

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

MINUTES OF THE 144th MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY (MCZMA) HELD ON 11th June, 2020

The 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 11th June, 2020. List of members present in the meeting attended separately at Annexure-I.


Confirmation of meeting:

Minutes of the 143rd meeting held on 4th Feb, 2020 confirmed with following changes:

- Subject of Item no. 3 shall be read as "Proposed additional reservoirs of Hanging Gardens/ Sir Pherozshah Mehta Garden at CS no. 373 & 440, Malbar Hill, Mumbai by MCGM"
- Item No. 49 in Para 2, "Plot area is --- Sqm" shall be read as "Plot area is 27670.430 Sqm"

Item No. 1: Hon. Supreme Court, New Delhi Order dated 07.11.2019 in Civil Appeal Nos. 668 - 670/ 2017 regarding Adarsh CHS, Colaba Mumbai

The Authority noted that the matter of the post facto CRZ sanction to Adarsh Society was earlier deliberated in 140th meeting of the MCZMA held on 26th November, 2019, in the backdrop of Hon. Supreme Court Order dated 07.11.2019 in Civil Appeal No(s). 668-670/2017 (Lt. Gen. Shantonu Choudhry and Ors versus Union of India and Ors). During the 140th meeting, the MCZMA extended hearing to Adarsh CHS at length. MCZMA also heard the legal submission made by Ravindra Adsure, Advocate on record for Adarsh. MCZMA also took cognizance of the written submission of the Adarsh CHS. Taking cognizance of all, the MCZMA vide letter dated 6.12.2019 sent the matter to MoEF&CC, New Delhi with remarks. Subsequently, the MoEF&CC, New Delhi vide letter dated 18.2.2020 has sought specific recommendation of the MCZMA in the matter with an opportunity to hear the Adarsh CHS on matters related to FSI etc.


Member Secretary

Page 1 of 30


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

Taking cognizance of the communication from the MoEF&CC, New Delhi, an opportunity of the hearing was extended at length to representative of the Adarsh CHS, Colaba during the meeting of the MCZMA. Mr. P.Z. Thomas, Consultant presented the matter on behalf of the Adarsh CHS during the meeting.

The submissions of the Adarsh CHS, UDD remarks and stand of the MMRDA during the meeting is noted. Post meeting, communications dated 16.6.2020 is received from the Adarsh CHS and Ravindra Adsure, Advocate on record on behalf of Adarsh requested for re-hearing in the matter. It was decided to extend another hearing to M/s Adarsh CHS & Shri. Ravindra Adsure who is an Advocate on Record for M/s Adarsh CHS.

Item No.2: Proposed construction of low rise coastal police station building (Phase II) on land bearing CTS No. 1213(pt), village Juhu Koliwada, Tal. Andheri, K/W ward, Mumbai by MSPHWCL

The Project proponent presented the proposal before the Authority. The proposal is for construction of low rise Coastal Police Station building (Phase II) on land bearing CTS No. 1213 (pt), village Juhu Koliwada, Tal. Andheri, K/W ward, Mumbai. As per the application submitted, the site is situated in CRZ II area. Plot area is 575.00 Sqm and built up area is 152.96 Sqm, FSI is 0.5. The Authority took on record of complaint received from Conservation Action Trust vide email dated 10.06.2020.

The Authority observed that the site is near to High Tide Line, hence, its exact status needs to be known from the approved CZMP, 2011 in 1:4000 scale. Hence, the PP need to submit the layout of the project superimposed on approved CZMP, 2011 in 1:4000 scale. Further, the Mangrove cell need to submit a report whether the site is situated on mangroves or its 50 meter buffer zone.

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


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

Item No.3: Proposed coastal police station on part of plot bearing CTS No. 1 (pt) of village Erangal, Malad (W), P/N ward, Mumbai by MSPHWCL

The Project proponent presented the proposal before the Authority. The proposal is for construction of coastal police station on part of plot bearing CTS No. 1 (pt) of village Erangal, Malad (W), P/N ward, Mumbai. As per the application submitted, the site is situated in CRZ II area. Plot area is 1994.46 Sqm and built up area is 537.53 Sqm, FSI is 0.5. The Authority took on record of complaint received from Conservation Action Trust vide email dated 10.06.2020.

The Authority observed that the site is near to High Tide Line, hence, its exact status needs to be known from the approved CZMP, 2011 in 1:4000 scale. Hence, the PP need to submit the layout of the project superimposed on approved CZMP, 2011 in 1:4000 scale. Further, the Mangrove cell need to submit a report whether the site is situated on mangroves or its 50 meter buffer zone.

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

Item No.4: Proposed construction of coastal police chowky building (Phase II) of land bearing CTS No. 1268(pt), village Madh, Tal. Andheri, Dist. Mumbai by MSPHWCL

The proposal is for construction of coastal police chowky building (Phase II) of land bearing CTS No. 1268 (pt), village Madh, Tal. Andheri, Dist. Mumbai. As per the application submitted, the site is situated in CRZ II area. Plot area is 1000.00 Sqm and built up area is 204.51 Sqm, FSI is 0.5. The Authority took on record of complaint received from Conservation Action Trust vide email dated 10.06.2020.

The Authority noted that the PP need to submit the layout of the project superimposed on approved CZMP, 2011 in 1:4000 scale. Further, the Mangrove cell need to submit a report whether the site is situated on mangroves or its 50 meter buffer zone.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

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

Item No. 5: CRZ status/NoC for plot bearing S. No. 118 A at mauje Bapgaon, Tal. Bhiwandi, Dist. Thane by Maharashtra Rajya Krushi Panan Mandal, Pune

Officials of the Maharashtra Rajya Krushi Panan Mandal presented the matter before the Authority. The project is for construction of multi utility complex plot bearing S. No. 118 A at mauje Bapgaon, Tal. Bhiwandi, Dist. Thane.

The PP has submitted the approved CZMP, 2011 superimposing the layout of the project, as per which, the plot under reference is partly within 100 meter from the creek i.e CRZ II and partly outside CRZ area. The PP presented that the entire construction of construction of multi utility complex is proposed beyond 100 meter applicable CRZ belt from the creek and no construction would be in CRZ.

After deliberation, the Authority decided to confirm that the plot bearing S. No. 118 A at mauje Bapgaon, Tal. Bhiwandi, Dist. is situated partly in CRZ II and partly outside CRZ area. The PP should ensure that no construction is proposed within 100 meter CRZ area limit from the creek.

Item No. 6: Proposal for replacing old technology machine with latest technology without any expansion in any existing structure at Fort, Mumbai by India Government MINT, Mumbai

Officials from the India Government MINT, Mumbai presented the matter before the Authority. India Government MINT, Mumbai a unit of SPMCIL, under administrative control of Department of Economic Affairs, Ministry of Finance (GoI) engaged in the manufacture of circulation coins, commemorative coins, medals and medallions and standard weights & measures. In addition, the unit undertakes gold and silver refining activity and is also equipped with an Assay laboratory which is NABL accredited and also BIS referral laboratory. IGM Mumbai, established in 1829, is of the oldest mint in India. IGM, Mumbai has applied for renewal of consent with modernization from MPCB since we are


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

going for modernization by replacing old technology with latest technology without any expansion in existing structure, for granting consent with modernization, MPCB has asked for CRZ clearance from governing authority. The Authority noted that the applicant has submitted the approved CZMP, 2011, as per which, the site is situated in CRZ II area i.e. within 500 meter from the seafront at Fort, Mumbai.

The Authority further noted that setting up of new industry & Expansion of the existing industry is prohibited in the CRZ area. However, Central Govt Mint is of the year 1829 and the proposal is only for modernization by replacing old technology with latest technology without any expansion in existing structure situated in CRZ II area. This is miscellaneous kind of application.

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. There shall not be any expansion of the existing MINT building, as proposed by PP
2. All other required permission from different statutory authorities should be obtained.

Item No.7: Proposal of development of Vadodara Mumbai Expressway (phase II) passing through Palghar District of length 78.118 km in the State of Maharashtra by National Highway Authority of India (NHAI)

Officials of National Highway Authority of India presented the proposal before the Authority. Project details are as follows:

- The proposed project is the development of 8 lane access-controlled green-field Vadodara Mumbai Expressway (VME) Phase-II which starts at Koshimb village of Vasai Taluka, District Palghar and ends at Ibhadpada village of Talkasari taluka in District Palghar.
- It starts at proposed chainage 26+320 and ends at proposed chainage 104+700 [km 390+864 of new NH-48 (old NH-8)] in the state of Maharashtra.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

- Proposed SPUR of VME was initially decided to start from Km 26+320 of main expressway. After the decision for deletion of Phase-III of VME and finalization of development proposal of SPUR; a meeting was held on 22nd March 2019 in the office of Regional Officer (NHAI) Mumbai, where it is decided that the start point of SPUR will be at Km 26.582.
- Therefore, the start point of Phase-II main expressway is revised from km 26+320 to Km 26+582, which eventually reduces the length of the main expressway by 262 m. Revised length of the VME (Phase-II) main expressway is 78.118 km.

The officials further presented the alternative of alignments as follows:

- The identification of the route alignment of this expressway was initially taken up in the early 1990s by the Ministry of Road Transport & Highways from a Technical Assistance Program of Asian Development Bank.
- There were six alternative alignments within Maharashtra involving 20 segments and 9 loops with.

Alternatives	Length (Km)	Length of Reserved Forest (km)	Length in Protected Area (km)	No. of crossing in CRZ	No. of Major Bridge	Crossing with NH	Civil Cost (in Crores)
A	112.8	2.50	0	5	9	1	5,562
G	111.8	2.65	6.6	5	9	2	5,513
H	112.0	5.25	0	1	12	0	5,523
I	114.9	8.15	1.5	1	12	2	5,666
K	114.9	5.3	3.7	4	13	3	5,666
L	102.9	6.55	3.7	3	5	2	5,074

- From engineering and environmental point of view, Alternative A is most feasible option with minimum impact on forest land. M/s. Wilbur Smith Associates (WSA) was recommended the alternative A. Subsequently, development of the expressway was included under NHDP, Phase-VI & NHAI engaged M/s. SECON Pvt Ltd, in the year 2008 to study the M/s. Wilbur Smith's alignment and modification of the same based on the prevailing site condition. NHAI in the year 2008 awarded the task of finalization of VME alignment to M/s SECON through a desk study. The Alignment was finalised on 08.02.2010. PWD, CIDCO, Maharashtra Forest Department and other officials conducted a joint visit & a presentation was held on 6th May 2010 at NHAI Ghodbandar Office. The CCF Thane


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020


has in principle agreed to the alignment however he suggested that the alignment which involves minimum forest area should be considered. Accordingly, Consultants have modified the alignment and made the required changes in the final alignment.

CRZ details:

- The proposed expressway crosses Vaitarna River with CRZ categories CRZ I, II, III and IV. CRZ map and report has been prepared by the National Centre for Earth Science Studies (NCESS), Thiruvananthapuram based on CRZ Notification 2011 and Coastal Zone Management Plan (CZMP) of Thane and Palghar district (approved by MoEFCC on 28.02.2019).
- Length of the proposed expressway in CRZ area - 3.967 km
- Total area in CRZ - 341809.3 Sq. m / 34.2 Ha
- Area of mangroves affected: - 3.20 Ha.
- As per the Survey by the Forest Dept (Dahanu Forest Division), there are 1001 Nos of mangrove trees within the proposed RoW.

Village wise breakup of CRZ Categories

Village	CRZ IA		CRZ IB	CRZ II	CRZ III	CRZ IVA	CRZ IVB
	Mangrove	Mangrove Buffer					
Doliv	1,551.90	-	16,126.50	11,661.90	-	-	15,469.00
Wadhiv / Vaithi Village	10,322.60	9,635.60	5,743.90	-	806.80	-	21,735.40
Navghar Village	14,014.80	6,297.30	8,710.40	-	6,548.60	-	7,547.10
Penand Village	1,589.50	5,410.90	7,237.04	-	40,029.20	-	8,505.20
Sonave Village	4,455.90	5,407.20	13,247.40	-	58,492.40	-	8,085.60
Sakhare Village	-	-	1,195.10	-	6,764.30	-	1,469.10
Khamboli Village	-	-	3,372.50	-	12,213.94	-	10,397.60
Dahisar Village	32.10	-	7,947.80	-	3,491.80	-	6,292.90
Total (in Sq. m.)	31,966.80	26751.00	63,580.64	11,661.90	128,347.04	-	79,501.9
Total (in ha)	3.20	2.68	6.36	1.17	12.83	0.00	7.95
Grand Total = 341809.3 Sq. m / 34.2 Ha							


Member Secretary

Page 7 of 30


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

The officials further presented that, in the mangrove area, the road is proposed on the stilt. Further, the process of obtaining Forest Clearance is in progress and necessary compensatory mangrove afforestation shall be undertaken. The PP has submitted the EIA report.

The Authority noted that, as per para 3(iv) (a) of CRZ Notification, 2011, bridges, sealink, road on stilts are permissible. Further, the Authority noted the complaint received from Conservation Action Trust vide email dated 10.06.2020.

In the light of above, After deliberations, the Authority decided to recommend the proposal to the MoEF & CC, New Delhi 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. PP to ensure compensatory mangrove afforestation shall be undertaken by the PP through Mangrove Cell, Mumbai.
3. Prior permission from Hon. High Court Bombay should be obtained as the project involves cutting of mangroves.
4. PP to obtain Forest Clearance under Forest (conservation) Act, 1980.
5. PP to ensure the tidal flow of coastal water body should not be affected due to proposed activities.
6. PP to ensure that minimum mangrove vegetation is affected due to proposed activities.
7. PP to ensure the debris (C&D Waste) should not be disposed in CRZ area and should follow C& D Waste Rules, 2016.
8. PP to ensure that no ground water shall be tapped to meet with water requirement during construction & / or operation phase from CRZ area.
9. PP to ensure there shall no discharge of any untreated sewage / untreated effluent in CRZ area.
10. Best engineering practices & construction should be followed for fire safety measures and for conservation of coastal environment.
11. PP to ensure that the muck disposal should not be in CRZ area and should be as per standard guidelines & procedures.
12. PP to implement the Environment Management Plan effectively during the implementation and operation phase of the project and PP to ensure that Separate budget shall be allotted for the same.



Member Secretary



Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

13. PP to ensure that the Noise level during Construction & operation phase should not exceed the permissible limit.
14. PP to ensure that livelihood activities of the fishermen communities should not be hampered due to project activities.
15. All other required permissions should be obtained before the commencement of the project.

Item No. 8: Proposed redevelopment of MLA Hostel "Manora Aamdar Niwas" on land bearing CS No. 1973, Fort Division, Plot No. 152, 153, 174 & 175, BBR5, Block -III, Nariman Point Mumbai by PWD

Officials from the PWD presented the matter before the Authority. The proposal is for redevelopment of MLA Hostel "Manora Aamdar Niwas" on land bearing CS No. 1973, Fort Division, Plot No. 152, 153, 174 & 175, BBR5, Block - III, Nariman Point Mumbai. As per MCGM DP dated 20.7.1990, the plot under reference is reserved for R Zone, designated as MLA Hostel. There were existing 4 buildings, which have been demolished on site as per the permission.

The PWD officials presented that the proposed building comprises of Gr + 2 upper floors (Stilts & Ancillary users) + 3rd floor (Podium) + Wing A (4th to 6th floors) & Wing B (4th & 5th Floors). Plot area is 134429.17 sqm. Permissible FSI is 1.33 and Proposed BUA is 17676.96 sqm.

As per report & CRZ map (1:4000 scale) dated Feb, 2020 prepared by IRS, Chennai, the plot under reference partly falls in CRZ II (6381.30 sqm) and Non CRZ (7047.87 sqm).

The Authority noted that considering the proposed reconstruction is in CRZ II area, reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

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 the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

1. The concerned planning Authority to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991. and before issuing commencement certificate to the project.
2. PP to follow C & D waste rules 2016. Debris should not be dumped in CRZ area.
3. All other required permission from different statutory authorities should be obtained.

Item No. 9: Amendment in the recommendation for Proposed laying of 710 meter dia HDPE pipeline of total length 17.50 km from existing disposal point at Forest Naka Ambernath to deep into ulhas creek for disposal of treated effluent from Ambernath, Adl Ambernath, Baldlapur MIDC industrial area

The Project proponent presented the proposal before the Authority. MIDC vide letter dated 27.2.2020 has mentioned that MCZMA vide letter CRZ 2019/ CR 181/ TC 4 dated 4th November, 2019 has recommended the proposal of laying of 710 meter dia HDPE pipeline of total length 17.50 km from existing disposal point at Forest Naka Ambernath to deep into ulhas creek for disposal of treated effluent from Ambernath, Adl Ambernath, Baldlapur MIDC industrial area to MoEF, New Delhi.

MIDC has requested the MCZMA to make corrections in the MCZMA recommendation letter CRZ 2019/ CR 181/ TC 4 dated 4th November, 2019.

After discussion, the Authority decided to amend the minutes and recommendation letter with following changes:

- Kindly read word 710 meter dia as 710 mm dia
- Kindly read the unit for jet velocity as 'm/sec'

Accordingly, the revise letter shall be sent to MoEF&CC New Delhi.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

Item No.10: Extension of staff of MCZMA

The Authority noted that currently, MCZMA has support technical and legal staff of only 5 Nos. on contractual basis for its day to day functioning. Currently, Contract periods for above staff was ended on 30.04.2020 and considering the qualification, experience & work performance in the office of the above contractual staff, the contract period has been extended up to 31.07.2020. The process of recruitment of MCZMA staff is under process however due to Pandemic situation of Covid 19, it is difficult to conduct the interviews of eligible candidates.

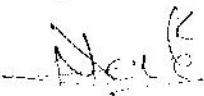
The Authority decided to extend contract period of present contractual staff for 11 months. Further, considering the requirement of Stenographer in the office, it was also decided that Mr. Vivek Kurmude, who retired as Stenographer for the Principal Secretary, Environment shall be appointed as Stenographer in the MCZMA with pay minus pension PM for 11 months on contractual terms.

Item No. 11: CRZ status of land bearing plot no. 1, RSC 2, S. No. 199 pt, Gorai Road III, Gorai, Borivali (W), Mumbai by M/s. Designers Point


The Project proponent presented the proposal before the Authority. The application is for CRZ status of land bearing plot no. 1, RSC 2, S. No. 199 pt, Gorai Road III, Gorai, Borivali (W), Mumbai. The matter was earlier considered in 138th meeting wherein the Authority sought certain details.

Applicant has submitted that MHADA has allotted the plot admeasuring 5929.00 Sqm, as per the lease agreement. Further, the PP presented that the said plot is not situated within 50 meter mangrove buffer zone and it is on landward side of existing 18.30 m road. The PP further informed that the plot MHADA has granted Intimation of Approval for construction of proposed school building.

The Authority noted that the PP has submitted report & CRZ map in 1:4000 scale prepared by IRS, Chennai, showing the status as per approved CZMP, 2011, As per the said IRS map, the plot falls in CRZ II area (227.02 sqm) & non CRZ



Member Secretary



Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

area (5287.24 sqm). The plot under reference is beyond mangrove 50 m buffer zone.

After deliberation, the Authority decided to confirm that as per approved CZMP, 2011 prepared by the IRS, Chennai, the plot no. 1, RSC 2, S. No. 199 pt, Gorai Road III, Gorai, Borivali (W), Mumbai is partly in CRZ II area (227.02 Sqm) and non CRZ area (5287.24 Sqm). No construction is allowed within CRZ II portion of the land i.e. 227.02 Sqm.

Item No. 12: CRZ status for proposed site on land bearing S. No. 233, H. No. 1/2 at village Rajawali, Tal. Vasai, Dist. Palghar by Shri. Moreshwar K. Dalvi

The Project proponent presented the proposal before the Authority. Application is for CRZ status of proposed site on land bearing S. No. 233, H.No. 1/2, village Rajawali, Vasai, Dist: Palghar.

Applicant has submitted the CRZ map in 1:4000 scale and report of the IRS, Chennai showing the position of the plot as per approved CZMP, 2011. As per the said map, the site is partly in CRZ II and partly outside CRZ area. CRZ II area is 225.32 Sqm and Non CRZ area is 4734.68 Sqm.

Applicant during the meeting presented that construction on non CRZ portion of the land has been started as per the permission from the planning authority.

After deliberation, the Authority decided to confirm that as per approved CZMP, 2011, the site on land bearing S. No. 233, H. No. 1/2 at village Rajawali, Tal. Vasai, Dist. Palghar is situated partly in CRZ II area (225.32 Sqm) and Non CRZ area (4734.68 Sqm). Concern planning Authority should strictly ensure that no construction is allowed in CRZ area.

Item No. 13: Regarding revalidation of CRZ Clearance for SRA Scheme situated on CS No. 1429, 1500 (pt), 2124 (pt) of Mahim Mumbai by M/s. Nat Constructions Pvt Ltd


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

The Project proponent presented the proposal before the Authority. Application seeking revalidation of CRZ Clearance for SRA Scheme situated on CS No. 1429, 1500 (pt), 2124 (pt) of Mahim Mumbai . The Authority took on record of complaint received from Conservation Action Trust vide email dated 10.06.2020.

The PP presented that the plot under reference had received the CRZ clearance u/no. CRZ 2012/ CRZ 268/ TC 3 dated 7.12.2012 with a condition that no construction is allowed in CRZ area. However, as per the general condition no. 5 years from the date of issue of the clearance, this clearance is valid for 5 years from the date of issue of the clearance i.e upto 7.12.2017. Applicant further presented that currently, the Rehab building in the S.R. Scheme is already constructed on site and OC has been granted to same on 16.2.2016 and plinth CC to sale building was granted on 9.1.2014, but due to sluggish market condition sale building is yet not constructed by developer.

The PP is seeking to revalidate the earlier CRZ clearance granted by the MCZMA. Applicant further mentioned that, even though, in draft CZMP, 2020, the site is situated outside CRZ area, the PP would proceed further with the construction on site for the sale building without availing any benefit of CRZ Notification, 2019 and draft CZMP, 2020.

The Authority noted that the MCZMA in its 77th meeting dated 9.10.2012 has discussed the Slum rehabilitation project on land bearing CS No. 1429, 1500 (pt), 2124 pt of Mahim Mumbai and noted that as per approved CZMP, 1991 and DP remarks, the land under reference is partly in CRZ II and partly outside CRZ. The MCZMA vide letter dated 7.1.2012 granted the CRZ clearance with a condition that No construction should be undertaken in CRZ area.

The PP during the meeting assured that no construction would be done in CRZ area and 50 m mangrove buffer zone area.

The Authority further noted that as per sub para 4.2, clause v of CRZ, 2011, regarding the validity of the CRZ clearance.

In the light of above, the Authority after deliberation decided that the present scheme which has earlier CRZ recommendation in the year 2012 with certain conditions mainly, no construction is allowed in CRZ area. Accordingly, rehab


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

building was completed and CC of the sale building was granted by the SRA. Considering the ongoing nature of the project and earlier CRZ clearance, the Authority after deliberation decided that the SRA scheme on the land under reference is allowed to continue as per the earlier CRZ recommendation dated 7.1.2012. The PP to strictly ensure that no construction is allowed in CRZ area, as per approved CZMP, 1991 & 2011.


Item No. 14: CRZ Status of property bearing S. no. 109, S. no. 110, H. no. A & B, S. no. 111, S. no. 112, s. no. 113, S. no. 114, H. no. A & B, S. no. 115, H. no. A & B of village Dhovali, Tal. Vasai, Dist. Palghar by M/s Kishor Dattatray Naik

The Project proponent presented the proposal before the Authority. Application is for CRZ Status of property bearing S. no. 109, S. no. 110, H. no. A & B, S. no. 111, S. no. 112, s. no. 113, S. no. 114, H. no. A & B, S. no. 115, H. no. A & B of village Dhovali, Tal. Vasai, Dist. Palghar. The PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai, as per which, the site is falls in CRZ IA & CRZ II area and non CRZ area.

After deliberation, the Authority decided to confirm that as per approved CZMP, 2011, the site bearing S. no. 109, S. no. 110, H. no. A & B, S. no. 111, S. no. 112, s. no. 113, S. no. 114, H. no. A & B, S. no. 115, H. no. A & B of village Dhovali, Tal. Vasai, Dist. Palghar falls as tabulated below:

Sr No	CRZ CLASSIFICATION	AREA (SQ.M)
1	CRZ IA	3841.25
2	50M MANGROVES BUFFER ZONE	29548.48
3	CRZ - IB	14707.19
4	CRZ - II	45705.65
5	NON CRZ	86147.44
	TOTAL AREA	179950.00

Item No. 15: CRZ status of property bearing S. no. 389 of village Juchandra, Tal. Vasai, Dist. Palghar by M/s Patil & Mhatre Realty LLP


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

The Project proponent presented the proposal before the Authority. Application is for CRZ status of property bearing S. no. 389 of village Juchandra, Tal. Vasai, Dist. Palghar.

Applicant has submitted a CRZ map & survey in 1:4000 scale. Report of the IRS mentions that proposed construction of M/s Patil & Mhatre Realty LLP, Palghar in S. No. 389 of Juchandara village, Vasai taluka, Palghar district falls partly inside 100 meter setback line from HTL for creek (CRZ II) as per approved CZMP prepared by NCSCM, Chennai as per CRZ Notification, 2011. The aforesaid project site partly falls within 50 meter buffer from mangroves (CRZ IA), as per approved CZMP. CRZ IB area is 1030.72 Sqm, CRZ II area is 15323.09 Sqm, 50 meter mangroves buffer zone area is 11074.80 Sqm, Non CRZ area is 10071.39 Sqm and Total area is 37500.00 Sqm.

After deliberation, the Authority decided to confirm that as per approved CZMP, 2011, the CRZ status of the property bearing S. no. 389 of village Juchandra, Tal. Vasai, Dist. Palghar is as follows:

Sr No.	CRZ category	Area
1	CRZ IB	1030.72 Sqm
2	50 m mangrove buffer	11074.80 Sqm
3	CRZ II	15323.09 Sqm
4	Non CRZ area	10071.39 Sqm
5	total area	37500.00 Sqm

Item No. 16: Proposed petrol pump on plot bearing S. No. 226/4 (old), 127/4 (new) at village Rai, Dist. Thane by shri. Akbar Bashir Pathan.

The Project proponent presented the proposal before the Authority. The matter pertains to construction of petrol pump on plot bearing S. No. 226/4 (old), 127/4 (new) at village Rai, Dist. Thane. The PP further presented that, earlier, the proposal of petrol pump was deliberated in 117th meeting of MCZMA held on 5th & 6th April, 2017. At the relevant time, approved CZMP under CRZ, 1991 was valid and as per which, the site partly falls in mangroves buffer zone & partly in CRZ III area. However, construction is proposed in CRZ III area only.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

As per decision taken in 117th meeting, the MCZMA vide letter dated 14th June, 2017 granted the CRZ recommendation to the proposed petrol pump with a condition that no construction should be in 50 meter mangrove buffer zone area

The Authority noted that the MBMC has sent a communication to MCZMA informing that now new approved CZMP, 2011 is in place and Architect of the proposal has claimed that plot is in CRZ II area and accordingly, grant the clearance. MBMC has further mentioned that the approved CZMP, 2011 is in 1:25000 scale so it is unable to determine the exact status of the plot under reference. MBMC has sought guidance in the matter from MCZMA

The PP has submitted the approved CZMP, 2011 (1:25000 scale) showing the site under reference, as per which, the site is situated within CRZ II area.

The Authority further noted that as per sub para 4.2, clause v of CRZ, 2011, which is as follows:

"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 activity of the petrol pump is permissible in CRZ II and CRZ III area, as per provisions of the CRZ Notification, 2011. The Authority further noted that the validity of the earlier CRZ recommendation dated 14th June, 2017 granted by the MCZMA is still in force and PP may approach concern planning Authority i.e. Mira Bhayander Municipal Corporation (MBMC) for further necessary clearance.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

Item No. 17: Proposed construction of residential building on plot no. 38/1, Sector no. 8-A, Dive, Airoli, Navi Mumbai by M/s Yuva Properties Pvt. Ltd.

The Project proponent presented the proposal before the Authority. Proposal is for construction of residential building comprises of Stilt + 4 upper floors on plot no. 38/1, Sector no. 8-A, Dive, Airoli, Navi Mumbai. NMMC mentions that, as per sanctioned Development Plan the plot under reference is situated in Residential Zone.

NMMC mentions that, the plot under reference is situated in CRZ-II and landward side of existing road. As per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the plot under reference is situated within 100 m from HTL of Creek i.e. in CRZ-II (Sheet No. MH 79). Area of Plot is 149.90 sqm, permissible FSI is 1.50 and proposed BUA: 224.025 sqm

The Authority in its 139th meeting observed the site photographs and google images of the site, which shows the existence of mangroves in the vicinity of the site. The Authority felt that the Mangrove Cell need to visit the site and submit a report whether the site has mangroves or falls within 50 meter mangrove buffer zone area.

The mangrove cell has submitted report dated 19.12.2019 as per which, the site visit was done on 12.11.2019 and observed that there are no mangrove trees at site and site is located outside 50 m mangrove buffer zone.

The Authority noted that considering the proposed construction is in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure prior to 1991 subject to FSI of the town country planning regulations existed as on 19.2.1991.

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

1. The concerned planning Authority to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 and construction is situated on landward side of exiting road prior to 1991, before issuing commencement certificate to the project.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

2. No construction is allowed in mangroves or its 50 m buffer zone area.
3. All other required permission from different statutory authorities should be obtained.

Item No. 18: Proposed construction on land bearing plot no. 93-B, Sector no. 14, GES Koperkhairne, Navi Mumbai by M/s B.K. Enterprises

The Project proponent presented the proposal before the Authority. The Proposal is for construction of residential building on land bearing plot no. 93-B, Sector no. 14, GES Koperkhairne, Navi Mumbai. NMMC mentions that, as per sanctioned Development Plan the plot under reference is situated in commercial Zone. Area of Plot is 100 sqm, Permissible FSI: 1.50 and proposed BUA is 147.112 sqm


The proposal was earlier discussed in 139th meeting of the MCZMA, wherein it remarks of the NMMC were noted which mentions that the plot under reference is partly situated in mangrove 50 m buffer zone (CRZ-I) & partly in CRZ-II area. NMMC mentions that, the plot under reference is situated in CRZ-II and landward side of existing road and within distance of 50 m (39.63 m) from mangroves.

The MCZMA in its 139th meeting decided to seek the remarks of the NMMC is also required in the matter to ascertain whether the plot is situated in 50 m mangrove buffer zone area and whether the plot is situated on landward side. Further, the report of mangrove Cell was also sought whether the site is beyond 50 meter mangrove buffer zone area.

The Authority noted that the NMMC vide letter dated 21.12.2019 mentioned that the plot fall sin CRZ II as per approved CZMP of 2011 and not affected by mangroves & its 50 m buffer zone.

The Authority noted that PP need to obtain the Mangrove Cell NoC certifying that the proposed construction is outside 50 meter mangrove buffer zone area.


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

The Authority noted that considering the proposed construction is in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure prior to 1991 subject to FSI of the town country planning regulations existed as on 19.2.1991.

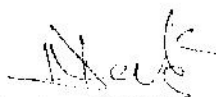
After deliberation, the Authority decided to recommend the proposal from CRZ point of view to concerned planning Authority subject to compliance of following conditions:

1. The concerned planning Authority to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 and construction is situated on landward side of exiting road prior to 1991, before issuing commencement certificate to the project.
2. No construction is allowed in mangroves or its 50 m buffer zone area. The NMMC should strictly ensure that same.
3. PP to obtain the Mangrove Cell NoC confirming that the proposed construction is outside 50 meter mangrove buffer zone area.
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. 19: Proposed construction of school building on land bearing plot no.06, sector no. 18, Airoli, Navi Mumbai by M/s Ritanand Balved Education Foundation

The Project proponent presented the proposal before the Authority. The proposal is for construction of school building on land bearing plot no. 06, sector no. 18, Airoli, Navi Mumbai. As per the remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of the existing road. As per remarks of the NMMC, the plot under reference falls in Residential Zone. Plot area under consideration is 3500.17sqm, proposed built up area is 2876.46sqm and Permissible FSI 1.00.

The Authority discussed the matter in its 138th Meeting and sought certain details such as CZMP in 1:4000 and remarks about 50 meter mangrove buffer zone and construction or reconstruction.


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

The PP has submitted reply as per which, superimposition of the plot under reference on the approved CZMP has been submitted. The NMMC mentioned that the site is not within the 50 m from mangroves. The proposal is for development permission for school building and not for reconstruction.

The Authority noted that considering the proposed construction is in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure prior to 1991 subject to FSI of the town country planning regulations existed as on 19.2.1991.

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

1. The concerned planning Authority to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 and construction is situated on landward side of exiting road prior to 1991, before issuing commencement certificate to the project.
2. No construction is allowed in mangroves or its 50 m buffer zone area. The NMMC should strictly ensure that same.
3. PP to obtain the Mangrove Cell NoC confirming that the proposed construction is outside 50 meter mangrove buffer zone area.
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. 20: 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

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. Proposed residential building comprises of A & D Wing (G + 13 floors) and B & C Wing (G + 14 floors) on land bearing plot no. 1, 2, 3, 4, 5, 6, 7, Sector no. 25, Kamothe, Dist. Raigad.


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

As per approved CZMP of Navi Mumbai under CRZ Notification, 2011, the site is situated partly within CRZ II area and partially within non CRZ area from HTL of Creek.

The Authority earlier discussed the matter in its 143rd MCZMA Meeting, wherein the Authority noted that as per approved CZMP of Navi Mumbai of 2011, the site is situated fronting to the creek and situated partly within CRZ II and partly in non CRZ are. It seems that the site is situated on creekward side. The Authority noted that the PP needs to submit the complete application through planning authority as per para 4.2 (i) of CRZ Notification, 2011. Planning Authority shall provide remarks whether the site 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 prepared by one of the authorized agency. Accordingly, the present application before MCZMA is delisted from records of MCZMA.

The Authority noted that the PP has submitted the part B filled & signed by the Panvel Municipal Corporation. Letter of Intent dated 14.01.2019 has been granted by PMC. PMC has mentioned that the site is situated on landward side of the existing motorable bund road. Cidco vide letter dated 16.04.2019 & 21.5.2019 mentioned that the plot is not affected by mangrove & its 50 m buffer zone and 5 meter existing motorable bund road between the channel & plot.

The Authority noted that considering the proposed construction is in CRZ II area, construction of building could be permissible on landward side of existing road/ authorized structure prior to 1991 subject to FSI of the town country planning regulations existed as on 19.2.1991.

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

1. The concerned planning Authority to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 and construction is situated on landward side of exiting road prior to 1991, before issuing commencement certificate to the project.


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

2. No construction is allowed in mangroves or its 50 m buffer zone area. The NMMC should strictly ensure that same.
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. 21: Proposed redevelopment of plot bearing CTS No. 927 of village Juhu, at Vile Parle West, Mumbai by Mr. Ravi Shroff

The Project proponent presented the proposal before the Authority. The proposal is for redevelopment of plot bearing CTS No. 927 of village Juhu, at Vile Parle West, Mumbai.


The PP presented that earlier the proposal was considered in 82nd meeting of MCZMA held on 10.06.2013 and vide letter dated 26.07.2013 recommended the proposal for construction of residential building comprising of Basement + Ground (pt) + Stilt (pt) + 1st & 2nd (pt) upper floors. Plot Area is 960 Sqm and proposed redevelopment is having BUA of 777.09 sqm Accordingly, Plans were approved IOD was granted as per DCR 1967 on 04.05.2013 & CC up to plinth is issued on 01.02.2018.

Now, the amended proposal for building consist of basement for storage + ground (pt) for tenement & parking (pt) + 1st & 2nd upper floor for residential use. Now, the proposed BUA is 862.61 sqm with FSI of 1.00.

The plot falls in residential zone as per old DP as well as revised sanctioned DP (192034) and is not under any reservation as per both of these development plans. As per approved CZMP of Greater Mumbai of 2011, the site under reference falls in CRZ-II area.

The Authority noted that considering the proposed reconstruction is in CRZ II area, reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 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:

1. The concerned planning Authority to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 and before issuing commencement certificate to the project.
2. There shall not be any seaward side projections for proposed construction.
3. All other required permission from different statutory authorities should be obtained.

Additional items as per instructions of Chairman, MCZMA

Addl. Item No. 1: Proposed upgradation work of design, fabrication, installation and commissioning of Heavy Duty Back Rake type Mechanical Screen for Irla Nalla at Irla Storm Water Pumping Station in K/w Ward, Mumbai by MCGM

The Project proponent presented the proposal before the Authority. The proposal is for upgradation work of design, fabrication, installation and commissioning of Heavy Duty Back Rake type Mechanical Screen for Irla Nalla at Irla Storm Water Pumping Station in K/w Ward, Mumbai

Earlier, MoEF, New Delhi have granted CRZ clearance on 3rd July, 2007, for Storm Water Pumping Station, Irla Nalla. As per approved CZMP, the plot under reference falls under CRZ I, partly falls under 50m mangroves buffer zone (CRZ IA) and partly falls under CRZ IB. PP presented that huge quantities of floating material found in the rivers / nallas which are discharges in to the sea which affect the environmental and aquatic conditions of sea and also affect the smooth operations of the flood gates and pumping station. Due to installation of back racks, the trash will be arrested and removed from nallas. The mechanical screen will be installed in the water body.


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Prior permission from Hon. High Court Bombay and mangrove cell should be obtained as the project in the 50 m buffer zone of mangroves.
3. PP to ensure the tidal flow of coastal water body should not be hampered due to proposed activities.
4. PP to ensure there shall no discharge of any untreated sewage / untreated effluent in CRZ area.
5. All other required permissions should be obtained before the commencement of the project.

Addl. Item No.2: Proposed extension to the existing Breach Candy Hospital situated on property bearing CS No. 1/881 of Malabar Hill Division at 60-A, Bhulabhai desai Road, Mumbai by M/s. Breach Candy Hospital Trust

The Authority noted that, the proposal for extension to the existing Breach Candy Hospital situated on property bearing CS No. 1/881 of Malabar Hill Division at 60-A, Bhulabhai Desai Road, Mumbai.

Earlier, as per decision taken in the 114th meeting of MCZMA, the proposal of addition / alteration & extension of existing Breach Candy Hospital situated on property bearing CS No. 1/881 of Malabar Hill Division at 60-A, Bhulabhai Desai Road, Mumbai was recommended to the MoEF&CC, New Delhi on 07.02.2017 for Building comprises of Ground + 1st to 5th Floor & 6th Part Floor with Permissible 2.00 FSI. The MoEF&CC, New Delhi has granted CRZ clearance on 10.07.2017 under CRZ Notification, 2011. The Work has been completed on site.

Now, PP has amended the building plans by proposing Ground + 1st to 11th floors with Permissible FSI of 2.60 as per clause 10(2) of DCR 1967. Two Nos. of staircases and is annexed to main hospital building by means of as interconnecting passage. The proposed new wing is on land ward side of existing


Member Secretary


Chairman

**Minutes of the 144th meeting of the Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th June, 2020**

authorised hospital building. The MCGM has approved the amended Plans on 09.01.2020. Area of Plot is 11810.36 sqm. BUA proposed is 23696.89 sqm.

As per Development Plans of 1991, the plot under reference falls in Residential Zone & reserved for Hospital Purpose. As per approved CZMP of Greater Mumbai of 2011, the plot under reference falls within 500 m from Seafront i.e. in CRZ-II area.

The MCGM mentioned that the present amendment of only for vertical addition to earlier approved hospital wing and do not involved demolition of hospital portion now. The previously approved proposal involved demolition of part of hospital and accordingly NOC from MoEF obtained.

The Authority noted that, the proposal is for amendment in the earlier proposal. The para 4(ii)(i) of CRZ Notification stipulated the demolition & reconstruction of buildings under public use for the purpose of medical care, shall require clearance from MoEF.

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

1. The concerned Planning Authority to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 and before issuing commencement certificate to the project.
2. The concerned Planning Authority to ensure that construction carried out at site should be as per CRZ Clearance granted by MCZMA & MoEF&CC, New Delhi.
3. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

Addl. Item No.3: Proposed development under PMAY Scheme on land bearing S. No. 3, 4, 5 & other of village Rajawali, Tal. Vasai, Dist. Palghar by M/s. Conceptual Advisory Services LLP

The PP presented that the project involves development of residential cum commercial buildings under Pradhan Mantri Awas Yojana (PMAY) Scheme on land bearing S. No. 3, 4, 5 & other of village Rajawali, Tal. Vasai, Dist. Palghar. The PP informed that Earlier the MCZMA has granted CRZ Clearance for the project on 13.01.2016 for construction in non CRZ area. Environment Clearance was also obtained in December 2016 as the construction exceeded 20,000 sq.mts.

Now, the PP has amended the proposal considering the modalities of Pradhan Mantri Awas Yojana (PMAY) Scheme and approved CZMP, 2011. Hence, the PP is seeking the CRZ recommendation for the amended project from MCZMA.

The PP has submitted CRZ map in 1:4000 scale & report (Oct 2019) prepared by IRS, Chennai, considering the approved CZMP, 2011. As per IRS, Chennai report, the site under reference falls in partly in CRZIA, CRZ IB, CRZ II & partly in non CRZ area. The Authority noted the report of IRS report.

As per amended proposal under PMAY project, the PP has proposed building development of residential cum commercial project comprises of 238 nos. of buildings on land under reference. Development is proposed as follows:

- Total building proposed - 238 buildings
- Development proposed in CRZ area - 11 buildings, RG and utilities like Substation & STP
- Total buildings in non CRZ area - 227 buildings.

As proposed by PP, the development in CRZ & non CRZ areas as follows-

Sr. No.	Survey Nos.	CRZ status	Total Area in sqm	Proposed Development
1	S.No. 9-H.No. 3pt, S.No. 11-H.No. 1pt,2pt,5pt,6pt,7,	CRZ IA	11,391.78	Nil
2	S.No. 13-H.No. 4pt,5pt, S.No. 14-H.No. 5pt, S.No. 22-H.No. 2pt,3pt,4, S.No. 23-H.No. 3pt, S.No. 24-H.No. 1pt, 2pt,3pt,4,5pt, S.No. 26-H.No.1pt, S.No. 27-H.No.1pt, 2pt, S.No. 28-H.No. 4pt,5, S.No. 29- H.No. 2,	CRZ IA (50 m Mangrove buffer	1,06,485.83	R.G & Handing over of D.P Reservations to VVCMC


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

3	3pt,4pt,5pt, S.No. 33-H.No. 1pt, 2pt, S.No. 37-H.No. 1pt, S.No. 38-H.No. 1,2pt,3pt,4pt,7pt,8, S.No. 39- H.No. 1pt, S.No. 41-H.No. 1pt,2pt, S.No. 42, S.No. 44pt, S.No.45-H.No.1pt,2pt,3pt,4pt,5pt,6pt,7pt, S.No. 46-H.No. 1pt,2pt,5pt,6pt,7pt,8pt, S.No. 47-H.No. 5pt,6, S.No. 50-H.No. 1,7pt,8, S.No. 51-H.No. 1pt,2pt,3,4pt,5pt, S.No. 53-H.No. 3pt,8pt,9pt, S.No. 55pt, S.No. 57-H.No. 1pt, S.No. 64pt, S.No. 97-H.no.2pt	zone) CRZ IB	2,262.32	Nil
4	S.NO.3 pt, S.NO.4pt,S.No. 5- H.No. 1pt, 2pt, 3/1, 3/2, 3/3pt, 3/4pt, 3/7pt, S.No. 8 - H.No. 1pt, 2 pt, 3pt , S.No. 9-H.No. 1pt,2, 3pt, S.No. 11-H.No. 1pt, 2pt, 3pt, 4pt, 5pt, 6pt, S.No. 13- H. No. 3pt, 4pt, 5pt,6pt, S.No. 14 -H.No.3pt, 4pt,5pt, 6pt, S.No. 15-H.No. 4pt, S.No. 16-H.No. 5pt, 6pt, S.No. 22 -H.No. 2pt, 3pt , S.No.23-H.No. 1pt,2pt, 3pt , S.No.24 - H.No. 1pt, 2pt, 3pt,5pt, S.No.25- H.No. 1pt, 3pt, S.No. 26-H.No.1pt,2pt, S.No. 27 -H.No. 2pt, S.No. 28- H.No. 1pt,3pt,4pt, S.No. 29- H.No. 3pt, 4pt,5pt,6pt, S.No.30-H.No. 1pt, S.No. 33 - H.No. 1pt,2pt, 3pt,4pt, S.No. 35 -H.No. 1pt,2pt, S.No. 37-H.No 1pt,2pt, S.No.38- H.No. 2pt,3pt, 4pt, 5pt, 6pt,7pt, S.No. 39-H.No. 1pt, 2pt, S.No. 41-H.No. 1pt, 2pt, 3pt , 4pt, S.No. 44pt, S.No.45-H.No.1pt, 2pt, 3pt, 4pt, 5pt,7pt, S.No. 46-H.No. 1pt,2pt, 4pt, 5pt, 6pt,7pt, S.No.47-H.No. 1pt, 4pt,5pt, S.No. 49-H.No. 1pt,3pt, S.No. 50-H.No. 2pt,3pt,5pt, 6pt,7pt,8pt, S.No.51-H.No. 1pt, 2pt,4pt, 5pt,5pt,6pt, S.No. 52-H.No. 1pt, S.No. 53- H.No. 3pt, 4pt,5, 6pt,7,8pt,9pt, S.No. 54-H.No.1, S.No. 55pt,S.No. 57-H.No 1pt,2pt, S.No. 58-H.No.1pt, S.No. 62-H.No. 1pt,2,3pt, S.No. 63-H.No.1pt,2pt,5pt, S.No. 64pt, S.No. 65-H.No. 1pt,S.No. 66-H.No. 1pt, S.no. 96-H.No. 1pt, S.No. 97-H.No. 1pt,2pt,3pt,4pt, S.No.100-1pt	CRZ II	2,05,531.25	11 nos of Residential & Residential with shopline Buildings on the Landward side of the existing road, Substation, STP and R.G.
5	Non CRZ S.No. 3pt., S.No. 4pt.,S.No. 5 /H.No.1pt.,2pt.,3/3pt.,3/4pt.,3/5,3/6,3/7pt.,S.No. 6 /H.No.1, 2,S.No. 7 /H.No.1,2,3,4, S.No. 8 /H.No.1pt.,2pt.,S.No. 9 /H.No.1pt.,S.No. 11 /H.No.1pt.,2pt.,3pt.,4pt.,6pt., S.No. 13 /H.No.1,2,3pt.,4pt.,6pt., S.No. 14 /H.No.1,2,3pt.,4pt.,6pt.,S.No. 15 /H.No.1,2,3,4pt.,5,S.No. 16 /H.No.1,2,3,4,5pt.,6pt.,7,S.No. 17 /H.No.1,2,3,4,5,6,7,8,9,10, S.No. 18 /H.No.1,2,3,4,5, S.No. 19 /H.No.1,2,3,4,5,6,7,8,9,S.No. 20 /H.No.1,2,3,4,S.No. 21 /H.No.1,2,3, S.No. 22 /H.No.1,2pt.,3pt.,S.No. 23 /H.No.1pt.,2pt.,3pt.,S.No. 24 /H.No.1pt.,3pt.,5pt., S.No. 25 /H.No.1pt.,2,3pt.,S.No. 26 /H.No.1pt.,2pt.,3,4,5, S.No. 27 /H.No.2pt.,3,4,5, S.No. 28 /H.No.1pt.,3pt.,4pt.,S.No. 29 /H.No.6pt.,S.No. 30 /H.No.1pt.,2,3,4,5, S.No. 31 /H.No.1,2,3, S.No. 32 /H.No.1,2,3,4,5,6,7, S.No. 33 /H.No.2pt.,3pt.,4pt., S.No. 34 /H.No.1,2,3,4,5,6, S.No. 35 /H.No.1pt.,2pt.,3,4,5,6, S.No. 36 /H.No.1,2,3, S.No. 37 /H.No.1pt.,2pt.,S.No. 38 /H.No.5pt.,6pt.,S.No. 39 /H.No.2pt.,S.No. 40, S.No. 41 /H.No.3pt.,4pt., S.No. 45 /H.No.1pt.,2pt.,2pt.,3pt.,S.No. 46 /H.No.2pt.,3,4pt.,S.No. 47 /H.No.1pt.,2,3pt.,S.No. 48 /H.No.1,2,3pt.,3pt.,S.No. 49 /H.No.1pt.,2,3pt.,S.No. 50 /H.No.1pt.,2pt.,3pt.,4,5pt.,6pt.,7pt.,7pt., S.No. 51 /H.No.5pt.,5pt.,6pt.,S.No. 52 /H.No.1pt.,2,3,4, S.No. 53 /H.No.1,2,3pt.,4pt.,5pt.,6pt., S.No. 54 /H.No.2, S.No.	Non CRZ	11,41,728.82	227 No. of Residential & Residential with shopline Buildings


Member Secretary


Chairman


Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

	55, S.No. 56 /H.No.1,2,3,4,5, S.No. 57 /H.No.1pt.,2pt.,3,4,5pt.,5pt.,6,7, S.No. 58 /H.No.1pt.,2,3,4,5,6,S.No. 59 /H.No.1,2pt.,2pt., S.No. 60, S.No. 61 /H.No.1,2pt.,2pt.,3,4,S.No. 62 /H.No.1pt.,1pt.,2pt.,3pt.,S.No. 63 /H.No.1pt.,2pt.,3,4,5pt.,6,7,8, S.No.64pt., S.No. 65 /H.No.1pt.,2,S.No. 66 /H.No.1pt.,2,S.No. 67 /H.No.1,2,3,4,5,6,7, S.No. 68 /H.No.1,2,S.No. 69 /H.No.1pt.,1pt.,1pt.,2,3,4,5,6,S.No. 70 /H.No.3,4,S.No. 71,S.No. 72 /H.No.1,2,3,4,S.No. 73 /H.No.1,2,S.No. 74,S.No. 75 /H.No.1,2,S.No. 76 /H.No.1,2,S.No. 77,S.No. 78pt., S.No. 79 /H.No.1,2pt.,3,4pt.,5, S.No. 80,S.No. 81 /H.No.1/1A,1/1B,2,S.No. 82 /H.No.1,2,S.No. 84,S.No. 85,S.No. 86 /H.No.1,2,S.No. 87 /H.No.1,2,3,4,5A,5B,6,7,8,9,10, S.No. 88,S.No. 89,S.No. 91 /H.No.1,2,S.No. 92 /H.No.1,2,3,4,5,6,S.No. 93 /H.No.1,2,3, S.No. 95 /H.No.1,2,3,4,5, S.No. 96 /H.No.1pt.,2,3, S.No. 97 /H.No.1pt.,2pt.,3pt.,4pt.,S.No. 98 /H.No.1,2,3,S.No. 99 /H.No.1,2,3,S.No. 100 /H.No.1pt.,S.No. 103,S.No. 104,S.No. 105 /H.No.1,2,4,5B,S.No. 181, S.No. 185 /H.No.4,5,6,7,8pt.,9/1, S.No. 189 /H.No.2/1,3/1, S.No. 191 /H.No.1,2,5Apt.,5B,6,7,8,9,10,11,12			
	TOTAL			14,67,400.00

As presented by PP, details of 11 buildings proposed in the CRZ -II area as follows-

DETAILS OF CRZ BUILDINGS in CRZ-II									
SR.No.	Sector	Building location	Category	Building No.	Building Configuration	No. of tenements	No. of Shops	NET BUA in sqm	CONST. AREA in sqm
1	I	S.No 11- H.No. 1, S.No. 14 - H.No.4, S.No.15- H.No. 4	LIG	1	St + 23	548	0	25,126.42	37,103.01
2		S.No 13- H.No. 3 & 4 S.No. 14 -H.No.6 & i		8	St + 23	548	0	25,126.42	37,103.01
3		S.No 26- H.No. 1 & 2, S.No. 27 -H.No.2		11	St + 23	341	0	15,478.80	22,778.74
4		S.No 27- H.No. 2,3,4 & 5 S.No. 30 -H.No.4		13	St + 23	548	0	25,126.42	37,103.01
5		S.No 35- H.No. 1 S.No. 37 - H.No.2, S.No. 38 - H.No. 3		21	St + 23	341	0	15,478.80	22,778.74
6		S.No 35- H.No. 2 & 3 S.No. 37 - H.No.1 & 2		22	St + 23	341	0	15,478.80	22,778.74
7		II		S.No 11- H.No. 3 & 4	EWS	2	Gr+St+23	452	15
8	S.No 11- H.No. 4, S.No. 16- H.No. 6		3	St + 23		337	0	9,360.11	16,292.00


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

9	S.No 8- H.No. 2 & 3, S.No. 16-H.No. 5	4	St + 23	337	0	9,360.11	16,292.00
10	S.No 8- H.No. 2 & 3, S.No. 9-H.No. 3	5	Gr+St+23	452	15	12,884.65	21,139.69
11	S.No 8- H.No. 1 & 2,	6	St + 23	337	0	9,360.11	16,292.00
TOTAL		11.00		4582	30	1,75,665.28	2,70,800.64

The PP presented that the project is under Pradhan Mantri Awas Yojana (PMAY) Scheme and buildings are proposed in CRZ II and outside CRZ area. The PP further presented that 11 numbers of buildings are proposed in CRZ II area and on landward side of existing road prior to 19.2.1991. The VVMC vide letter dated 08.01.2015 mentioned that, road at S. No. 237, 238, 319, 11, 8, 9, 15, 11, 13, 14, 22, 12 of village Rajawali & S. No. 101, 88 of village Umelman, existing prior to 1990.

The PP further presented that, the substation as required for MSEDCL which is a public utility service and the STP for sewage treatment is proposed to be established in CRZ-II area. PP has proposed R.G. in mangrove buffer zone area without any solid construction.

The Authority noted that as per para 8. II of CRZ Notification, 2011, construction of building in CRZ II area could be permissible on landward side of existing road/ authorized structure prior to 1991 subject to FSI of the town country planning regulations existed as on 19.2.1991. The Authority instructed the PP to submit that development of buildings in CRZ II area are proposed strictly ensure on landward side of exiting road prior to 1991 and there shall; be no construction in mangroves or its 50 m buffer zone area.

The Authority noted that as per para 4(i)(d) of CRZ Notification, 2011, *"Construction involving more than 20,000sq mts built-up area in CRZ-II shall be considered in accordance with EIA notification, 2006 and in case of projects less than 20,000sq mts built-up area shall be approved by the concerned State or Union territory Planning authorities in accordance with this notification after obtaining recommendations from the concerned CZMA and prior recommendations of the concern CZMA shall be essential for considering the grant of environmental clearance under EIA notification, 2006 or grant of approval by the relevant planning authority"*


Member Secretary


Chairman

Minutes of the 144th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 11th June, 2020

In the light of this, after deliberation, the Authority decided to recommend the proposal from CRZ point of view to SEIAA subject to compliance of following conditions:

1. The Vasai Virar Municipal Corporation (VVMC) to strictly ensure that proposed construction is situated on landward side of exiting road prior to 1991 before granting the Commencement Certificate.
2. The Vasai Virar Municipal Corporation (VVMC) to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 in CRZ-II area before issuing commencement certificate to the project.
3. The concerned planning Authority to ensure that, no construction is allowed in mangroves or its 50 m buffer zone area i.e. in CRZ IA. There shall not be violation of order dated 17th Sep, 2018 passed in PIL 87/2006 by Hon'ble High Court of Mumbai.
4. The PP to obtain the Environment Clearance, since the construction area exceeds 20,000 Sqm.
5. Debris/ Construction waste should not be dumped in CRZ area.
6. PP to ensure adequate environment measures such as STP, Rainwater harvesting, Organic solid waste convertor, Solar for lighting, management of construction debris etc, are implemented.
7. All other required permission from different statutory authorities should be obtained.

Annexure I

List of members/officials present in the online meeting:

1. Mrs. Neenu Somraj, DCF, Mangrove Cell, Member MCZMA
2. Mr. Padmakar Nandushekhar, Environment Advisor, MIDC, representative of Industries Department, Member MCZMA
3. Shri. Chakradhar Kandalkar, DyCh.E. MCGM, Member MCZMA
4. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
5. Dr. A K Chaubey, NIO, Expert Member, MCZMA
6. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
7. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA


Member Secretary


Chairman