + proposed pantry and meter room counted in FSI + entrance lobby (pt) + 1st to 5th + Service floor + 6th floor for swimming pool + Fitness Centre + 7th to 9th Triple single united connected by internal staircase in lieu of plot potential + 0.33 Govt FSI by paying premium + admissible TDR + by claiming advantaged of Staircase, lift, lift lobby area free of FSI + fungible compensatory FSI as per modified DC Reg No. 35(4).

The Authority in its 113rd meeting held on to 11th August, 2016 deliberated the proposal, wherein the Authority noted that that as per the approved CZMP of the Greater Mumbai, the plot under reference falls in CRZ II area. It is situated on seaward side of existing road. As per the CRZ map of IRS Chennai, the plot is situated in CRZ II area and touching to Juhu Beach. The plot is situated in Residential zone and there is no public reservation. As per the para 8.V.1(C) of the CRZ Notification, 2011, Public consultation was carried on


Member Secretary

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

20.4.2016. As per the MCGM notice under section 354 dated 11.11.2009 is submitted, as per which, certain structure to which a portion of building known as Kusum Bungalow, T/154, plot No. 30E, Juhu Tara Road, Juhu, Mumbai is in ruinous condition, likely to fall and dangerous to any person occupying or passing by the same. The total plot area is 1459.37sqm and total proposed built up area is 3753.62sqm.


As per decision taken in 113rd meeting, the MCZMA vide letter dated 16.09.2016 recommended to the proposal from CRZ point of view to concerned planning Authority subject to certain conditions. It was noted that MCGM on 03.06.2016 had issued a notice u/s 354 of MMC Act declaring the existing building as dilapidated. Subsequently, MCGM granted IOD on 30.7.2016. However, the CC was granted on 19.9.2016 by the MCGM.

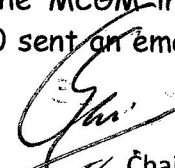
Now, the PP has amended the plans as per DCR 2034. The MCGM has granted approval dated 04.10.2019 and forwarded the amended proposal to MCZMA. As stated by the MCGM, lastly the plans have approved for 2 basements for car parking + 1st basement for proposed parking + Stilt floor (pt) for parking + proposed meter room free of FSI as per DCR 2034 + entrance lobby (pt) + 1st to 7th floor + 8th to 10th floor as Triplex single unit connected by internal staircase. MCGM further mentioned that full CC for the work has been granted on 13.2.2019.

The said matter was discussed in 140th meeting of the MCZMA 26th November, 2019 wherein the Authority noted the matter and a complaint received in the matter from Hon'ble MP, Mr Kirtikar. Complaint has alleged the authenticity of the notice u/s 354 of MMC Act & FSI violation and requested a hearing in the matter.

From the complaint, the Authority noted that concerned dept. of MCGM informed to Building proposal dept of MCGM that do not consider the proposal as per notice issued u/s. 354 of MMC Act. Further, MCGM has issued Show Cause Notice 08.04.2019. Accordingly, Architect, has submitted letter dated 11.4.2019 & copy of Notice dated 03.06.2016 u/s 354 of MMC Act to MCGM and requested to process proposal by taking cognizance of both the Notices (i.e. issued in the year 2009 and 2016). The MCGM mentioned that, the notice u/s. 354 issued u/ no. KW/354/BF/SEB-64 dated 03.06.2016 is found correct & authenticate and the earlier file dated 11.11.2009 is not traceable.

The Authority in its 140th meeting sought a report from the MCGM in the matter. Further, the MCZMA vide letter dated 17th Jan, 2020 sent an email to


Member-Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

Hon'ble MP Mr. Kirtikar requesting to submit his say in the matter. Reply mail dated Jan 20, 2020 is received from Hon'ble MP stating that his no objection to process the proposal under reference as per MCZMA regulations.

The MCGM vide letter dated 31.1.2020 has submitted its reply to the MCZMA stating that MCGM has already submitted its report on 17.10.2019. MCGM has submitted the copy of the Hon'ble MC' approval. MCGM has nothing more to add in the said matter.

The PP presented that the existing building was dilapidated and there was a notice issued by the MCGM certifying the same, hence, the existing building was eligible for redevelopment under para 8.v.1.c of the CRZ Notification, 2011, when the CRZ recommendation was granted by the MCZMA in the year 2016.

The Authority noted that there was a notice dated 03.06.2016 declaring the building as dilapidated and redevelopment of the building declared as dilapidated is permissible as per the para 8.V.1.c of the CRZ Notification, 2011 (amended from time to time). MCGM had granted the IOD on 30.7.2016. Further, the amended proposal has also been approved by the MCGM.

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

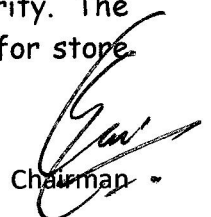
1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. MCGM to ensure that all the conditions of the para 8.v.c of the CRZ Notification, 2011 is adhered to.
3. MCGM to ensure that proposed construction is as per DCR prevailing as on 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.

Item No.12: Proposed construction of school building on plot bearing CTS No. B-1018, Village Bandra, Bandra West, Mumbai by M/s. Mountmary Education Trust

The project proponent presented the proposal before the Authority. The proposal is for construction of school building comprise of basement for store



Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

room + ground floor entrance and car parking + 1st floor for car parking + 2nd floor for administrative office + 3rd floor to 6th upper floor for classrooms on plot bearing CTS No. B-1018, Village Bandra, Bandra West, Mumbai. The plot falls in Residential Zone as per old DP (1967) as well as DP (1991). Area of plot is 523.60 Sqm

The PP during the meeting presented that the plot falls just beyond 500 meter CRZ setback line from the Arabian Seafront. The Authority felt that the PP need to submit the CRZ demarcation in 1:4000 scale in consonance with approved CZMP, 2011 prepared by one of the MoEF authorized agency.

Accordingly, the matter was deferred for want of submission of the above said CRZ map by the PP.


Item No.13: Proposed repairs amounting to reconstruction of existing building no. 75, known as 'Donald House', situated on land bearing CS. No. 421 of Colaba division in A ward, at Shahid Bhagat Singh Road, Mumbai by Shri. F. S. Lokhandwala

The project proponent presented the proposal before the Authority. The proposal is of repairs amounting to reconstruction of existing building no. 75, known as 'Donald House', situated on land bearing CS. No. 421 of Colaba division in A ward, at Shahid Bhagat Singh Road, Mumbai. Proposed building comprises of Ground + 3rd + 4th (Part) upper floors with attached servant block having ground + 7th floor on plot under reference. The proposal is to rebuilt/ recast existing building 'Exactly as it where it is' on the same foot print & same height to re-profile as per repair Policy of MCGM dated 15.5.1996. The existing building is 'A' category cessed building and unsafe for residing therein. MCGM has granted IOD vide letter dated 11.04.2017.

The site is situated in CRZ II area, as per approved CZMP of Mumbai and situated on landward side of existing Shahid Bhagat Singh road existing prior to 19.2.1991. The plot falls in Residential Zone with shopline & is not under any reservation as per old DP (1967) as well as DP (1991). Area of plot is 757.02 Sqm

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


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

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.

Item No.14: Proposed construction of residential building on plot bearing S. No. 57 A, H. No. 3 of mauje Killa, Tal. & Dist. Ratnagiri by Shri. Chandrashekhar R. Kir

The project proponent presented the proposal before the Authority. The proposal is of construction of residential building of ground floor on plot bearing S. No. 57 A, H. No. 3 of mauje Killa, Tal. & Dist. Ratnagiri.

The site is situated in CRZ II area, as per approved CZMP of Ratnagiri of 2011 and situated on landward side of existing road & Structures. The plot falls in Residential Zone in Congested area as per Development Plan. Area of plot is 800.00 Sqm. The site falls in CRZ-II area as per CZMP of 2011.

The PP during the meeting presented that there is existing house which is in ruinous condition, reconstruction of which is proposed on the site under reference.

The Authority noted that considering the site as in CRZ II area, reconstruction of building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. MCGM 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 reconstruction 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 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

Item No.15: CRZ status on plot bearing C. S. No. 611 at Juhu, N. S. Road no. 11, K/W ward, Mumbai by Mr. Asit H. Modi & Mrs. Neela A. Modi

The Authority noted that the PP is seeking CRZ status on plot bearing C. S. No. 611 at Juhu, N. S. Road no. 11, K/W ward, Mumbai. Applicant has submitted CRZ map in 1:4000 & report dated March, 2018 prepared by IRS, Chennai. As per the said report & map, the plot under reference falls outside the 500 m from HTL of Arabian Sea. As per approved CZMP of Greater Mumbai of 2011, the plot under reference falls beyond 500 m from HTL of Arabian Sea i.e. in non CRZ area.

After deliberation, the Authority decided to confirm that plot bearing C. S. No. 611 at Juhu, N. S. Road no. 11, K/W ward, Mumbai is situated beyond 500 meter CRZ setback limit from the Arabian Sea i.e Non CRZ area, as per approved CZMP, 2011 of the Greater Mumbai.

Item No.16: Proposed repairs amounting to reconstruction of existing building situated at 123-125, Bora Bazar Street on plot bearing C. S. No. 976 of Fort Division, Fort, Mumbai by M/s Patidar Alliance

The project proponent presented the proposal before the Authority. The proposal is of repairs amounting to reconstruction of existing building situated at 123-125, Bora Bazar street on plot bearing C. S. No. 976 of Fort Division, Fort, Mumbai. Area of plot is 132.11 Sqm. The existing building is 'A' category cessed building and unsafe for residing therein. MCGM has granted IOD vide letter dated 19.01.2018.

The plot under reference falls within 500 m from HTL of seafront as per approved CZMP of 1991. The PP has submitted the MCGM letter dated 8.4.2019 with DP superimposed on approved CZMP, 2011, as per which, the plot under reference falls outside 500 m from HTL of seafront as per approved CZMP of 2011.

After deliberation, the Authority decided to confirm that plot bearing C. S. No. 976 of Fort Division, Fort, Mumbai is situated beyond 500 meter CRZ setback limit from the seafront i.e Non CRZ area, as per approved CZMP, 2011 of the Greater Mumbai.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

Item No.17: Proposed extension of existing building on plot bearing CS no. 1256, 1257, house no. 455 at Somwarpeth, Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Shrikrushna S. Tamhankar

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

Item No.18: Proposed construction of residential building on plot bearing S. No. 170, H. no. 2D/2 at Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Smt. Madhuri Sanjay Sharangdhar

The project proponent presented the proposal before the Authority. The proposal is of construction of residential building of ground floor on plot bearing S. No. 170, H. no. 2D/2 at Shriwardhan, Tal. Shriwardhan, Dist. Raigad. Area of plot is 1620.00 sqm. The site is situated beyond 100 m from HTL of Creek, as per approved CZMP of Raigad.

After deliberation, the Authority decided to confirm that plot bearing S. No. 170, H. no. 2D/2 at Shriwardhan, Tal. Shriwardhan, Dist. Raigad is situated beyond 100 meter CRZ setback limit from the creek i.e Non CRZ area, as per approved CZMP, 2011 of the Shriwardhan.

Item No.19: CRZ status of project site bearing CTS No. 1443 of D ward, Jagannath Shankarseth Road, Girgaum, Mumbai by M/s Raunak Corporation

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status of project site bearing CTS No. 1443 of D ward, Jagannath Shankarseth Road, Girgaum, Mumbai.

Applicant has submitted CRZ map in 1:4000 & report dated April, 2014 prepared by IRS, Chennai. As per the said report & map, the plot under reference falls outside the 100 m from HTL of Back Bay. As per approved CZMP of Greater Mumbai of 2011, the plot under reference falls beyond 100 m from HTL of Back Bay i.e. in non CRZ area.

After deliberation, the Authority decided to confirm that site bearing CTS No. 1443 of D ward, Jagannath Shankarseth Road, Girgaum, Mumbai is situated beyond 100 meter CRZ setback limit from the back bay i.e Non CRZ area, as per approved CZMP, 2011 of the Greater Mumbai.


Member Secretary


Chairman

*Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020*

Item No.20: Proposed reconstruction of existing building on plot bearing S. No. 17,18, H.no. 2A 2B, 8A, 8B at mauje Kille, Tal. & Dist. Ratnagiri by Smt. Mehrunisa S. A. Kadri

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of building on plot bearing S. no. 17, H. no. 2A, 2B, S. no. 18, H. no. 8A, 8B at mauje Kille, Ratnagiri, Tal. & Dist. Ratnagiri. Total plot area is 910.00 sqm. As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls outside 100 m from HTL of Mirya Bay.

After deliberation, the Authority decided to confirm that plot bearing S. No. 17,18, H.no. 2A 2B, 8A, 8B at mauje Kille, Tal. & Dist. Ratnagiri is situated beyond 100 meter CRZ setback limit from the Mirya bay i.e Non CRZ area, as per approved CZMP, 2011 of the Ratnagiri.


Item No.21: Proposed construction of school on plot bearing S. no. 138A, H. no. 30 of mauje Kapos, Tal. & Dist. Ratnagiri by Shri. Arjun Deepak Gadre


The project proponent presented the proposal before the Authority. The proposal is for construction of School comprises ground floor on plot bearing S. no. 138 A, H. no. 30 at village Kasop, Tal. & Dist. Ratnagiri. Total plot area is 41800.00 sqm. As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls outside 100 m from HTL of Ratnagiri Bay.

After deliberation, the Authority decided to confirm that plot bearing S. no. 138A, H. no. 30 of mauje Kapos, Tal. & Dist. Ratnagiri is situated beyond 100 meter CRZ setback limit from the bay i.e Non CRZ area, as per approved CZMP, 2011 of the Ratnagiri.

Item No.22: Proposed construction of residential building on plot bearing S. No. 273 A1A1A1A1, H. no. 1A/25, CS No. 4191 of mauje Zadgaon, Tal. & Dist. Ratnagiri by Shri. Anvar A. R. Sheikh & other

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprising ground floor + 1st floor on plot bearing S. no. 273 A1A1A1A1, H. no. 1A/25, CS no. 4191 at mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the DP of Ratnagiri, the plot under


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

reference is falls in residential zone and situated in congested area. Total plot area is 87.00sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in CRZ-II area & is situated on landward side of existing road.

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. MCGM 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.

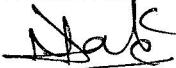
Item No.23: Proposed construction of residential building on plot bearing S. No. 46 A, H. No. 6/1, CTS No. 873 at mauje Rahatghar, Tal. & Dist. Ratnagiri by Shri. Dattaram B. Shivalkar

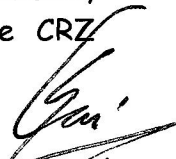
The project proponent was absent for the meeting. Hence, the matter was deferred.

Item No.24: CRZ status of project on plot bearing FP No. 758, TPS IV, Mahim division, G/N Ward, Mumbai by M/s. Sugree Nine Developers LLP

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status of project on land bearing FP No. 758, TPS IV, Mahim Division, G/N ward, Mumbai.

PP has submitted CRZ report prepared by IRS Chennai dated March, 2018. As per the report, the project site bearing FP No. 758, TPS IV, Mahim Division, G/N ward, Mumbai falls outside CRZ from Mahim Bay, as per the CRZ Notification, 2011.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

After deliberation, the Authority decided to confirm that plot bearing FP No. 758, TPS IV, Mahim division, G/N Ward, Mumbai is situated beyond 100 meter CRZ setback limit from the Mahim bay i.e Non CRZ area, as per approved CZMP, 2011 of the Greater Mumbai.

Item No.25: Proposed reconstruction & repair of existing residential house on plot bearing S. No. 20, H. No. 2/9, mauje Deobagh, Tal. Malvan, Dist. Sindhudurg by Shri. Vijay Eknath Ingle

The project proponent presented the proposal before the Authority. The proposal is for repair and renovation of old residential house no. 285 on plot bearing S. No. 20, H. no. 2/9 at Devbag, Tal. Malvan, Dist. Sindhudurg. Total plot area is 3750sqm.

As per the approved CZMP of Sindhudurg under CRZ Notification, 2011, the plot under reference situated within 0-200 from HTL of Sea and falls in CRZ-III area.

As per para 8.III. CRZ III, within 200 m (NDZ), No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities;

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

- The Local Body to ensure that repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density before issuing commencement certificate to the project.
- All other required permission from different statutory authorities should be obtained.
- All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

Item No.26: Proposed Construction of residential & commercial building on plot bearing S. No. 70, H.No. 2/17, 2/18, 2/19, 2/20, 2/22 & 2/27, mauje Shiroda, Tal. Vengurla, Dist. Sindhudurg by Smt. Niketa Nishikant Dhuri

The project proponent presented the proposal before the Authority. The proposal is for construction of multipurpose Hall on plot bearing S. no. 70, H. no. 2/17, 2/18, 2/19, 2/20, 2/22, 2/27 at mouje Shiroda, Tal. Vengurla, Dist. Sindhudurg. As per the DP of Sindhudurg, the plot under reference is falls in residential zone. Total plot area is 1100.00 sqm.

As per the approved CZMP of Sindhudurg under CRZ Notification, 2011, the plot under reference falls outside 100 m from HTL of Creek.

After deliberation, the Authority decided to confirm that plot bearing S. No. 70, H.No. 2/17, 2/18, 2/19, 2/20, 2/22 & 2/27, mauje Shiroda, Tal. Vengurla, Dist. Sindhudurg is situated beyond 100 meter CRZ setback limit from the creek i.e. Non CRZ area, as per approved CZMP, 2011 of the Sindhudurg District.

Item No.27: Proposed redevelopment on plot bearing C.S. No. 1020, 1/1020, 1021, 1/1024, 1024, 1025 to 1032, 1035, 1036 of Mahim division situated at SVS Road, Mahim (W), Mumbai by M/s. M.J. Builders

The project proponent presented the proposal before the Authority. The proposal is of cessed and non-cessed buildings on the plot bearing C.S No. 1020, 1/1020, 1021, 1024, 1/1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1035, 1036 of Mahim Division, Mahim (W), Mumbai.

The PP presented that proposal involves redevelopment of rehabilitation building of a layout, under 3(7) on 15 plots combined together. The amalgamation of the plots has been approved on 6.2.2016 and layout has been approved on 16.8.2017. There exists total 10 nos. of non-cessed and 9 nos. of cess category structures on these plots. Existing cessed structures in the existing plots are residential as per the cessed category certificates certified by Asst. Assessor & Collector, Mumbai. The proposal has received MHADA NoC for FSI 3.00 or the FI required for rehabilitation of existing occupiers plus 70% incentive FSI, whichever is higher, in accordance with modified DC regulation 33(7) as amended till date for cess category structures of the plot. The benefit of


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

staircase, lift area and fungible FSI are considered in proportion of Cessed portion only.

For non-Cess building redevelopment, DC regulations applicable as per DCR 1967 has been considered. Total area of the plot is 3347.89 Sqm.

The PP during the meeting presented that plans were sanctioned on 21.6.2019 as per DCR 2034. Proposed construction involves:

- Building no. 1 comprising of part basement + part stilt + part ground + 1st to 22nd upper floors
- Building no. 2 comprising part stilt + part ground + 22 upper floors.

The PP further presented that various concessions were approved by the Municipal Commissioner, MCGM. IOD for the building no. 1 was issued on 3.2.2020.


The Authority noted that the plot under reference is situated in CRZ II area and situated on seaward side. The plot under reference is in residential zone and not reserved for public purpose. Plot falls in residential zone as per old 1967 DP, revised sanctioned DP (1991) as well as draft DP 2034 and is not under any reservation as per these development plans.

The Authority noted that this is a composite proposal of cess and non-cess category, the applicability of the DCR is also composite. Redevelopment of Cess buildings is subject to FSI as per prevailing town & country planning regulations. However, for redevelopment of non cess structures, town & Country planning regulations as on 19.2.1991 would be applicable.

The PP has submitted the public hearing report as per the para 8.v.1.c. of the CRZ Notification, 2011.

In the light of above, 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 redevelopment of non-cess structures is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to ensure that FSI for the proposed redevelopment of cess structures is as per prevailing town and country planning regulation before issuing commencement certificate to the project.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

3. Local body to ensure that construction should not be proposed towards seaward side.
4. PP to obtain the Environment clearance, if total construction area exceeds 20,000 Sqm.
5. All other required permission from different statutory authorities should be obtained.

Item No.28: CRZ status of land bearing C. S. No. 1/404 of Tardeo division situated in D Ward, Mumbai by M/s. Wadia Gandhi & Co.

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status of land bearing C. S. No. 1/404 of Tardeo division situated in D Ward, Mumbai.

PP has submitted CRZ report prepared by IRS Chennai dated March, 2018. As per the report, the project site bearing C. S. No. 1/404 of Tardeo division situated in D Ward, Mumbai falls in CRZ II area from HTL of Arabian Sea, as per the CRZ Notification, 2011.

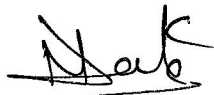
After deliberation, the Authority decided to confirm that land bearing C. S. No. 1/404 of Tardeo division situated in D Ward, Mumbai is situated within 500 meter CRZ setback limit from the seafront i.e CRZ area, as per approved CZMP, 2011 of the Greater Mumbai.

Item No.29: Proposed construction of residential building on plot bearing Gut No. 892 at mauje Katalwadi (Aanjanvel), Tal. Guhagar, Dist. Ratnagiri by Shri. Kaisar Kasam Boat & Tahir Ghare

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprises of ground floor + first floor on plot bearing Gut no. 892 at mauje Katalwadi tarf Aanjanvel, Tal Guhagar, Dist. Ratnagiri. As per the DP of Ratnagiri, the plot under reference is falls in residential zone. Total plot area is 1000.00 sqm.

The Authority noted that as per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in CRZ III area. It is situated partly within 0-200 m (NDZ) and partly within 200 - 500 m from HTL of seafront.

The Authority noted that, as per para 8(i) III.B of CRZ Notification, 2011:



Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

(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 deliberations, the Authority decided to recommend the proposal to concerned planning authority 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. Local body to ensure that proposed construction is beyond 200 meter from the HTL of the seafront i.e.beyond NDZ
3. Planning Authority 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)
4. Local body to ensure that the PP is local inhabitant.
5. All other required permissions should be obtained before the commencement of the project.

Item No.30: Proposed construction of residential building on plot bearing Gut No.649, 650 at mauje Veldur, Tal. Guhagar, Dist. Ratnagiri by Shri. Ganesh Yashwant Salvi

The project proponent presented the proposal before the Authority. The proposal is for construction of residential cum commercial building on plot bearing S. No. 649, 650 at Veldur, Tal. Guhagar, Dist. Ratnagiri.

Proposed construction involves 9 no.s of Cottages with ground floor building on plot bearing S. No. 649, 650 at Veldur, Tal. Guhagar, Dist. Ratnagiri. Total plot area is 34800.00 sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls outside applicable 100 meter CRZ area from tidally influenced water body.

After deliberation, the Authority decided to confirm that plot bearing Gut No.649, 650 at mauje Veldur, Tal. Guhagar, Dist. Ratnagiri is situated beyond 100 meter CRZ setback limit from the tidally influenced water body i.e. Non CRZ area, as per approved CZMP, 2011 of the Ratnagiri District.


Member Secretary


Chairman

Item No.31: Proposed reconstruction on plot bearing Gut No. 523 of mouje Asgoli, Tal. Guhagar, Dist. Ratnagiri by Shri. Kailas Rama Lakade

The Authority noted that the proposal is for reconstruction of residential house comprises of ground floor on plot bearing Gut No. 523 of mouje Asgoli, Tal. Guhagar, Dist. Ratnagiri. Total plot area is 2800.00sqm and proposed built up area is 61.17 sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in CRZ III area. It is situated within 200 - 500 m from HTL of seafront.

The Authority noted that, as per para 8(i) III.B of CRZ Notification, 2011: (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 deliberations, the Authority decided to recommend the proposal to concerned planning authority 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. Local body to ensure that proposed construction is beyond 200 meter from the HTL of the seafront i.e. beyond NDZ
3. Planning Authority 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)
4. Local body to ensure that the PP is local inhabitant.
5. All other required permissions should be obtained before the commencement of the project.

Item No.32: Proposed reconstruction of existing building on plot bearing S.No. 29, H.No. 1, Varcha Pat, mauje Guhagar, Tal. Guhagar, Dist. Ratnagiri by Sou. Mahisha Shailendra Sawant

The project proponent presented the proposal before the Authority. The proposal is for construction of building on plot bearing S. No. 29, H. No. 1 at Mouje Guhagar, Tal. Guhagar, Dist. Ratnagiri. Proposed structure comprises of Ground + 2 upper floors on plot bearing S. No. 91, 89, 11, H. No. 5, 4 at Mouje


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

Guhagar, Tal. Guhagar, Dist. Ratnagiri by demolishing existing old structure used for residential cum commercial for Khanaval purpose. As per the DP of Guhagar, the plot under reference is falls in residential zone. Total plot area is 1740.00 sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference situated in CRZ III area, partly within 0-200 and partly within 200 - 500m from HTL of Seafront.

The Authority noted that, as per para 8(i) III.B of CRZ Notification, 2011:
(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 deliberations, the Authority decided to recommend the proposal to concerned planning authority 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. Local body to ensure that proposed construction is beyond 200 meter from the HTL of the seafront i.e. beyond NDZ
3. Planning Authority 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)
4. Local body to ensure that the PP is local inhabitant.
5. All other required permissions should be obtained before the commencement of the project

Item No.33: Proposed construction of residential building on plot bearing Gut No. 816 at mauje Velneshwar, Tal. Guhagar, Dist. Ratnagiri by Shri. Sameer Bhaskar Jadhav

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprises ground floor + 1st floor on plot bearing Gut No. 816 at mauje Velneshwar, Tal. Guhagar, Dist. Ratnagiri. Total plot area is 6,700.00sqm and proposed built up area is 193.41sqm. As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls outside 100 m from HTL of Boria Bay.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

After deliberation, the Authority decided to confirm that plot bearing Gut No.649, 650 at mauje Veldur, Tal. Guhagar, Dist. Ratnagiri is situated beyond 100 meter CRZ setback limit from the Boriya Bay i.e Non CRZ area, as per approved CZMP, 2011 of the Ratnagiri District.

Item No.34: Proposed Construction of building on plot bearing S. No. 124, H. No. 2, CS no. 977 (pt) pf mauje Zadgaon, Tal. & Dist. Ratnagiri by shri. Ashok Bhimaji Rathod

The project proponent presented the proposal before the Authority. The proposal is for constriction of residential cum commercial building comprises of ground floor + 2 upper floors on plot bearing S. No. 124, H. no. 2, CTS no. 977 (pt), at mouje Zadgaon, Tal. & Dist. Ratnagiri._As per the DP of Ratnagiri, the plot under reference is falls in residential zone._Total plot area is 2330.00 sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls outside 100m from HTL of Ratnagiri Bay.

After deliberation, the Authority decided to confirm that plot bearing S. No. 124, H. No. 2, CS no. 977 (pt) pf mauje Zadgaon, Tal. & Dist. Ratnagiri is situated beyond 100 meter CRZ setback limit from the Bay i.e Non CRZ area, as per approved CZMP, 2011 of the Ratnagiri District.

Item No.35: Proposed addition of 3rd floor of existing building on plot bearing survey no. 50, Hissa No. 3 at Ayar Mohalla, Shrivardhan, Tal. Shrivardhan, Dist. Raigad by Shri. Altaf Saikule

The project proponent presented the proposal before the Authority. The proposal is for extension of 3rd floor on existing building on plot bearing S. No. 50, H. no. 3 at Ayar Mohallah, Shriwardhan, Tal. Shriwardhan, Dist. Raigad.

MCZMA in its 92nd meeting held on 19th July, 2014 vide letter dated 18.09.2014 has granted CRZ clearance for ground floor + 2 upper floors on plot bearing S. No. 50, H. no. 3 at Ayar Mohallah, Shriwardhan, Tal. Shriwardhan, Dist. Raigad.

As per the DP of Shriwardhan, the plot under reference is falls in residential zone. Total plot area is 980.88sqm.

As per approved CZMP under CRZ Notification, 1991, the Shriwardhan Municipal Council area, being a city area, was CRZ II area. However, approved CZMP under


Member Secretary

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

CRZ Notification, 2011 shows the Shriwardhan Municipal Council as CRZ III area, which seems to be an error in the CZMP. Being a municipal council area, it to be shown as CRZ II area. In CRZ II areas, development of residential / commercial is permissible on landward side of road/ structure. Correction in the approved CZMP, 2011 of the Shrivardhan Municipal Council is underway at MoEF level.

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. Local 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.

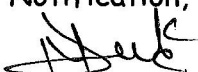
The Authority further decided that recommendation letter shall be issued to PP on receipt of rectified CZMP of the Shrivardhan Municipal Council.

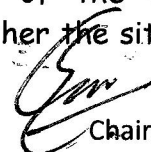
Item No.36: Proposed construction of residential building on land bearing plot no. 1, 2, 3, 4, 5, 6, 7, Sector no. 25, Kamothe, Dist. Raigad by M/s Villa Group (Shri. Karan Bhatt)

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building on land bearing plot no. 1, 2, 3, 4, 5, 6, 7, Sector no. 25, Kamothe, Dist. Raigad.

The Authority noted that as per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the site is situated fronting to the creek and situated partly within CRZ II area and partially within non CRZ area from HTL of Creek. It seems that the site is situated on creekward side.

The Authority further noted that the PP needs to submit the complete application through planning Authority as per Para 4.2 (i) of the CRZ Notification, 2011. Planning Authority shall provide remarks whether the site is


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

situated landward/ creekward side of existing road/ authorized structure. The PP need to submit the CRZ map in 1:4000 scale in consonance with approved CZMP, 2011 prepared by one of the Authorized agency.

Accordingly, the present application before the MCZMA is delisted from the records of the MCZMA.

Item No.37: CRZ status on plot bearing old CTS no. 236A and 194(pt) and new CTS no. 194A/9/11 and 194A/9/10 in Pant Nagar, Ghatkoper, Mumbai by M/s Agnel Developers

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status on plot bearing old CTS no. 236A and 194(pt) and new CTS no. 194A/9/11 and 194A/9/10 in Pant Nagar, Ghatkoper, Mumbai.

PP has submitted CRZ report and CRZ map in 1: 4000 scale prepared by IRS, Chennai dated April, 2019. As per the report & map, the proposed redevelopment on project site bearing old CTS no. 236A and 194(pt) and new CTS no. 194A/9/11 and 194A/9/10 in Pant Nagar, Ghatkoper, Mumbai does not falls within 100 m buffer from the HTL of Creek & 50 m Mangroves buffer zone, as per the CRZ Notification, 2011.

The Authority noted the approved CZMP, 2011 of the Greater Mumbai and after discussion decided to confirm that plot bearing old CTS no. 236A and 194(pt) and new CTS no. 194A/9/11 and 194A/9/10 in Pant Nagar, Ghatkoper, Mumbai situated beyond 100 m buffer from the HTL of Creek

Item No.38: Proposed residential building on plot no. 57, Sector 55, Dronagiri, Dist. Raigad by Shri. Kiran Bhatt

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building on plot no. 57, Sector 55, Dronagiri, Dist. Raigad. Plot area: 1099.36 Sqm and Total Built up area: 2203.32 sq.m

The Authority further noted that the PP needs to submit the complete application through planning Authority as per Para 4.2 (i) of the CRZ Notification, 2011. Planning Authority shall provide remarks whether the site is situated landward/ creekward side of existing road/ authorized structure. The PP need to submit the CRZ map in 1:4000 scale in consonance with approved CZMP, 2011 prepared by one of the Authorized agency.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

Accordingly, the present application before the MCZMA is delisted from the records of the MCZMA.

Item No.39: Proposed redevelopment on plot bearing CS No. 1064 of Versova Village, Andheri, Mumbai by M/s. Radius Infra Holdings Pvt Ltd

The project proponent was absent for the meeting. The MCZMA vide letter dated 26.07.2019 communicated the said representation of the applicant to MoEF&CC, New Delhi for further appropriate decision / guidance in the matter. No reply from MoEF&CC. Hence, the matter was deferred and delisted from the records of the MCZMA.

Item No.40: Regarding existing residential house on plot bearing S.No. 229, H. No. 14 of village Uttan, Dist. Thane by Shri . Virendra Chandrakant Shah

The project proponent presented the proposal before the Authority. The application is for regularization of the existing residential house on the plot on Survey no. 229, Hissa No. 14, village Uttan, Dist Thane, Mira Bhayander Municipal Corporation area. The PP presented that he is local inhabitant and constructed the house for his own residential purpose.

The Authority noted that as per para 6(d) of the CRZ Notification, 2011, "The dwelling units of the traditional coastal communities including fisherfolk, tribals as were permissible under the provisions of the CRZ notification, 1991, but which have not obtained formal approval from concerned authorities under the aforesaid notification shall be considered by the respective Union territory CZMAs and the dwelling units shall be regularized subject to the following condition, namely-

- (i) these are not used for any commercial activity
- (ii) these are not sold or transferred to non-traditional coastal community"

The Authority deliberated the matter and noted that Mira Bhayander Municipal Corporation needs to provide the information, when the construction on the plot under reference was commenced at the site

After the deliberation, the Authority decided to defer the matter for submission of the above said information from the Mira Bhayander Municipal Corporation.


Member Secretary


Chairman

Item No.41: Proposed construction of ship yard at Ulwe, Dist. Raigad by M/s. Sahara Dredging Ltd

The project proponent presented the proposal before the Authority. The proposal is of construction of Shipyard at Ulwe, Navi Mumbai, Raigad.

During the meeting, the Authority observed the follows:

- Whether the MMB/ collector office has granted the waterfront/ land for the proposed facility. PP need to clarify this.
- PP to submit the project layout superimposed on CRZ map in 1:4000 scale prepared by one of MoEF authorized agency.
- It is observed from the google image that mangrove vegetation is present around the site. However, Rapid EIA does not mention about it. EIA done is general in nature and no site specific. PP to submit the site specific EIA.
- One more company M/s Das offshore also submitted a proposal of Shipyard at Ulwe. It seems 2 companies have submitted the proposal of Shipyard at the same location. MMB needs to clarify this.

The Authority after deliberation decided that the PP needs to submit the complete proposal with above said information to the MCZMA. Present application before the MCZMA stands delisted from the records of the MCZMA.

Item No.42: Proposed repair of residential house on plot bearing S. No. 103, H. No. 2/B, village Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Liyakat Ali Karbhari

The project proponent presented the proposal before the Authority. The proposal is for repair of residential house on plot bearing S. No. 103, H. No. 2/B, village Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Liyakat Ali Karbhari

As per the Development plan of Shriwardhan, the plot under reference is falls in residential zone. Total plot area is 1133.70 sqm.

The Authority noted that as per approved CZMP of Shriwardhan under CRZ Notification, 2011, the plot under reference falls substantially outside CRZ area and minor portion of the plot is situated in CRZ area.



Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

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 in CRZ area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
- All other required permission from different statutory authorities should be obtained.

Item No.43: Proposed construction of residential & commercial building on plot bearing S. No. 33/1/2 (Old S. No. 153/1), mauje Saravali, Tal & Dist. Palghar by Shri. Shankar Solanki

The Authority noted that the proposal is for construction of residential & commercial building comprising ground floor + 3 upper floors on plot bearing S. No. 33/1/2 (Old S. No. 153/1), mauje Saravali, Tal & Dist. Palghar. Total plot area is 3520.00 sqm.

The Authority noted that as per the approved CZMP of Palghar under CRZ Notification, 2011, the plot under reference falls outside 100 m from HTL of Creek.


The Authority noted the approved CZMP, 2011 of Palghar district and after discussion decided to confirm plot bearing S. No. 33/1/2 (Old S. No. 153/1), mauje Saravali, Tal & Dist. Palghar that situated beyond 100 m buffer from the HTL of Creek


Item No.44: Proposal for Augmentation of refrigerated LPG (Propane /Butane) import facility with provision of additional storage of 2 x 12000 MT & associated facilities at BPCL Uran LPG Plant by BPCL

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

Item No.45: Proposed construction residential building on plot bearing S. No. 290/1, H. No. 18/B, C. S. No. 3692 at mauje Zadgaon, Tal. & Dist. Ratnagiri by Smt. Banu Ilyaz Wasta

The project proponent presented the proposal before the Authority. The proposal is for construction residential building comprises of ground floor + 1st


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

floor on plot bearing S. No. 290/1, H. No. 18/B, C. S. No. 3692 at mauje Zadgaon, Tal. & Dist. Ratnagiri. As per the Development plan of Ratnagiri, the plot under reference is falls in residential zone. Total plot area is 257.00 sqm

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls CRZ II area. Ratnagiri Municipal Council remarks states that the plot is situated on landward side of existing road prior to 1991.

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

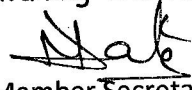
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:


- 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.

Item No.46: Proposed redevelopment of the existing building known as Amir House on plot bearing C S No. 79 of Colaba Division, Nathalal Parikh Marg, in A ward, Mumbai by M/s M R K Enterprises

The project proponent presented the proposal before the Authority. The proposal is of Amended approval of redevelopment under 33(6) of the existing building known as "Amir House" on plot bearing C.S No. 79 of Colaba Division, Mumbai.

The PP presented that the MCZMA granted the CRZ NoC on 9.6.2010 for the proposed building comprising of Ground + 1st to 17th floor subject to certain conditions. One of the condition was, proposed reconstruction should be as per DCR 1967. Work of building comprising of Ground (pt) for shops for rehab + entrance lobby + 1st floor as rehab shop + 2nd floor as service floor + 3rd floor as utility + 4th to 10th + 11th (pt) as residential lodging user with 6th floor as refuge area is completed at site as per plans approved by MCGM on 15.10.2010 by availing existing FSI as per DCR 33(6) of DCR 1991. Full CC was granted on


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

17.9.2012. However, as in this case, as the existing structure was declared dilapidated vide MCGM letter dated 1.6.2010. Accordingly, the Architect has submitted revised plans wherein he has availed area of staircase, lift free of FSI as permissible as per provisions of DCR 1991.

The Authority noted that the plot under reference is situated in CRZ II area and situated on landward side of the existing road. The plot under reference is in residential zone and not reserved for public purpose. Plot falls in residential zone as per old 1967 DP, revised sanctioned DP (1991) as well as draft DP 2034 and is not under any reservation as per these development plans.

The Authority noted that MCZMA granted the CRZ NoC on 9.6.2010 to the proposal subject to condition that proposed reconstruction should be as per DCR 1967. MCGM need to clarify the applicability of DCR 1991 to the proposal under reference.

Item No.47: Proposals of Advertising hoardings

The Authority noted that the MCZMA is in receipt of following Advertisement Hoarding proposals:

Sr. No.	Subject	Hoarding Number & Size	Remarks on CRZ status as per approved CZMP of 2011 & Landward or Seaward
1	Existing advertising hoarding on the East side wall of the building known as Rada Vallabh CHSL situated opposite opera house, Mumbai by M/s Outdoor Plus Pvt. Ltd	1 No. 20'X20'	As per approved CZMP, 2019, the site under reference is situated beyond 100 m from Back Bay i.e. Non CRZ area.
2	Advertising hoarding on dead wall of Tirupati Apt, Bhulabhai Desai Road, Mahalaxmi, Mumbai by M/s. R.D. Advertisers	1 No. 30'X80'	The hoarding site on the wall of Tirupati Apartment, Bhulabai Desai road and falls in CRZ II area and situated on landward side


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

			of existing road. The MCZMA vide letter dated 11.09.2015 informed that hoarding existing prior to 19.2.1991 requires no approval from CRZ point of view. PP proposed to re-erection of the hoarding.
3	Advertising hoarding in segment III & IV under the Mahim interchange flyover, Mumbai by M/s. Alakh Advertising & Publicity Pvt. Ltd	3 No. 40'X40'	As per approved CZMP of Greater Mumbai 2011, the site under reference falls in CRZ-II area. As per submission, the sites under reference situated landward side of Mahim interchange. MSRDC has issued LOA vide letter dated 26.4.2018.

The Authority noted that MCZMA in its 96th meeting held on 17th Jan, 2015 decided the Advertisement Hoarding policy as per which:

1. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed beyond 200 m from HTL in CRZ III area.
3. Hoardings/ boards or structures of Advertisement which are in existence and which were permitted by MCGM / concerned local planning Authority will also be examined from CRZ point of view for CRZ recommendation/NoC.
4. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
5. No trees should be cut / destroyed during the installation of Hoardings.
6. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

The Authority noted that the Advertisement Hoardings at Sr no. 1 is situated beyond 100 meter CRZ setback line from the Back Bay, as per approved CZMP, 2011 of Greater Mumbai. The Authority decided to communicate the CRZ status of the plot as Non CRZ to the PP.

The Authority further noted that Advertisement Hoardings at Sr no. 2 & 3 are situated in CRZ II area and landward side of the existing road or authorized structure, hence could be allowed. After deliberation, the Authority decided to recommend the Advertisement Hoarding listed at Sr no. 2 & 3 subject to following conditions:

1. The Concern planning Authority to strictly ensure that proposed installation of hoardings/ boards or structures of Advertisement is allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
3. No trees should be cut / destroyed during the installation of Hoardings.
4. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.

Item No.48: Proposed reconstruction of building on plot bearing S. no. 35, H. No. 3 B at mauje Ganapatipule, Tal. & Dist. Ratnagiri by shri. Dipak Jayavant Gurav & others

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of residential building comprises of ground floor + 1st floor on plot bearing S. no. 35, H. No. 3 B at mauje Ganapatipule, Tal. & Dist. Ratnagiri. Total plot area is 1104.78 sqm.

As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in CRZ III area. It is situated within 200 - 500 m from HTL of seafront.

The Authority noted that, as per para 8(i) III.B of CRZ Notification, 2011:
(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


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

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

After deliberations, the Authority decided to recommend the proposal to concerned planning authority 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. Local body to ensure that proposed construction is beyond 200 meter from the HTL of the seafront i.e. beyond NDZ
3. Planning Authority ensure that construction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts.
4. Local body to ensure that the PP is local inhabitant.
5. All other required permissions should be obtained before the

Item No.49: Proposed construction of school building on land bearing plot no. 54- 60, 62-66, sector no. 9A, vashi, Navi Mumbai by M/s. Angel Charity

The project proponent presented the proposal before the Authority. The proposal involves demolition of Carpentry structure and construction of a new building for Law school. CIDCO vide lease agreement dated 13.5.1980 allotted the said plot to M/s Agnel Charities. Accordingly, Commencement Certificate for Carpentry workshop has been granted on 27.11.1981. Occupation certificate granted on 30.11.1984.

The plot under reference is situated partly in CRZ II area and situated on landward side of the existing road. As per sanctioned DP, plot is residential zone and basic permissible FSI is 1.00 as per GDCR as on 1991. Plot area is --- Sqm.

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. Local 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:



Member Secretary



Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

- 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.

Additional Items with the instructions of the Chairman:

Item no. 1: Proposed residential cum commercial building construction on plot bearing S. No. 199/1, 200/1, 200/8 of Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Kabir Girme & others

The Authority noted that the proposal submitted is for residential cum commercial building construction on plot bearing S. No. 199/1, 200/1, 200/8 of Shriwardhan, Tal. Shriwardhan, Dist. Raigad. It was noted that as per submission of the PP, the plot bearing S. No. 199/1, 200/1, 200/8 of Shriwardhan, Tal. Shriwardhan, Dist. Raigad is situated outside applicable CRZ area from the creek.

After discussion, the Authority decided to recommend the proposal from CRZ point of view subject to condition that no construction is allowed in 100 m CRZ setback area from HTL of coastal water body, as per approved CZMP, 2011 of Ratnagiri.

Item No. 2: Proposed residential building on plot bearing CTS No. 1032/1, 1032/2, 1032/3, Old S. No. 90/1, 90/2, 89 at Alibag City, Tal. Alibag, Dist. Raigal by Shri. Munawar Abdul Kadar Baig

The project proponent presented that the proposal of construction of residential building stilt + 4 upper floors on plot bearing CTS No. 1032/1, 1032/2, 1032/3, Old S. No. 90/1, 90/2, 89 at Alibag City, Tal. Alibag, Dist. Raigal was deliberated in 94th meeting of the MCZMA held on 25.11.2014 wherein the proposal was recommended on 5.2.2015 from CRZ point of view. However, construction has not started on the site, as per the remarks of the Alibag Municipal Council.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

The Authority noted that the plot falls in CRZ-II and as per remarks of the Alibaug Council, the site is situated on landward side of existing structure. Plot area is 8422.20 Sqm.

The Authority noted that site is situated in CRZ II area and 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. Local 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.

Item No. 3: Proposed conversion of horizontal tie beam to glass trailing & shifting of substation at Apsara Chs Ltd, on plot bearing CS. no. 1922, Block III, BBRS, NCPA Complex, Nariman Point, Mumbai by M/s. Apsara Co-operative Housing Society Ltd

The project proponent presented the proposal before the Authority. Apsara Co-operative Housing Society Ltd has proposed glass railing work for 1.1 meter height replacing the horizontal band of size 0.60 meter running across the entire facade above the existing flower bed and shifting of electrical substation at Apsara CHSL, NCPA complex, on property bearing CS No. 1922, Block III of BBRS, Nariman Point, Mumbai.

PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. The site is partly falls in CRZ-II area and partly in non CRZ area, as per approved CZMP, 2011 of Greater Mumbai.

The Authority noted that the proposal is of miscellaneous nature and could be allowed from CRZ point of view. Further, the Authority noted that as per circular dated 27th April, 2017 of the MCZMA, proposals of alterations/ minor


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

repairs to authorized structures within existing FSI in CRZ area could be allowed by planning authority level.

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

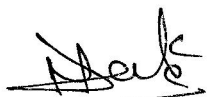
- The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
- All other required permission from different statutory authorities should be obtained.

Item no. 4: Reg. residential development at Plot no. 41, Sector 47, Dronagiri, raigad by M/s. Vagad Builders & developers Pvt Ltd.

The Project proponent presented the matter before the Authority. The PP presented the CIDCO granted the development permission dated 28.12.2012 for the development on the Plot no. 41, Sector 47, Dronagiri, raigad, considering the approved CZMP, 1991, as per which, the plot was situated outside CRZ area. Accordingly, as per the permission granted by the CIDCO, the construction is completed and awaiting the Occupation Certificate from the planning Authority. However, the plot is now affected partly by the CRZ, as per approved CZMP, 2011 of the Navi Mumbai approved on 28.2.2019. CIDCO is seeking clarification / guidance from the MCZMA whether the OC could be granted for the development on the site under reference.

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale, as per approved CZMP, 2011 of the site prepared by MoEF authorized agency. Said map & report concludes that the project site falls outside CRZ as per approved CZMP, 1991. However, the plot is partly in CRZ I (50 mangrove buffer zone) and substantially outside CRZ area as per approved CZMP, 2011. The PP presented that no construction is present in the CRZ I portion of the land.

The Authority discussed that at the relevant time when the development permission was granted in 2012 by the local body, the site was outside CRZ area as per approved CZMP, 1991. At present also, the construction is not in CRZ I portion of land. Therefore, after deliberation, the Authority decided that local



Member Secretary



Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

body could allow the project on site under reference to be completed, as per the development permission granted by the CIDCO in the year 2012.

Item No. 4: Clarification on Utilisation of / computation of FSI of the CRZ part of the plot for construction on the contiguous non CRZ part of the plot bearing S. No. plot bearing S. No. 35, S. No. 37, H. No. 2, S. No. 38, S. No. 41, H. No. 2, S. No. 42, village Versave, and Old S. No. 433/2, New S. No. 92/2, Old S. No. 245/3C, New S. No. 36/3C of village Navghar, Mira Bhayander, Dist. Thane by M/s. Shelar Properties Pvt Ltd.

The project proponent presented the matter before the Authority. The PP is seeking clarification on utilisation of / computation of FSI of the CRZ part of the plot for construction on the contiguous non CRZ part of the plot bearing . No. plot bearing S. No. 35, S. No. 37, H. No. 2, S. No. 38, S. No. 41, H. No. 2, S. No. 42, village Versave, and Old S. No. 433/2, New S. No. 92/2, Old S. No. 245/3C, New S. No. 36/3C of village Navghar, Mira Bhayander, Dist. Thane.

The matter of CRZ status of considered in 138th meeting of the MCZMA held on 2nd August, 2019. As per decision taken in said meeting, the MCZMA vide letter dated 31.12.2019 conveyed the CRZ status of the above said plots based on CRZ map of the IRS in 1:4000 as per approved CZMP, 2011. The status communicated to PP was as follows:

Sr no.	Sr no./ Hissa no. & village	Total plot area in Sqm	CRZ category	Area affected in Sqm	Not affected in Sqm
1	S. No. 35, Versave	4960	CRZ II	778.19	4181.81
2	S. No. 37/2, Versave	1520	CRZ II	40.79	1479.21
3	S. No. 38, Versave	4827	CRZ II	1078.8	3748.2
4	S. No. 41/2, Versave	2020	Out of CRZ		2020


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

5	S. No. 42, Versave	8400	CRZ II	363.61	7108.12
			CRZ IA	928.27	
6	Old S. No. 245/3C, new S. No. 36/3C, Navghar	3214	CRZ II	654.5	2559.5

Now, the PP is seeking the utilization of the CRZ II portion of the land on Non CRZ portion. The PP during the meeting presented that no construction is proposed in CRZ portion of the land. Only FSI of the CRZ II portion of the land is proposed to be utilized on non CRZ portion of the land. The Authority instructed the PP to submit the undertaking stating the same.

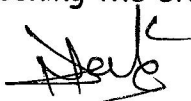
The Authority noted the MoEF clarification letter dated Sep 28, 2015 regarding clarification on utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. As per the said clarification at para 3:

"Potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilized on non CRZ contiguous portion of land. CRZ notification, 2011 does not prohibit any activity beyond the areas of CRZ"

In the light of above, the Authority decided to as per above said MoEF clarification letter, Potential of plots in CRZ II could be utilized, on the basis of 1991 norms as amended from time to time, on non CRZ contiguous portion of land. CRZ notification, 2011 does not prohibit any activity beyond the areas of CRZ.

Item No. 5: CRZ Status & Utilisation of / computation of FSI of the CRZ part of the plot for construction on the contiguous non CRZ part of the plot bearing S. No. 186, H. No. 1, village Uttan, Dist. Thane by M/s. Lifespaces & Infra developers Pvt Ltd

The project proponent presented the matter before the Authority. The PP is seeking the CRZ Status & Utilisation of / computation of FSI of the CRZ part


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

of the plot for construction on the contiguous non CRZ part of the plot bearing S. No. 186, H. No. 1, village Uttan, Dist. Thane. The PP has submitted the CRZ map in 1:4000 scale superimposing the project layout as per approved CZMP, 2011 prepared by the MoEF authorized agency.

As per the said CRZ map, the total area of the S. no. 186 (Hissa no. 1) is 14084 Sqm. Out of total plot area, CRZ IA(50 mangrove buffer zone area is 41.07 Sqm, CRZ II area is 5036.41 Sqm and Non CRZ area is 9006.52 Sqm.

The Authority noted the CRZ map in 1:4000 scale and observed that proposed layout is partly in CRZ area and partly in non CRZ area. However, the PP during the meeting presented that no construction is proposed in CRZ portion of the land. Only FSI of the CRZ II portion of the land is proposed to be utilized on non CRZ portion of the land. The Authority instructed the PP to submit the undertaking stating the same.

The Authority noted the MoEF clarification letter dated Sep 28, 2015 regarding clarification on utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. As per the said clarification at para 3:

"Potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilized on non CRZ contiguous portion of land. CRZ notification, 2011 does not prohibit any activity beyond the areas of CRZ".

In the light of above, the Authority decided to confirm the CRZ status of survey no. 186 (Hissa no. 1) village Uttan, Dist. Thane as CRZ IA(50 mangrove buffer zone area is 41.07 Sqm, CRZ II area is 5036.41 Sqm and Non CRZ area is 9006.52 Sqm. Further, as per above said MoEF clarification letter, Potential of plots in CRZ II could be utilized, on the basis of 1991 norms as amended from time to time, on non CRZ contiguous portion of land. CRZ notification, 2011 does not prohibit any activity beyond the areas of CRZ.

Item No. 6: Proposed redevelopment on plot bearing C.S No. 800 of Malabar Hill Division, Off Bhulabai Desai road, Mahalaxmi, Mumbai by M/s Mani Nagar Shree Swami Narayan Gadi Sansthan


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

The Authority noted that the M/s Mani Nagar Shree Swami Narayan Gadi Sansthan has proposed redevelopment of Dharmashala on plot bearing C.S No. 800 of Malabar Hill Division, Off Bhulabai Desai road, Mahalaxmi, Mumbai. The said Dharmashala falls under institutional category which has proposed for temporary sleeping accommodation with no profit for outskirt patients of all casts visits surrounding hospitals at Mahalaxmi, Mumbai for medical treatment and for visiting students. The proposal was approved by the MCGM on 17.12.2018 and IOD was issued on 29.3.2019. As per MCGM remarks, the redevelopment is proposed with zonal FSI of 1.33 on gross plot area under Rule 10 of DCR 1967.

The Authority noted that site is situated in CRZ II area as per approved CZMP, 2011 and 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. Local 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:

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

Item no. 7: Proposed construction of residential building on land bearing S. No. 11, Hissa no. 2, village Sukhatan baug, Tal: Vengurla, Dist: Sindhudurg.

The Project proponent presented the proposal before the Authority. The proposal is of construction of residential building on land bearing S. No. 11, Hissa no. 2, village Sukhatan baug, Tal: Vengurla, Dist: Sindhudurg. The PP further submitted that the land is partially within 500 meter CRZ setback line from the Seafront & partly outside CRZ area and construction is proposed beyond CRZ area of the plot. The Authority instructed the PP to submit the undertaking stating the same along with approved CZMP, 2011 showing the site under reference.


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concern planning Authority subject to condition that no construction is allowed in CRZ portion of the plot, as assured by the PP during the meeting. Local body to strictly ensure that construction is proposed beyond CRZ area.

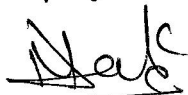
Item no. 8: Proposed layout at Survey no. 40, Hissa no. 1/1, village Katavaneshwar, Tal: Devgad, Sindhudurg

The project proponent presented that the application is for proposed layout at Survey no. 40, Hissa no. 1/1, village Katavaneshwar, Tal: Devgad, Sindhudurg. Collector office, Sindhudurg has forwarded the proposal before the Authority. Plot area is 8100 Sqm. The Authority noted that as per the approved CZMP, 2011, the site is situated in CRZ III area, within 200 to 500 meter from the seafront. The PP during the meeting presented that the current proposal is only for layout of the land and approach road. The PP stated that proposal of development of individual plots will be submitted to MCZMA for obtaining CRZ clearance.

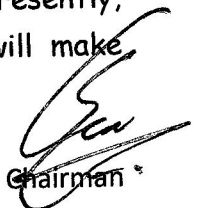
After deliberation, the Authority decided that for development of the plots in CRZ III area, proposal needs to be submitted to MCZMA for seeking prior CRZ recommendation from the MCZMA, as per para 8.III. CRZ III of the CRZ Notification, 2011. For layout of the land, wherein development of individual is not proposed at present, prior CRZ recommendation from the MCZMA may not be required. The Authority decided to communicate the same to concern local body. However, for development / construction on above plots, prior CRZ recommendation from MCZMA is required and should be obtained as per provisions of CRZ Notification, 2011.

Item No. 9: Regarding extension of CRZ clearance validity for Tata Power's 400 KV receiving station at Vikroli, Mumbai.

The Authority noted that the matter was earlier considered in 142nd meeting of the MCZMA held on 31.12.2019 wherein the Authority noted that M/s Tata Power has submitted a representation on 10.12.2019 stating that project has not yet started on ground by Tata Power. It further mentioned that presently, the project is not with Tata Power. M/s Adani Transmission Ltd will make



Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

further communication in the project and CRZ clearance compliance in future. The Authority decided to delist the matter from MCZMA.

The Authority noted that the M/s Adani Transmission Ltd vide letter dated 1.2.2020 submitted its presentation requesting for extension of validity of the CRZ clearance for 400 KV receiving station at Vikroli, Mumbai.

Regarding validity of the CRZ clearance, the Authority noted that as per para 4.2 of CRZ Notification, 2011(amended from time to time):-

(v) The clearance accorded to the projects under this notification shall be valid for a period of seven years from the date of issue of such clearance:

- Provided that the construction activities shall commence within a period of five years from the date of the issue of clearance and the construction be completed and the operations be commenced within seven years from the date of issue of such clearance:
- Provided further that the period of validity may be extended for a maximum period of three years in case an application is made to the concerned authority by the applicant within the validity period, along with recommendation for extension of validity of the clearance by the concerned State / Union Territory Coastal Zone Management Authority”;

The Authority noted that the proposal for 400 KV receiving station at Virkroli, Mumbai was discussed in 78th meeting of the MCZMA held on 14.8.2012 and as per decision taken in the said meeting, the MCZMA vide letter dated 19.1.2013 granted the CRZ recommendation to the said project. Since, 5 years have lapsed & no work commenced, the validity of the earlier CRZ recommendation dated 19.1.2013 is expired. Therefore, the PP (M/s Adani Transmission Ltd) needs to submit the fresh proposal with requisite documents & approved CZMP, 2011 before the Authority. On receipt of the fresh proposal, the Authority shall consider the same in MCZMA meeting for CRZ recommendation.

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

Annexure I

List of members/officials present in the meeting:

1. Mrs. Neenu Somraj, DCF, mangrove Cell, Member MCZMA
2. Dr. Mahesh Shindikar, College of Engineering, pune, Expert member, MCZMA
3. Dr. M.S. Khot, Principal Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
4. Shri. Kandalkar, DyCh.E. MCGM, Member MCZMA


Member Secretary


Chairman

**Minutes of 143rd meeting of the Maharashtra Coastal Zone Management Authority
(MCZMA) held on 4th February, 2020**

5. Mr. Nandushekhar, Environment Advisor, MIDC, representative of Industries Department, Member MCZMA
6. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA



Member Secretary



Chairman