

Minutes of the 151st meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 28th December, 2020

MINUTES OF THE 151st MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY HELD ON 28th DECEMBER, 2020

The 151st 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 proposal was deliberated through Videoconferencing technology on Cisco WebEx platform on 28th December, 2020. List of members present in the meeting is at **Annexure-I**.

Item No. 1: Proposed Grand Memorial of Swargiya Balasaheb Thakeray on plot bearing C.S No. 501, 502 (pt) and 1495 of Mahim Division, Mumbai

The representatives of MCGM presented the proposal before the Authority. The MCGM has forwarded the proposal requesting revised CRZ recommendation for proposed Grand Memorial of Swargiya Balasaheb Thakeray on plot bearing C.S No. 501, 502 (pt) and 1495 of Mahim Division, Mumbai, under provisions of the CRZ Notification, 2011. There is earlier CRZ recommendation dated 22.10.2018 from the MCZMA for the proposal.

Earlier, the MCZMA deliberated the proposal in its 125th meeting dated 21st August, 2018 and accordingly, as per the decision taken in said meeting, MCZMA granted the CRZ recommendation vide letter dated CRZ 2018/ CR 125/ TC4 dated 22.10.2018.

The MCGM has now revised the proposal. As per the report of the MCGM, the proposal is submitted in continuation to earlier approval due to increase of one more building, increase of plot and revised planning.

The MCGM report further states that the area of plots under reference is 11913.05 Sqm, as per possession letters. Proposed building are increased to four (04) (1 existing Mayor Bungalow and 3 new buildings). The proposal is scrutinized as per DCR as on 19.2.1991 i.e. DCR 1967 for CRZ affected plot and as per DCR 2034 for non CRZ area of plot.

The MCGM has submitted the local level CZMP in 1:4000 scale prepared by IRS, Chennai (MoEF&CC, New Delhi authorized agency) for the proposed building site on the subject site by superimposing on approved CZMP, as per CRZ Notification, 2011. As per


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the said map, Out of total area of the land 11963.14 Sqm, the CRZ II area is 7994.25 Sqm and land area situated outside CRZ area is 3968.89 Sqm.

As per the said CRZ map of IRS, Chennai:

Sr. No.	CTS No.	CRZ Zonation		Area in sqm
		CRZ II in sqm	Non CRZ in sqm	
1	501	7564.54	3010.31	10574.85
2	502	30.81	863.06	893.87
3	1495	389.41	105.01	494.42
4	Total	7994.25	3968.89	11963.14

The Authority further noted that the Urban Development Department, Government of Maharashtra vide their notification dated 22nd Jan, 2019 have sanctioned the excluded part no. GN 33 of DP 2034, as per which:

1. The lable of "Mayor Bungalow" is changed as "Balasaheb Thackeray Rastriy Smarak"
2. The said land is deleted from green zone and included in Residential zone

The PP presented the details of the proposed construction which is as follows:

Building no.	Building configuration	Built up area and construction area (FSI area and total covered area including FSI * Non FSI)	CRZ zone
1	Ground + 1 st upper floor for museum (Existing building of Mayors bungalow)	602.39 Sqm Only internal addition, alteration to existing structure & Change of user from Residential to Museum	CRZ II


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2	Basement floor toilets, library & archives, lobby & interpretation, office, museum shop, art gallery, utilities/maintenance storage + Ground level for water fountain + Mezzanine floor (Proposed as new building)	1417.72 Sqm and 1667.45 Sqm	CRZ II
3	Ground floor structure for cafe, Artisan's room/ multipurpose room, office with cabin, staff quarter and toilet (Proposed new building)	641.92 Sqm and 689.32 Sqm	Partly in CRZ II (Only offices, Assistant cabin and lounge reception area) & remaining major part of the building is in Non CRZ area of plot
4	Upper basement floor for assembly hall, pantry & storage + lower basement for stack car parking + Ground floor for meeting room, ticket counter, reception & toilet (Proposed new building in Non CRZ)	3997.20 Sqm and & 3997.20 Sqm	Non CRZ
	Total proposed built up area and covered area	6056.82 Sqm and 6954.50 Sqm	

PP further clarified that above amended proposal is in accordance with CRZ Notification, 2011.


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The Authority during the meeting observed the followings:

1. The Mayor Bungalow is not proposed to be demolished and would be retained. MCGM has proposed internal addition/ alteration in the said bungalow for purpose of Grand Memorial.
2. Building no. 2 is in CRZ II area and situated on landward side of the existing Authorized structure.
3. Building no. 3 is partly in CRZ II area and situated on landward side of the existing Authorized structure.
4. Building no. 4 is situated beyond 100 m CRZ setback line i.e. Non CRZ area.

Expert Member of MCZMA suggested that STP could be relocated beyond 100 m CRZ setback line. It was further discussed that possibility of the relocation of the STP could be explored, provided there should not be any additional cutting of trees for the STP. The Authority discussed the proposal submitted by MCGM, in accordance with CRZ Notification 2011, could be allowed.

In the light of above, the Authority after deliberation decided to recommend the amended proposal from CRZ point of view as per CRZ Notification, 2011 to concern planning Authority 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. MCGM to ensure that FSI for the construction in CRZ II portion of the plot should be as per DCR existing as on 19.2.1991.
3. MCGM to ensure that mayor bungalow should be retained and no construction is allowed towards the sea ward side of original plinth.
4. MCGM to ensure that tree cutting for the project is restricted to minimum.
5. MCGM to explore, possibility of the relocation of the STP, provided there should not be any additional cutting of trees for the relocation of STP.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. MCGM to ensure all environment measures like STP, Organic Waste converter, construction & debris management, energy efficient system are implemented as Environment Management Plan.
8. If total construction exceeds 20,000sqm, the MCGM to obtain the Environment Clearance.
9. All other required permission from different statutory authorities should be obtained

-----Meeting ended with vote of thanks to chair-----


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Annexure I

List of members/officials present in the online meeting:

1. Mrs. Neenu Somraj, DCF, Mangrove Cell, Member MCZMA
2. Mr. Padmakar Nandushekar, Environment Advisor, MIDC, representative of Industries Department, Member MCZMA
3. Shri. Rajesh Patgaonkar, Dy Ch.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. Dr. M. S. Khot, Principal, Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
7. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA


Member Secretary


Chairman