

**Minutes of the 152<sup>nd</sup> meeting (Day 1) of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> February, 2021**

**MINUTES OF THE 152<sup>nd</sup> MEETING (DAY 1) OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY HELD ON 16<sup>th</sup> FEBRUARY 2021**

The 152<sup>nd</sup> (Day 1) 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 16<sup>th</sup> February, 2021. List of members present in the meeting is at **Annexure-I**.

**Confirmation of 151<sup>st</sup> meeting:**

The minutes of the 151<sup>st</sup> meeting of the MCZMA held on 28.12.2020 are confirmed without any changes.

**Item No.1:** Proposed construction of Primary Health Centre & reconstruction of houses of Katkari Jamat Samaj situated on govt. Land on plot bearing S. No. 6A1 at mauje Kondasurde, Tal. Sangameshwar, Dist. Ratnagiri by District Collector, Ratnagiri

Residential District Collector (RDC), Ratnagiri presented the proposal before the Authority. The proposal is for construction of Primary Health Centre & reconstruction of houses of Katkari Jamat Samaj situated on Govt. Land on plot bearing S. No. 6A1 at mauje Kondasurde, Tal. Sangameshwar, Dist. Ratnagiri. It was further presented that 8 Nos. of encroachment structures constructed by Katkari Jamat Samaj will be demolished and reconstructed on Plot No. 1 to 8. Primary Health Centre is proposed on Plot No. 9. Total Area is 1629.00 sqm, Area for Plot No. 1 to 8 is 400 sqm and area for PHC is 318 sqm

As per approved CZMP of Ratnagiri District on 2011, the plot under reference partly falls within 100 m from Creek i.e. partly in CRZ-III (NDZ) and partly beyond 100 m from Creek i.e. partly in Non CRZ area.

The Authority in the 146<sup>th</sup> meeting held on 04.09.2020 noted that the primary Health Centre is a permissible activity in CRZ III (NDZ) as per provisions of the CRZ Notification, 2011. However, with respect to 8 structures of the Katkari Samaj inhabitants, clarifications / remarks is necessary from the office

  
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of District Collector in the light of provisions 6 (d) and 8. III of the CRZ Notification, 2011. Accordingly, the report was sought from the District Collector, Ratnagiri, in the light of above provisions of the CRZ Notification, 2011.

Pursuant to decision of the MCZMA, RDC, Ratnagiri vide letter dated 08.12.2020 submitted its reply in the matter. As per the Collector office, the proposal is for the dwelling units of the local people belonging to Adivasi Katkari Samaj. Hon. Governor, Maharashtra in its meeting dated 19.2.2016 has considered the proposal positively. It was further mentioned that Govt land will be transferred for residential purpose only with a condition that House shall not be sold or transferred to non-traditional coastal community.

RDC further presented that the existing dwelling units on land under reference of Katkari Samaj people are constructed around 20 to 25 years back. However, exact details would be submitted to MCZMA at the earliest.

The Authority discussed the proposal and noted that the proposal aims to provide the housing for local Adivasi Katkari Samaj people and Primary Health centre as essential facility for the area. However, considering the para 6(d) of the CRZ Notification, 2011, District Collector office need to submit the report whether the existing dwelling units of Katkari Samaj people are constructed prior to date of the CRZ Notification, 6.1.2011.

The District Collector, Ratnagiri vide letter dated 18.2.2021 submitted its report. As per the said report, there are huts of 8 numbers of Katkari Samaj People since year 2008 on the Govt land bearing survey no. 6, Hissa no. 1A at village Kond Asurede, Ratnagiri. As per the report of the Tehsildar Sangmeshwar (Devrookh), residence of 8 families on land under reference is prior to 2011. District Collector, Ratnagiri has requested to MCZMA to allow the proposal of residential units of katkari samaj people and Primary Health Centre on land under reference which is situated in CRZ III area.

The Authority noted the para 6(d) of the CRZ Notification, 2011 and deliberated the proposal at length and opined that objective of the proposal is to safeguard the housing need of the Katkari Samaj people staying on the said land since prior to 2011. The Authority further opined that residential dwelling units of the Katkari samaj could be regularized from CRZ point of view only in

  
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the light of para 6(d) of the CRZ Notification, 2011. The Authority further observed that this approval from CRZ point of view can't be considered for approval to encroachment of land for which District Collector should follow due process for regularization. Further, District Collector to ensure that all other permissions from different statutory authorities should be obtained for the residential dwelling units.

The Authority further noted that construction of the primary Health centre in CRZ III is a permissible activity as per provisions of the CRZ Notification, 2011.

After deliberation, the Authority decided to recommend the proposal of Primary Health Centre and dwelling units of the Katkari samaj people on land under reference could be regularized from CRZ point of view only subject to following conditions:

1. Residential dwelling units are not used for any commercial activity
2. Residential dwelling units are not sold or transferred to non-traditional coastal community
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permission from different statutory authorities should be obtained.

**Item No.2:** Proposed redevelopment of existing fish market at S, No. 230 (pt) of village Diwalegaon, Sector 14, Belapur, Navi Mumbai by NMMC

Municipal Commissioner, Navi Mumbai Municipal Corporation presented the proposal before the Authority. The NMMC has proposed the redevelopment of Fish Market at S, No. 230 (pt) of village Diwalegaon, Sector 14, Diwalpada Gaothan, Belapur, Navi Mumbai. The current structure is in ruinous condition and requires reconstruction with allied facilities for local fishermen.

As per the remarks of the NMMC, the plot is situated within 50 meter from the mangroves. The NMMC has submitted approved CZMP, 2011 showing the site, as per which, the site is situated within 50 m mangrove buffer zone. There is existing fish market structure which needs redevelopment.

  
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Proposed fish market consist of ground floor. Plot area is 165.750 Sqm, permissible FSI is 1.00 and total proposed BUA is 146.800 Sqm (FSI- 0.886)

The Authority noted that MCZMA in its 143<sup>rd</sup> meeting held on 4<sup>th</sup> February, 2020 has granted the CRZ recommendation to the proposal of infrastructure facilities at Fishermen at Diwalgoan. The facilities involves auction platform, fish drying platform, upgrading wharf with Ramp, boat basin approach road. The Authority noted the current proposal of redevelopment of existing fish market is also a necessary infrastructure facility for the local fisherman of the village Diwalegoan. The proposal is vital project for the livelihood the local fishermen.

The Authority further noted that NMMC to ensure that FSI of reconstruction of fish market building should be as per town country planning regulations existed as on 19.2.1991. And, being in 50 m mangrove buffer zone, the NMMC shall obtain prior High Court permission.

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 reconstruction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Prior High Court permission shall be obtain since, the proposed reconstruction is in 50 m mangrove buffer zone area.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permission from different statutory authorities should be obtained

**Item No. 3:** Proposed construction of retaining wall at Anand Wadi - Hanuman Mandir to Smashanbhumi, Devgad, Dist. Sindhurg by Devgad Jamsande Nagar Panchayat

The project proponent presented the proposal before the Authority. Chief Officer, Devgad Jamsande Nagar Panchayat was present for the meeting. The Nagar Panchayat has propped construction of retaining wall at Anandwadi - Hanuman Mandir to Smashanbhoomi, Devgad, Dist: Sindhurg. A retaining wall having length 250 meter is proposed in RCC on site under reference.

  
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As per approved CZMP 2011, the plot under reference is falls in CRZ III area and within 200 m from the HTL of the sea i.e. NDZ.

The Authority discussed the necessary of the project. The PP presented that retaining wall is proposed for protection of road which leads to Smashanbhoomi. Expert Member, MCZMA suggested that stones/ tetrapods could be put up along the retaining wall on seaward side as protection measure for the retaining wall.

After deliberations, the Authority decided to recommend the proposal from CRZ point of view to 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. Nagar Panchayat shall put up stones/ tetrapods along the retaining wall on seaward side as protection measure for the retaining wall.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.4:** Proposed construction of compound wall at Kabrastan on plot bearing S. no. 411/5 Jamsande, Devgad, Dist. Sindhudurg by Devgad Jamsande Nagar Panchayat

The project proponent presented the proposal before the Authority. Chief Officer, Devgad Jamsande Nagar Panchayat was present for the meeting. Nagarpanchayat has proposed construction of compound wall at Kabrastan on plot bearing S. No. 411/5 Jamsande, Devgad, Dist. Sindhudurg. Proposed construction of compound wall is for protection of burial ground (Kabrastan) on land under reference. Total length of compound wall is 220 m.

As per approved CZMP 2011, the plot under reference is falls in CRZ III (NDZ) area.

As per para 8(i) III.A. (iii)(j) of CRZ Notification, 2011, following is permissible: "construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage,

  
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crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA"

The Authority suggested that construction needs to be done using Ecofriendly material. And, there shall be no construction on beach.

After deliberations, the Authority decided to recommend the proposal from CRZ point of view to 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. Nagar Panchayat should ensure that construction of compound wall should be carried out using Ecofriendly material and there shall be no construction on beach.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.5:** Proposed construction of Cremation Shed and ancillary structures on plot bearing S. no. 10K2/1 at Devgad, Dist. Sindhudurg by Devgad Jamsande Nagar Panchayat

The project proponent presented the proposal before the Authority. Chief Officer, Devgad Jamsande Nagar Panchayat was present for the meeting. Nagarpanchayat has proposed construction of cremation Shed and ancillary structures on plot bearing S. no. 10K2/1 at Devgad, Dist. Sindhudurg. Total construction is 223.64 sqm.

Proposed activities are as follows:

1. Cremation Shed - 10.50m x 11.50m
2. Waiting Shed - 5.00 m x 6.00m
3. Law Area - 100 sqm
4. Shrubbery Area - 28.87sqm
5. Pathway - 43.63 x 3.00m + 9.10m x 4.11m
6. Plot compound wall

Necessary renovation of old existing structures. Pathway will be made from paving blocks & rough Shahabad. Steps are in RCC framed structure. The

  
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Authority suggested that construction needs to be done using Ecofriendly material.

As per approved CZMP 2011, the plot under reference is falls in CRZ III area (NDZ)

As per para 8(i) III.A. (iii)(j) of CRZ Notification, 2011, following is permissible: "construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA"

After deliberations, the Authority decided to recommend the proposal from CRZ point of view to 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. Nagar Panchayat should ensure that construction should be carried out using Ecofriendly material
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.6:** Proposed construction of passenger jetty and allied facilities at Satpati, Dist. Palghar by MMB

Chief Engineer, MMB was present for the meeting. The proposal is for construction of passenger jetty & allied facilities at Satpati, Dist Palghar. As per approved CZMP of 2011, the proposed project location falls in CRZ-I (A) i.e. 50 m mangrove buffer zone area & CRZ-I (B) Intertidal area.

The Authority decided that the MMB need to submit the Rapid EIA report prepared by accredited consultant. MMB agreed to submit the same at the earliest, accordingly, the Authority after discussion decided to defer the proposal.

  
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**Item No.7:** Proposed construction of elevated surface reservoir, sump & tertiary treatment plant in Nerul & Belapur, Navi Mumbai by NMMC

Navi Mumbai Municipal Commissioner presented the proposal before the Authority. The NMMC has proposed up-gradation of the Nerul Sewerage Treatment Plant at Karave Survey no. 266 within existing STP Complex of Nerul. At present the existing STP is unable to reuse treated wastewater for non - domestic purpose (garden) in Nerul and Belapur. The total area of the plot is 834000 Sqm

The existing Nerul STP was constructed in 2008 with installed Capacity of 100 MLD with conventional MBR technology for secondary treatment of the sewage. Currently post treatment sewage is discharge in thane creek. Now NMMC has taken project in intention of the reuse of the STP for the garden in the Nerul and Belapur ward by installation of the disfilter + ultra violet Technology so as 5 MLD treated sewerage is reuse for the gardening purpose.

Proposed un-gradation involves following activities:

- Construction of Elevated Surface Reservoir,
- Sump and tertiary Treatment plant.
- The treated main will laid through the RCC Duct, which will carry pipelines in the garden of the Nerul and Belapur ward.

As per remarks of the NMMC, the site is situated in CRZ II area and on landward side of existing road.

As per para 3(v) of the CRZ Notification, 2011, following is permissible: facilities required for:

- (a) Discharging treated effluents into water course with approval under the water (Prevention and Control of Pollution ) Act, 1974 ( 6 of 1974)*
- (b) Storm water drains ancillary structure for pumping*
- (c) Treatment of waste and effluent arising from hotel, beach resorts and human settlement located in CRZ area other than CRZ I and disposal of treated wastes and effluents*

As per amended CRZ Notification dated 28<sup>th</sup> November, 2014 published by

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

After deliberation, the Authority decided to recommend the proposal 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. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. If construction is proposed in 50 m mangrove buffer zone, prior High Court permission shall be obtained by the NMMC.
4. All other required permission from different statutory authorities should be obtained.

**Item No.8:** Proposal for restoration and rejuvenation of part of the Malbar Hill on the side of N. S. Patkar Road and B. G. Kher Road in D ward, Zone - I, Mumbai by MCGM

The Authority has repeatedly noted that for projects of MCGM relating to ward, presence of Asst. Commissioner, MCGM is must to present his proposal before the Authority.

In case, project being executed by central agency, an officer not below the rank of executive engineer should remain present for the meeting.

Despite the aforesaid observations of the Authority from time to time, the Authority noted with indignation that senior official was absent for the meeting. The Authority decided to defer the matter for want of presence of responsible officer of suitable seniority.

**Item No.9:** Proposal for conservation and beautification of existing pond on plot bearing CTS no. 1B Charkop, Sector 7, Borivali in R/C ward, Mumbai by MCGM

The officials of MCGM presented the proposal before the Authority. The MCGM has proposed the conservation and beautification of Existing Pond at

  
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CTS No. 1B pt, Charkop, Sector 7, Borivali, Mumbai. As per DP remarks, the site is situated in Natural Area (NA) and Residential Zone. Total plot area is 4264.288 Sqm. Proposed activities will involve:

- Pathways (Dry Hammered Cobblestones)
- Open Gym
- Children play area
- Amphitheater
- Bridge
- Stone pitching

The MCGM officials further presented that primary intent of the project is to curb the encroachment happening on site in form of garbage and debris which in turn destroy the mangroves. It will create awareness about the environment crucial mangroves and their conservation.

As per MCGM remarks, the site is partly in CRZ I and CRZ II area. However, as per approved CZMP, 201, the site is situated in 50 m mangrove buffer zone area i.e. CRZ IA. The Authority discussed that the proposal would help in restoration of the pond and create better environment. Hence, it could be allowed.

After deliberations, the Authority decided to recommend the proposal from CRZ point of view 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. PP to obtain the NoC from the mangrove Cell for the project.
3. Prior High Court permission should be obtained by the MCGM, since proposed beautification of pond is situated in 50 m mangrove buffer zone area.
4. MCGM to use eco-friendly material for construction of compound wall, entry gates, pathways etc.
5. Water fountain/ aerators should be installed in order to maintain the DO level of the water.
6. Creek water ingress in the pond should not be hampered.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. All other required permissions should be obtained before the commencement of the project.



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**Item No.10:** Proposed replacement of existing disposal line at Waghavali Creek, Taloja Industrial Area, Dist. Raigad by MIDC

The project proponent presented the proposal before the Authority. The MIDC has proposed laying of proposed HDPE pipeline of length of 8.90 km for disposal of treated effluent from Taloja CETP area to Waghavali Creek. Proposed work involves following components:

1. Replacement of existing disposal line in mangroves to non- mangroves area of 5.60 km
2. Extension of disposal line by 3.30 km in Waghavali Creek totaling to 8.90.

MIDC has provided treated effluent disposal system from CETP to Waghavali creek 7.72 Km away by pumping main at disposal point approved by MPCB. Existing effluent disposal pipelines from CETP to New chemical zone (PSC pipeline) was laid nearly 42 Years ago and from New chemical zone (HDPE pipeline) to disposal point in Waghavali creek was laid about 30 years ago.

Frequent breakdowns were occurring on the existing effluent disposal line due to leakages on the line. As such MIDC has undertaken replacement of PSC line by 630 m Dia. HDPE pipeline. Also replacement of damaged effluent disposal pipeline by providing 630 m dia. HDPE pipeline from ch. 6320 to the disposal point at ch. 7720 in Waghavali creek is carried out by MIDC.

The portion of this disposal line from Road Pali Junction I.e ch. 2750 mt to ch. 5420 mt is laid in mangroves along the edge of the creek. Since, this portion of pipe line very old and damaged at many locations, the pollution related issues are cropped up frequently. Moreover due to pipeline is in mangroves it is difficult attend the leakages.

The existing disposal location is in the Waghavali creek. However considering the pollution level in this creek, it is suggested by MPCB to extend the disposal location. Considering above and to minimize the pollution level MIDC has appointed National institute of Oceanography (NIO) to study the existing release location and to suggest a new disposal location considering the discharge. Accordingly, vide letter no. NIO /B : 2014 /MIDC( Taloja) / 599 dated 22/09/2016, NIO has carried out EIA study & submitted their report and suggested a new disposal location at Geological coordinates of 19<sup>o</sup>.00

  
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14.50"N and 73°02'13.50"E which is around 3.30 Km downstream from the present discharge location.

In view of above it is proposed to lay the pipe line from the center of the creek below the bed at 2.50m depth from Ch. 3538 to new disposal point including shifting of existing replaced pipe line from ch. 6320m to 7720m. It is also proposed to replace old pipe line from Ch. 2750m to 6320m. By 630mm OD HDPE pipe line and extension by new 630mmn OD HDPE pipe line up to Ch. 11656M.

As per the approved CZMP, 2011, the site is situated in CRZ IA, CRZ IB, CRZ II and CRZ IV B area. The MIDC has submitted the EIA / EMP report for the project.

**Recommendations by NIO**

The MIDC, Taloja should release their industrial effluents of 22.5 MLD through a multiport diffuser after treating to the standards of the MPCB at location 19°00' 14.5" N ; 73° 02' 13.5" E which is situated 34 km upstream from the mouth and 3.3 km downstream from the present discharge location The diffuser should have 4 ports and each port should have the dia of 0.197m. Each port should be separated by 4m. The minimum initial jet velocity should be maintained at 2 m/s the ports should make 150 angle to the horizontal plane. The Diffuser should be perpendicular to the estuarine bank. The ports should be aligned towards downstream. An indicator buoy should be placed at the diffuser location for navigational safeguards. Monitoring for water quality, sediment quality and biological characteristics in every 2 years is recommended.

Chief Engineer, MIDC presented that in the creek portion, the pipeline will be laid below the bed at 2.50 m. The MIDC shall adopt the standard industrial practices to lay the pipeline so that marine ecology would be least affected.

Pipeline will carry treated industrial effluent from Taloja CETP area to Waghavali creek. By this project there will be improvement in the quality of coastal water due to rampant discharge of untreated effluent in it.

As per para 3(v) of the CRZ Notification, 2011, following is permissible:

  
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- (d) Discharging treated effluents into water course with approval under the water (Prevention and Control of Pollution) Act, 1974 ( 6 of 1974)
- (e) Storm water drains ancillary structure for pumping
- (f) Treatment of waste and effluent arising from hotel, beach resorts and human settlement located in CRZ area other than CRZ I and disposal of treated wastes and effluents

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

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

1. Proposed project should be as per the provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to obtain the NoC from the mangrove Cell for the project.
3. Prior High Court permission should be obtained by the MCGM, since proposed beautification of pond is situated in 50 m mangrove buffer zone area.
4. Original contours of the creek bed and banks should not be disturbed, during the laying of the pipe.
5. MIDC to ensure that treated sewage is diffused through scientifically designed diffuser system and as recommended by the NIO.
6. MIDC shall implement the standard industrial practices to lay the pipeline so that marine ecology would be least affected.
7. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
8. MIDC to prepare and implement the on-site emergency plan and disaster control plan for wastewater disposal pipeline to deal with emergency situation arising out of human negligence and natural calamities. Plan should have preventive measures so that such emergency situations do not arise as far as possible.
9. Extra care to be taken to avoid leakages or spillages and its discharge should not be into coastal water body.



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10. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No.11:** Proposed construction of New Goods and Service Tax office Building (GST Bhavan) on plot bearing C. S. no. 6 (pt), 8(pt) of Saltpan Division, Wadala Village, F/N ward, Mumbai by MSRDC

The project proponent presented the proposal before the Authority. The proposal is for construction of GST Bhavan on plot bearing C.S. No. 6(pt) and 8(pt) of Saltpan Division in Wadala Village, F/N ward, Mumbai.

Chief engineer, MSRDC was also presented that Finance Dept, Govt of Maharashtra has appointed the Maharashtra State Road Development Corporation (MSRDC), Mumbai for construction of new Goods and Service Tax office building (GST Bhavan) including training Academy, Auditorium & Residential Quarters on plot bearing C.S. No. 6(pt) and 8(pt) of Saltpan Division in Wadala village in F/ North ward, Mumbai.

As presented by the PP, total plot area is 38171.58 Sqm. Proposed construction consists of GST Bhavan (Govt. of Maharashtra Amenities, GST offices, GST amenities, academy and staff quarters) comprising of Two Basement + Ground Floor + 1<sup>st</sup> Floor + 2<sup>nd</sup> to 3<sup>rd</sup> Parking Floor + 4<sup>th</sup> to 22<sup>nd</sup> Upper floors of height 90.70 meter.

The PP has submitted the CRZ demarcation with superimposing of the proposed building prepared by IRS, Chennai, based on approved CZMP, 2011. The said CRZ map of the IRS shows the plot bearing C.S. 6(pt) is partly affected by CRZ and partly outside CRZ area. Further, the map shows C.S no. 8(pt) is situated outside CRZ area. As per the IRS report:

Description	CRZ zone	Area in sqm
Plot boundary	CRZ II	13449.58
	Outside CRZ	22550.42
Building plinth	Outside CRZ	14566.31

The PP during the meeting further stated that CTS No. 8(pt) having admeasuring 2171.58 Sqm is situated outside CRZ area.

  
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The PP during the meeting stated that entire construction is proposed in Non CRZ area. IRS report also states that the building plinth falls completely outside CRZ. FSI of the CRZ portion of the plot is proposed to be utilized on Non CRZ portion of the plot, The said utilization of the FSI of CRZ portion would be as per DCR 1967. On non CRZ area, construction is proposed with FSI of 5.00 + Fungible Compensatory Area + claiming staircase, lift, lobby free of FSI as per DCRP 2034.

After deliberation, the Authority decided to grant CRZ NoC to concern planning Authority subject to following conditions:

1. MCGM to ensure that no construction is allowed in CRZ portion of the plot, as proposed by PP.
2. FSI as per DCR as on 19.2.1991, of the CRZ portion of the plot is allowed to utilize on Non CRZ portion of the plot.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.12:** Proposed development of floating jetty at Airoli, Navi Mumbai by Mangroves Cell

Mangrove Cell official presented the proposal before the Authority. Mangrove Cell has proposed floating Jetty at S. No. 308, Sector 10, Airoli, Navi Mumbai by Mangrove Cell, Mumbai. Existing jetty is having length of 40 meter which is inadequate and tourist can go to creek only in high tides. Extension of the jetty is proposed having length 200 with width 2 meter. Proposed extension of the creek would help in accessing the creek in low tide also.

As per submission of the Mangrove Cell, District Planning Committee has granted the administrative approval for the floating jetty for use of Forest Department at Marine Biodiversity Centre, Airoli. The Management plan of the Flamingo sanctuary at Airoli has got the permission from the Principal Chief Conservator of Forest and Chief Wildlife Warden. The extension of the jetty would not cause damage to mangroves

The Authority noted that as per para 4(i) (f) of CRZ Notification, 2011 Construction and operation for ports and harbours, jetties, wharves, quays,

  
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slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities.

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

The Authority discussed that floating jetty at Marine & Coastal Biodiversity Centre, Airoli of Mangrove Cell would attract more people & tourists. Due to extension of jetty, tourist could reach to creek during low tide also and study the marine biodiversity of the area. The proposed jetty will facilitate the movement of the people through water way at mangrove parks.

In the light of above, after deliberations, the Authority decided to recommend the proposal from CRZ point of view 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. Prior High Court permission should be obtained since, the proposed jetty is situated in 50 m mangrove buffer zone area.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.13:** Proposed protection work by relocating tetrapods at existing promenade Carter Road & Band stand, Bandra, Mumbai by MMB

Chief Engineer, MMB presented the proposal before the Authority. The MMB has proposed protection works at existing promenade Carter Road and Bandstand Bandra.

The MMB during the meeting presented the proposal of Anti-Sea Erosion bunds and shifting of the tetrapods. The Authority noted that the proposal submitted

  
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by the MMB is for relocation of the tetrapods only and not for construction of Anti sea erosion bunds.

The Authority after discussion requested the MMB to submit the revise proposal of anti-sea erosion bunds to MCZMA. MMB agreed for the same. Accordingly, the Authority after deliberation decided to defer the matter

**Item No.14:** Proposed construction of Cycle Track and area development along Palm Beach road in Nerul ward, Navi Mumbai by NMMC

Municipal Commissioner, Navi Mumbai Municipal Corporation presented the proposal before the Authority. The NMMC has proposed construction of cycle track and area development along Palm Beach Road in Nerul Ward, Navi Mumbai. The total chain age of the road is Ch 802.43 to Ch 8800.80 (Approx 7.99 km), starting from Sion Panvel Highway underpass to Uran Junction (Near NMMC Head office- Kille Gaothan).

As per the approved CZMP, 2011, the site under reference is partly in CRZ II and partly in 50 m mangrove buffer zone area.

The PP presented that No mangrove is required to be cut for the project. However, part of the cycle track is situated in 50 m mangrove buffer zone area.

The PP further stated that cycle track would be constructed using bitumen. The Authority suggested that NMMC should explore the construction of cycle track using eco-friendly material.

In the light of above, after deliberations, the Authority decided to recommend the proposal from CRZ point of view 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. Prior High Court permission should be obtained since, the proposed jetty is situated in 50 m mangrove buffer zone area.
3. NMMC to obtain the NoC from the mangrove Cell for the project.
4. NMMC should explore the construction of cycle track using eco-friendly material.

  
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5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. All other required permissions should be obtained before the commencement of the project.

**Item No.15:** Proposed development of RCC Bridge from Ghansoli to Airoli, Navi Mumbai by NMMC

Municipal Commissioner, Navi Mumbai Municipal Corporation presented the proposal before the Authority. The NMMC has proposed construction of segmental bridge over length of 3.05 km with 6 lane divided carriageway. It further merges into proposed four lane bridge ending at chainage 3+050 connecting existing road near sector 14 of Airoli. The road on embankment continues into 6 lane bridge and ends at chainage 2+850 connecting Mulund-Airoli bridge with required interchanges. The project involves construction of bridge in mangrove area along east bank of Thane creek over length of 1.05 km. As per approved CZMP, the project falls in CRZ -I (A) & II areas.

The PP has submitted the Rapid EIA / EMP for the project. The PP presented that appropriate measure are planned in order to minimize the impact of the project on marine ecology, mangrove and flamingos in the airoli creek.

The PP presented that around 5396 mangrove trees covering area of 4 Ha. would be affected for the project. The Authority felt that considering the design of the bridge on pillars, mangroves required to be cut for the project might be less. Member from the Mangrove Cell agreed the same. Hence, exact number of mangroves which would be affected due to proposed bride needs to be worked out once again, in order to determine the impact of the project on mangroves. Dr. Mahesh Shindikar explained that Acanthus are dominant in the region and should be considered based on their footprint rather than numbers.

The Authority also discussed about the proposed road on embankment. The PP informed that road is proposed on existing embankment at the site. The Authority sought details of the exiting embankment at the site. Length of the existing embankment and when it is constructed and whether proposal involves any extension of the embankment.

  
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After details discussion and deliberation, the Authority decided to seek following details:

1. Mangrove Cell and NMMC to provide Numbers / Area of mangroves that would be affected due to project in order to understand the impact of the project on mangroves.
2. NMMC to provide report pertaining to road on embankment. Details of existing embankment. Length of the existing embankment and when it is constructed and whether proposal involves any extension of the embankment.

Accordingly, the matter was deferred for the want for above said information from the mangrove cell and NMMC.

**Item No.16:** Proposed service / maintenance platform with glass railing to the existing storm water drain outfall & upgradation of Pathway, Police Station & Seating near Girgaon Chowpatty, Girgaon, D ward, Mumbai by MCGM

The Executive Engineer, MCGM presented the proposal before the Authority. The MCGM has proposed the strengthening of the outfalls along with service / maintenance platform with glass railing to the existing storm water drain outfall & upgradation of Pathway, Police Station & Seating near Girgaon Chowpatty, Girgaon, D ward, Mumbai.

MCGM has proposed service / maintenance platform with glass railing to the existing storm water drain outfall & upgradation of Pathway, Police Station & Seating near Girgaon Chowpatty, Girgaon, D ward, Mumbai.

There is an existing Storm Water Drain outfall on the northern end of the Girgaon Chowpatty near band stand. This SWD outfalls drains the storm water collected in and around Babul Nath & Grant Road area. The SWD outfall is currently not well maintained and is in dilapidated condition.

The proposed platform will camouflage with the beach ambiance giving clean and well maintained access for maintenance of the outfall and platform along with lighting facility will ensure the safety & maintenance of canal.

  
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The proposed structure will be in RCC with pile foundation and railing in stainless steel along with similar style of lamp post for ambiance.

Proposed SWD size is A1 - 62.sqm & A2 - 21.00 sqm, total storm water drain area is 83.675 sqm, Pathway area is 1716.59sqm and Police station area is 35.41 sqm.

As per approved CZMP of Greater Mumbai, 2011, the storm water drain is falling in CRZ IB area & upgradation of existing pathway, police chowki & seatings are falling in CRZ II area.

The Authority noted that as per approved CZMP, 2011, the site under reference falls in CRZ I (B) area. As per para 3(v) of the CRZ Notification, 2011, facilities required for *Storm water drains ancillary structure for pumping is a permissible activity.*

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

After deliberations, the Authority decided to recommend the proposal from CRZ point of view 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. MCGM to ensure that viewing deck is constructed using eco-friendly material.
3. MCGM while designing the viewing deck, should consider the safety aspect i.e. structural stability of the viewing deck, taking into account the high tides in monsoon.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. All other required permissions should be obtained before the commencement of the project.

  
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**Item No.17:** Regarding clarification in Mumbai Coastal Road project by  
MCGM

The Authority noted that the MCZMA vide letter dated CRZ 2020/ CRZ 136/TC 4 dated 10.12.2020 has granted the recommendation to amended proposal of Coastal Road project. MoEF, New Delhi vide letter dated 25.1.2021 clarification or revised recommendation in the subject matter, particularly with respect to entry no. 2 of the table mentioned in the CRZ recommendation of the MCZMA.

MCGM vide letter dated 11.2.2021 has submitted the details sought by the MoEF, new Delhi. Considering the details provided by MCGM, MCZMA vide letter dated 11.2.2021 sent a clarification to MoEF&CC, New Delhi. Following information is sent to MoEF&CC, New Delhi.

The CRZ details of the Coastal road project which has got CRZ clearance on 11.5.2017 by MoEF, New Delhi are as follows:

Table A

Sr. No	Package	CRZ- IVA	CRZ- IB	CRZ- II	CRZ III	Total
1	IV	0	15.66	3.0	2.6	21.26
2	I	7.56	56.66	0	0	64.21
3	II	9.49	22.09	0	0	31.58
	Total	17.04	94.41	3.0	2.6	117.05

The CRZ area details of the amended proposal, as per report of IRS, Chennai (copy attached) are as follows:

Table B

Sr. No	Package	CRZ- IVA	CRZ- IB	CRZ- II	Non-CRZ	Total
1	IV	0.37	13.20	5.78	0.96	20.31
2	I	10.00	62.47	2.29	0	74.76
3	II	12.42	23.84	3.97	0	40.23
	Total	22.79	99.51	12.04	0.96	135.3

As informed by the MCGM, an entry no. 2 in table mentioned in CRZ recommendation of MCZMA was inadvertently provided in online submission, which is rectified as follows:

  
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Sr. No	Particulars	As per CRZ clearance received	Proposed details
2.	Total project area under CRZ	117.05 Ha	135.30 Ha

The Authority took the clarification letter dated 11.2.2021 of MCZMA issued to MoEF&CC, New Delhi on record.

**Item No.18:** Proposed construction on land bearing plot no. 52, Sec No. 23, GES, Ghansoli, Navi Mumbai by M/s. Triarch Design Studio

The project proponent presented the proposal before the Authority. The proposal is for construction of building comprised ground + 4 upper floors on land bearing plot no. 52, Sec No. 23, GES, Ghansoli, Navi Mumbai. Plot area under consideration is 148.41sqm, proposed built up area is 117.84 sqm. As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone.

As per the remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of the existing road & situated within 50m from Mangroves (44.4018mt) as per MRSAC map.

The PP presented that the remarks of the NMMC is not as per ground condition. Authority further decided that the matter needs to be referred back to NMMC to verify whether the plot is situated within 50 m mangrove buffer zone area. Further, report from the Mangrove Cell should be sought in the matter.

After deliberation, the Authority decided to defer the proposal for submission of report of the Mangrove Cell and NMMC as stated above.

**Item No.19:** Proposed construction of residential building on land bearing plot no. 360A, Sector GES, Vashi, Navimumbai by Smt. Kalpana Ravindra Kotkar & ors

The Authority noted that Navi Mumbai Municipal Corporation has forwarded the proposal for construction of residential building on land bearing plot no. 360A, Sector GES, Vashi, Navi Mumbai. The proposal involves construction of

  
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residential building comprises of ground floor + 4 upper floors on land bearing plot no. 360A, Sector GES, Vashi, Navi Mumbai. Plot area under consideration is 83.90sqm, proposed built up area is 96.620sqm.

As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone. As per the remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of the existing road.

The ADTP, NMMC during the meeting stated that as per the approved CZMP, 2011, the site is situated outside CRZ area and revised application would be submitted to MCZMA.

The Authority after deliberation decided that NMMC to submit the revised application following information:

1. Approved CZMP, 2011 showing the site (1:4000 scale) and remarks pertaining to CRZ point of view
2. Present status of construction on the site
3. whether the site is situated within 50 m mangrove buffer zone

ADTP NMMC sent a letter dated 17.2.2021 to PP requesting to submit the revised application as per approved CZMP, 2011 for further processing

After deliberation, the Authority decided to defer the proposal for submission of revised application with above said information as stated above.

**Item No.20:** Proposed construction of residential building on plot no. 300, Sector no. 19, GES Koperkhairane, Navi Mumbai by Shri. Santosh Dabhade

The Authority noted that the Navi Mumbai Municipal Corporation has forwarded the proposal for construction of residential building on plot no. 300, Sector no. 19, GES Koperkhairane, Navi Mumbai. The proposal involves construction of residential building comprises of Stilt + 4 upper floors on plot no. 300, Sector no. 19, GES Koperkhairane, Navi Mumbai. Plot area under consideration is 92.970 sqm, proposed built up area is 103.269sqm.

  
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As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone. As per the remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of the existing road.

The ADTP, NMMC during the meeting stated that as per the approved CZMP, 2011, the site is situated outside CRZ area and revised application would be submitted to MCZMA.

The Authority after deliberation decided that NMMC to submit the revised application with following information:

1. Approved CZMP, 2011 showing the site (1:4000 scale) and remarks from CRZ point of view
2. Present status of construction on the site
3. whether the site is situated within 50 m mangrove buffer zone

ADTP NMMC sent a letter dated 17.2.2021 to PP requesting to submit the revised application as per approved CZMP, 2011 for further processing

After deliberation, the Authority decided to defer the proposal for submission of revised application with above said information as stated above.

**Item No.21:** Proposed construction of residential building on plot bearing S. No. 162, H. No. A/1/58/2/19, CTS No. 228/2 at village Guhagar, Tal. Guhagar, Dist. Ratnagiri by Shri. Virendra Vilas Choughule

The Authority noted that Guhagar Nagar Panchayat has forwarded the proposal of residential building on plot bearing S. No. 162, H. No. A/1/58/2/19, CTS No. 228/2 at village Guhagar, Tal. Guhagar, Dist. Ratnagiri. As per the remarks of the Guhagar Nagar Panchayat, the plot falls in CRZ III area and situated on landward side of the existing road. As per the approved CZMP 2011, the plot under reference is partly falls in CRZ III area and partly in Non CRZ area

The Chief officer, Guhagar Nagar Panchayat during the meeting stated that construction has been carried out on the plot under reference.

  
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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 discussed since, the construction has been carried out on the site, it needs to be verified whether the proposal complies with the criteria laid down in the above said para 6(d) of the CRZ Notification, 2011.

The Authority after deliberation decided that the report from the District Collector Ratnagiri would be required on following points:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) When the construction is started on the site.
- c) Whether the construction on the site is for residential use and not for any commercial purpose.
- d) Whether residential dwelling unit is not sold or transferred to non-traditional coastal community

Accordingly, the matter was deferred for submission of the compliance as stated above.

**Item No.22:** Proposed construction of residential building on plot bearing S. No. 227, H. No. 1A + 3A at Jivna Road, Shriwardhan, Tal. Shriwardhan, Dist. Raigad by Shri. Arvind N. Kalekar

The Authority noted that Shriwardhan Municipal Council submitted proposal for construction of residential building on plot bearing S. No. 227, H. No. 1A + 3A at Jivna Road, Shriwardhan, Tal. Shriwardhan, Dist. Raigad. Total plot area is 770.12sqm & proposed BUA is 384.51.



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The Authority noted that the approved CZMP, 2011 showing the site under reference submitted by the Chief Officer, Shrivardhan Municipal Council shows the site under reference is situated outside CRZ area.

After deliberation, the Authority decided to confirm that the plot bearing S. No. 227, H. No. 1A + 3A at Jivna Road, Shrivardhan, Tal. Shrivardhan, Dist. Raigad by Shri. Arvind N. Kalekar is situated beyond application CRZ belt from the HTL of the creek/ bay.

**Item No.23:** Proposed construction of residential building on plot bearing S. No. 90, H. No. 1/B/2, CTS.No. 2026 at mauje Rahatghar, Tal & Dist. Ratnagiri by Shri. Rajesh Raghuvver Pawaskar

The Authority noted the Ratnagiri Municipal Council (RMC) has forwarded the proposal for construction of residential building on plot bearing S. No. 90, H. No. 1/B/2, CTS. No. 2026 at mauje Rahatghar, Tal. & Dist. Ratnagiri. Plot area under consideration is 395.00sqm, proposed built up area is 395.00sqm. As per the Development Plan of Ratnagiri, the plot under reference falls in Residential Zone & included in congested area.

The Authority noted from the approved CZMP, 2011, the plot under reference is fronting to Ratnagiri creek/ bay and situated applicable CRZ setback area.

After deliberation, the Authority decided to confirm that the plot bearing S. No. 90, H. No. 1/B/2, CTS.No. 2026 at mauje Rahatghar, Tal & Dist. Ratnagiri is situated beyond application CRZ belt from the HTL of the creek/ bay.

**Item No.24:** Proposal for building construction on land bearing plot no. 34, Sector no. 21, GES, Ghansoli, Navi Mumbai by M/s. V. K. Soni & Sons

The Navi Mumbai Municipal Corporation vide letter dated 21.06.2018 (received on 27.06.2018) has forwarded the proposal for construction comprised ground + 4 upper floors of building on land bearing plot no. 34, Sector no. 21, GES, Ghansoli, Navi Mumbai. Plot area under consideration is 249.90sqm, proposed built up area is 372.69sqm.

  
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As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone. As per the remarks of the NMMC, the plot falls in CRZ II area and situated on landward side of the existing road.

During the meeting, the ADTP stated that as per the approved CZMP, 2011, the site is situated outside CRZ area and revised application would be submitted to MCZMA.

The Authority after deliberation decided that NMMC to submit the revised application with following information:

1. Approved CZMP, 2011 showing the site and remarks from CRZ point of view
2. Present status of construction on the site
3. whether the site is situated within 50 m mangrove buffer zone

After deliberation, the Authority decided to defer the proposal for submission of revised application with above said information as stated above.

**Item No.25:** Proposed operation of Belt conveyor system installed for loading bauxite ore into barges at S No. 276, 277 & 278 M/s Sun-Rise Marine Enterprises, Village Kokmandale (Umbershet), Tal. Dapoli, Dist. Ratnagiri by M/s Sun Rise Marine Enterprises

The project proponent presented the proposal before the Authority. The proposal is for operation of Belt conveyor system installed for loading bauxite ore into barges at S No. 276, 277 & 278 at village Kokmandale (Umbershet), Tal. Dapoli, Dist. Ratnagiri.

The project involves operation of conveyor belt. Conveyor belt will operated from loading of bauxite ore on barges. Conveyor belt extending over water body from land area. Total area of the project is 0.4 Ha & length of the conveyor belt is 34 m. PP has submitted the Marine Environmental Impact Assessment Study report, Risk Assessment & Disaster Management Plan. As per the CRZ map in 1:4000 scale prepared by IRS, Chennai, the site under reference is falls in CRZ IA area.

  
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The PP during the meeting stated that construction of the conveyor belt has been carried out and PP is seeking the post facto CRZ clearance.

The Authority discussed the applicability of the CRZ Notification dated 6<sup>th</sup> March, 2018 to the current proposal. First criteria of the said notification, PP is required to submit the application to Ministry by 30<sup>th</sup> June, 2018.

The PP during the meeting showed the copy of the application dated 30.6.2018 submitted to MCZMA. However, the Authority observed that there is no clarity about the date of submission of proposal to MCZMA. PP need to submit the clear copy of submission of application to MCZMA. The Authority discussed whether the PP is submitted the proposal to MoEF&CC, New Delhi, in accordance with CRZ notification dated 6<sup>th</sup> March, 2018. The PP stated proposal is not submitted to MoEF&CC, New Delhi

The Authority further noted that window period of the said notification is expired on 30<sup>th</sup> June, 2018. The Authority has sought the clarification from the MoEF&C, New Delhi regarding the implementation of the said Notification. On receipt of necessary clarification from the MoEF&CC, New Delhi, appropriate decision on proposals of the post facto CRZ clearance would be taken. Accordingly, the matter was deferred.

**Item No.26:** Proposed reconstruction of residential building on plot bearing S. No. 14/2C, village Dahanu, Tal. Dahanu, Dist. Palghar by Mrs. Vanita Harshad Konda

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprises Ground + 3 upper floors on plot bearing S. No. 14/2C, village Dahanu, Tal. Dahanu, Dist. Palghar by demolishing existing old structure. Plot area under consideration is 1243.86sqm. As per remarks of the Dahanu Municipal Council, the plot under reference falls in Residential Zone and reserved for Municipal Dispensary/health post.

As per the remarks of Dahanu Municipal Council, the plot under reference is affected by Mangroves buffer Zone. However, the Chief Officer, Dahanu during the meeting stated that the plot is not situated in 50 m mangrove buffer zone area.

  
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The Authority noted that there is discrepancy in the report of the Dahanu Municipal Council regarding location of the plot with respect to 50 m mangrove buffer zone.

Dahanu Municipal Council vide letter dated 24.2.2021 submitted its report stating that East-west length of the plot is 70 m ( approx) & North-South length is 14 m. There is wall compound on four sides of the said plot and there is plinth remain of the dilapidated structure. Also there are mangroves towards the East side of the east wall compound of the plot. Construction of building is proposed outside the Buffer zone towards west side.

The Authority after discussion felt that report from the mangrove cell would be required pertaining to whether the site is situated within 50 mangrove buffer zone area.

The Authority after deliberation decided to defer the proposal for want of report from the mangrove cell.

**Item No.27:** Proposed construction of residential building on land bearing CTS No. 34/1B, 35b, 36, 37/1, 38/1 & 39 of village Dahanu, Tal. Dahanu, Dist. Palghar by Shri. Hitesh V Pajwani & Shri. Ganesh R Navghare

The project proponent presented the proposal before the Authority. Proposal is for construction of residential building comprises of Stilt + 3 upper floors on land bearing CTS No. 34/1B, 35b, 36, 37/1, 38/1 & 39 of village Dahanu, Tal. Dahanu, Dist. Palghar. Plot area is 1721.42 sqm. As per sanctioned Development Plan, the plot under reference falls in Residential Zone.

The PP presented that as per approved CZMP of 2011, the plot under reference falls in CRZ-II area. Further, as per Town Planning & Valuation Dept, the project site is situated on landward side of the existing authorized structures. During the meeting, the Authority requested CO, Dahanu to submit the present status of construction on site under reference.

Dahanu Municipal Council vide letter dated 24.2.2021 submitted its report stating that East-west length of the plot is 95 m (approx) and North-South length is 17.50 M, 38M length of plot starting from East towards West out of

  
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95 M length of plot is affected by Mangroves. Construction of building is proposed outside the Buffer zone towards West side. There is existing structure in dilapidated condition of plinth area approx. 27.50 m x 17.50 m.

The Authority noted that reconstruction of the existing authorized structure would be permissible in CRZ II area as per FSI as per town & Country planning regulations existing 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 Local Body to ensure that FSI for the proposed reconstruction without change present use is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. Dahanu Municipal Council to ensure that no construction is allowed in 50 m mangrove buffer zone area,
4. All other required permission from different statutory authorities should be obtained

**Item No.28:** Proposed construction of residential cum commercial building on land bearing S No. 154/6A, 154/4A, 147/4K, 154/3, 154/1,155/3, 155/1A & 154/6B of village Makunsar, Tal. Palghar, Dist. Palghar by M/s. Ambika Yog Vileparle Plot Owners CHSL

The project proponent was absent for the meeting. Hence, the matter was deferred. The PP to submit the approved CZMP, 2011 superimposing the site under reference in 1:4000 scale.

**Item No.29:** Proposed construction of residential cum commercial building on land bearing S No. S. No. 5, H. No. 5,6, 2/2, 12 B of village Shiroda, Tal.Vengurla, Dist. Sindhudurg by Shri. Rajesh Raghuvir Mantri

  
Member Secretary

  
Chairperson

**Minutes of the 152<sup>nd</sup> meeting (Day 1) of the Maharashtra Coastal Zone  
Management Authority (MCZMA) held on 16<sup>th</sup> February, 2021**

The project proponent was absent for the meeting. Hence, the matter was deferred. The PP to submit the approved CZMP, 2011 superimposing the site under reference in 1:4000 scale.

**Item No.30:** Proposed construction of residential cum commercial building on land bearing S No. 142/17, CTS No. 1685, 1686 of village Murud, Tal. Murud, Dist. Raigad by Shri. Ashok Ganeshmalji Jain

The Chief Officer, Murud Janjira Municipal Council presented the proposal before the Authority. Proposal is for construction of residential cum commercial building comprising of Ground + 4<sup>th</sup> floors on land bearing S No. 142/17, CTS No. 1685, 1686 of village Murud, Tal. Murud, Dist. Raigad. Old existing house demolished on site. Plot area is 556.44 sqm. As per sanctioned Development Plan, the plot under reference falls in Residential Zone.

As per approved CZMP of 2011, the plot under reference falls in CRZ-II area. Further, as per Murud Janjira Municipal Council, the project site is situated on landward side of the existing road. The report of the Murud Janjira Municipal vide letter dated 18.02.2021 states that, construction has not started on the site.

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 reconstruction without change present use is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. All other required permission from different statutory authorities should be obtained

**Item No.31:** Proposed construction of residential building on land bearing Plot No. 56 F, Sector No. 50, GES, Nerul, Navi Mumbai by Shri. Nivruti P Mhatre (M/s. Elite Enterprises)

  
Member Secretary

  
Chairperson

**Minutes of the 152<sup>nd</sup> meeting (Day 1) of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> February, 2021**

The Assistant Director Town Planning (ADTP, Navi Mumbai) presented the proposal before the Authority. Proposal is for construction of residential building comprising of Ground + 4<sup>th</sup> Floor on land bearing Plot No. 56 F, Sector No. 50, Nerul, Navi Mumbai. Plot area is 99.99 sqm. As per sanctioned Development Plan of NMMC, the plot under reference falls in Residential Zone.

As per approved CZMP of 2011, the plot under reference falls in CRZ-IA i.e. Mangrove 50 m buffer Zone. Further, as per NMMC, the project site is not on landward side of the existing road as on 19.2.1991.

The Authority noted that the plot under reference falls in CRZ-IA i.e. Mangrove 50 m buffer Zone and situated on seaward side. It was further noted that construction of residential building in 50 m mangroves buffer zone is not allowed as per the provisions of the CRZ Notification, 2011 and as per the High Court Orders 06.10.2005 & 27.01.2010. Therefore, the Authority after deliberation decided to reject the proposal from CRZ point of view.

It was further noted that ADTP, NMMC has sent a letter dated 17.2.2021 to PP requesting to submit the revised application as per approved CZMP, 2011 for further processing.

**Annexure I**

**List of members/officials present in the online meeting:**

1. Mrs. Neenu Somraj, DCF, Mangrove Cell, Member MCZMA
2. Mr. Nandushekhar, Representative Industries dept, Member MCZMA
3. Mr. Rajesh Patgaonkar, DyCE, MCGM, Member MCZMA
4. Mr. A. K. Choubey, NIO, Expert Member, MCZMA
5. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
6. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
7. Dr. M. S. Khot, Principal, Chhatrapati Sambhaji Raje Sainik School, Ratnagiri, Expert Member, MCZMA
8. Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA

  
Member Secretary

  
Chairperson