

Minutes of the 152nd meeting (Day 2) of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 22nd February, 2021

MINUTES OF THE 152nd MEETING (DAY 2) OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY HELD ON 22nd FEBRUARY 2021.

The 152nd meeting (Day 2) 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 22nd February, 2021. List of members present in the meeting is at **Annexure-I**.

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 Executive Engineer, MCGM presented the proposal before the Authority. The MCGM has proposed 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.

Due to heavy monsoon rains on 5th August, 2020, the main damages are observed on N.S. Patkarg Marg and B.G. Kher Marg in 'D' ward due to collapse of huge wall / landslide along the hill of Hanging Garden at N.S. Patkar Marg. Technical Advisory Committee has been formed under the Chairmanship of Prof of IIT, Mumbai to plan and oversee the restoration of damaged hillock and to improve /construct damaged N.S. Patkar Road and B.G. Kher Marg.

As per approved CZMP of Greater Mumbai the site under reference partly falls in CRZ-II and mostly falls in non CRZ area. It was presented that small stretch admeasuring around 15 meter is situated in CRZ II area and rest of the site is situated outside CRZ area. Restoration works will involve the construction of retaining wall as a protection measure.

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

1. MCGM to ensure that no additional trees should be cut for construction of retaining wall.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.


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Item No.32: Proposed reconstruction of residential building on land bearing S No. 57, H. No. A/10/11/A, S. No. 19, H. No. 5B of village Kille, Tal. Ratnagiri, Dist. Ratnagiri by Shri. Imtiyaj Yunuskhan Pathan

Chief Officer, Ratnagiri Municipal Council was present for the meeting. Proposal is for reconstruction of residential building comprises of Ground + 1st floor on land bearing S No. 57, H. No. A/10/11/A, S. No. 19, H. No. 5B of village Kille, Tal. Ratnagiri, Dist. Ratnagiri. Plot area is 1950 sqm.

As per approved CZMP of 2011, the plot under reference falls in CRZ-II area. Further, as per Ratnagiri Municipal Council, the project site is situated on landward side of the existing road.

During the meeting, the Authority requested CO, Ratnagiri to submit the present status of construction on site under reference.

Accordingly, the Authority decided to defer the proposal for want of status of construction on site from Ratnagiri Municipal Council as stated above.

Item No.33: Proposed commencement & Operation of treated effluent pipeline from Mirjole MIDC to Bhagawati Bandar jetty, Dist. Ratnagiri by M/s. T J Marine Products Pvt Ltd

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ clearance for the commencement & Operation of treated effluent pipeline from the TJ marine products Pvt Ltd factory having Fish Meal, Fish Oil and Fish Soluble Paste production located at Plot No. B26, 27, 28 & 29 MIDC Mirjole to Bhagawati Bandar jetty, Dist. Ratnagiri. Total length of pipeline is 15 km.

The Authority noted that the PP has already laid down the treated effluent pipeline from Mirjole MIDC to Bhagawati Bandar jetty, Dist. Ratnagiri in 2015-16 and now, seeking permission for commencement & Operation of pipeline. MPCB has granted Consent to Operate the factory having Fish Meal, Fish Oil and Fish Soluble Paste production located at Plot No. B26, 27, 28 & 29 MIDC Mirjole, Ratnagiri. MIDC, MMB, ratnagiri Municipal Council, Grampanchayat Shirgaon, PWD, Fisheries Dept has granted permission for pipeline.


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The NIO has stated that PP can release their fish processing effluents through single port diffuser after treating to standards of the MPCB at location 16^o59'50"N and 73^o16'09"E. PP has submitted Marine EIA report prepared by NIO Goa.

PP has carried CRZ demarcation from NIO Goa and submitted report & CRZ map in 1:4000 scale. As per the NIO report, Total length of pipeline is 15 km and approximate length of pipeline under CRZ as follows:-

Sr. No.	Classification	Length
1	CRZ-IA	100 m
2	CRZ-IB	680 m
3	CRZ-II	1525 m
4	CRZ-IV	100 m

The Authority noted that there is no provision for grant of post facto CRZ approval for the project in original CRZ Notification, 6th Jan, 2011. However, MoEF issued amendment dated 6th March, 2011 to original CRZ Notification, 2011 pertaining to grant of post factor CRZ clearance.

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

The Authority noted that the PP has submitted the application in December, 2018 i.e. not within the window period as stipulated in 6th March, 2018 Notification.

The Authority noted that laying of the pipeline for discharge of treated effluent is vital infrastructure facility in order to mitigate the water pollution in the sea. However, the PP should have obtained the prior CRZ clearance before laying the pipeline.

After deliberation, the Authority decided to refer the matter to MoEF&CC, New Delhi for further appropriate decision in the matter.


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Item No.34: Proposed construction on plot bearing CS No. 1653, 1550B & 1550D, (16/1 pt & 1/5 pt), S. No. 17, 18 & 218 of village Shahad, Tal. Kalyan, Dist. Thane by M/s. Birla Estates (Century Textiles & Industries Ltd)

The project proponent presented the proposal before the Authority. Proposal is for Residential / Commercial Complex on non CRZ Portion of plot bearing CS No. 1653, 1550B & 1550D, (16/1 pt & 1/5 pt), S. No. 17, 18 & 218 of village Shahad, Tal. Kalyan, Dist. Thane. Only Garden is proposed in CRZ portion of plot under reference. As per sanctioned Development Plan, the plot under reference falls in Transport nagar Reservation, Parking Reservation,, Industrial Zone, Green Zone & DP Road.

The PP has submitted the CRZ map in 1:4000 scale superimposing the plot, based on the approved CZMP, 2011 prepared by IRS, Chennai. As per the said map, Total Plot area is 85220 sq m. As per the report of IRS, Chennai:

S. No.	Survey No. / CS No.	CRZ Classification	Area In sq. m.	Total Area In sq. m.
1	17	CRZ-II	3940.18	16290.00
		Non-CRZ	12349.82	
2	18	CRZ-IB	825.18	14370.00
		CRZ-II	4104.46	
		Non-CRZ	9440.36	
3	218	CRZ-II	95.48	6070.00
		Non-CRZ	5974.52	
4	1653	CRZ-IB	69.68	45620.00
		CRZ-II	3886.13	
		Non-CRZ	41664.19	
5	1550B	CRZ-IB	41.97	1910.00
		CRZ-II	933.72	
		Non-CRZ	934.31	
6	1550D	Non-CRZ	960.00	960.00


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The PP presented that no development is proposed in CRZ portion of the land. Only Garden is proposed in CRZ belt.

After deliberation, the Authority decided to grant the CRZ NoC for the proposal subject to following conditions:

1. Planning Authority to ensure that no development is proposed in CRZ portion of the land.
2. Only Garden should be developed in CRZ belt, as proposed by the PP
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.

Item No.35: Proposed additions, alterations and reconstructions of building Wing B of the existing Hospital Building Known as St. Elizabeth Nursing Home on plot bearing CS No. 192 and 1/193 of Malbar Cumbala Hill Division in D Ward, Mumbai by St. Elizabeth Hospital

The project proponent presented the proposal before the Authority. PP has proposed existing wing A to be retained as it is and proposed wing B by demolishing wing B. Existing Wing A comprising of Ground + 3 upper floors is to be retained. Reconstruction of Wing B is proposed, comprising of First basement (OPD/EHC/Diagnostic), 2nd Floor for (AKD/Chemo/Physio), 3rd Floor for (Administration / Staff Areas, 4th Floor use for (CSSD/ Blood Store/ lab), 5th Floor use for (MICU & ICCU/ cath lab/ refuge), 6th floor use for (SICU/ OT), 7th Floor (Service Floor) 8th & 9th (IPD / Suite Ward) with total height 39 m.

The PP further presented that earlier the proposal was considered in 75th meeting of MCZMA held on 15.05.2012 & granted CRZ recommendation for additions & alterations to existing Hospital building comprises of A wing gr + 3 upper & B Wing gr + 6 upper Floor. However the work of additions & alterations as approved by MCGM could not started due to non-compliance of IOD Conditions, hence IOD lapsed. Now PP has submitted revised proposal by demolishing existing Wing B and reconstructing the same utilizing additional FSI of 716.14 sqm over and above 7861.35 sqm of protected area. The Government of Maharashtra vide letter dated 22.10.2010 had approved additional FSI of 1.36 over and above already consumed existing FSI of 2.16. The MCGM has approved concessions as per DCR 1967.


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Area of Plot - 2233.34 sqm, Existing BUA Hospital Building Wing A - 2411.15 sqm, Proposed BUA Hospital Wing B - 6166.34 sqm and Total BUA - 8,577.49 sqm

As per approved CZMP of 2011 the plot under reference falls in CRZ-II area and landward side of existing road.

As per para 4 (ii) the following activities shall require clearance from MoEF, namely:- Demolition and reconstruction of (a) buildings of archaeological and historical importance, (ii) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, education, **medical care** and cultural activities;

After deliberation, the Authority decided to recommend the proposal from CRZ point of view to MoEF&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. 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.36: Proposed temporary structures for shooting purpose at plot bearing CTS No. 1496, 1497, 1498 of village Erangal, madh Marve Road, Malad (W), Mumbai by M/s. Balaji Tirupati Cinemas

The Ward Officer, MCGM presented the proposal before the Authority. Application is for 4 Nos of temporary structures of Film Sets for shooting purpose at plot bearing CTS No. 1496, 1497, 1498 of village Erangal, madh Marve Road, Malad (W), Mumbai. Plot area is 5761 sqm.

As per development Plan the plot under reference falls in SDZ. As per approved CZMP of 2011 the plot under reference falls in CRZ-II area.


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During the meeting, Ward officer, MCGM stated that there is a policy/ circular of MCGM regarding construction of temporary structures for film sets. He further stated that approval from the MCZMA is required for 6 months for temporary structures.

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

1. The CRZ recommendation is valid for 6 months from the date of receipt of CRZ recommendation, as requested by the PP.
2. Eco-friendly material should be used for installing the structures for film sets.
3. Temporary structures should be built in CRZ II area only and not in CRZ I area
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. After 6 months, the MCGM should submit a certificate to MCZMA confirming that the site is restored to its original conditions.
6. After 6 months, PP may submit fresh reference for seeking CRZ recommendation, if required.

Item No.37: Proposed temporary structures for shooting purpose at plot bearing CTS no. 1105, 1061 & 1432 of village Erangal, Madh Marve Road, Malad (W), Mumbai by M/s Bhatia Bollywood Studios LLP

The Ward Officer, MCGM presented the proposal before the Authority. Application is for temporary structure of Film Sets for shooting purpose at plot bearing CTS No. 1105, 1061 & 1432 of village Erangal, madh Marve Road, Malad (W), Mumbai. Plot area is 780.38 sqm.

As per development Plan the plot under reference falls in NDZ. As per approved CZMP of 2011 the plot under reference falls in CRZ-II area.

During the meeting, Ward officer, MCGM stated that there is a policy/ circular of MCGM regarding construction of temporary structures for film sets. He further stated that approval from the MCZMA is required for 6 months for temporary structures.


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

1. The CRZ recommendation is valid for 6 months from the date of receipt of CRZ recommendation, as requested by the PP.
2. Eco-friendly material should be used for installing the structures for film sets.
3. Temporary structures should be built in CRZ II area only and not in CRZ I area
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. After 6 months, the MCGM should submit a certificate to MCZMA confirming that the site is restored to its original conditions.
6. After 6 months, PP may submit fresh reference for seeking CRZ recommendation, if required.

Item No.38: Proposed temporary structures for shooting purpose at plot bearing CTS no. 1495 of village Erangal, Madh Marve Road, Malad (W), Mumbai by M/s Expression Studios

The Ward Officer, MCGM presented the proposal before the Authority. Application is for 2 Nos of temporary structures of Film Sets for shooting purpose at plot bearing CTS No. 1495 of village Erangal, Madh Marve Road, Malad (W), Mumbai. Plot area is 760 sqm.

As per 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.

During the meeting, Ward officer, MCGM stated that there is a policy/ circular of MCGM regarding construction of temporary structures for film sets. He further stated that approval from the MCZMA is required for 6 months for temporary structures.

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

1. The CRZ recommendation is valid for 6 months from the date of receipt of CRZ recommendation, as requested by the PP.
2. Eco-friendly material should be used for installing the structures for film sets.


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3. Temporary structures should be built in CRZ II area only and not in CRZ I area
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. After 6 months, the MCGM should submit a certificate to MCZMA confirming that the site is restored to its original conditions.
6. After 6 months, PP may submit fresh reference for seeking CRZ recommendation, if required.

Item No. 39: Proposed laying of cable and electric substation at S. No. 118/2, Sai Shiv Films Compound near Bhati village Bus Stop, Marve Road, Malad (W), Mumbai by M/s Sai Shiv Films Pvt. Ltd

Representative of M/s Adani Power presented the proposal before the Authority. Proposal is for laying of cable and electric substation of size 8m X 5m at S. No. 118/2, Sai Shiv Films Compound near Bhati village Bus Stop, Marve Road, Malad (W), Mumbai

As per 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.

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. No construction is allowed in mangroves or its 50 m buffer zone area.
2. Excavated material should not be dumped in the CRZ area.
3. All other required permission from different statutory authorities should be obtained.

Item No. 40: Extension for validity of CRZ clearance of construction of 220kV Kalwa - Salsette Transmission Line (upgradation of old 110 kV Transmission Line) in Mumbai by M/s. The Tata Power Company Ltd

The project proponent presented the proposal before the Authority. Earlier the proposal of construction of 220kV Kalwa - Salsette Transmission Line (upgradation of old 110 kV Transmission Line) in Mumbai was considered in 85th meeting of MCZMA held on 12th & 13th November, 2013. The MCZMA


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recommended the proposal vide letter dated 07.04.2014 to the MoEF&CC, New Delhi.

MoEF&CC, New Delhi has granted CRZ clearance for construction of 220kV Kalwa - Salsette Transmission Line (upgradation of old 110 kV Transmission Line) in Mumbai on 24.11.2015.

The PP during the meeting stated that there is no change in project details and the project delayed due to Forest clearance. Now, Proposal is for extension for validity of CRZ clearance of construction of 220kV Kalwa - Salsette Transmission Line (upgradation of old 110 kV Transmission Line) in Mumbai.

The Authority noted the CRZ Notification, 6th March, 2018 which states 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";

Since there is no change in project profile, After deliberation, the Authority decided to recommend the proposal to MoEF&CC, new Delhi for extension for the validity of the CRZ clearance granted to the project.

Discussion Items:

Item No.1: Exclusion of trained Nallas / Drain from CRZ Notification - representation of M/s Ajmera Realty & Infra India Ltd.

The Authority noted that the MoEF&CC, New Delhi vide letter dated 13.01.2021 forwarded the representation of M/s. Ajmera Realty & Infra India Ltd. regarding exclusion of trained Nallas / Drain from CRZ Notification. In this


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regard the MoEF&CC requested that mater may be examined and a report / comments to be provided to the Ministry at the earliest.

The project proponent presented the proposal before the Authority. Applicant is seeking the exclusion of trained Nallas / Drain from CRZ Notification. Applicant presented that due to restricting CRZ buffers along the nalla / drains, the stretch of the land along the Nallas remains undeveloped and is also susceptible to encroachment by squatters. The nallas have been designed, trained, deepened & widened for maximum flow. Further over flow of water is not expected. Trained nallas have a service road for cleaning and maintenance which already acts as a buffer.

The Authority noted the para (ii) of the CRZ Notification, 2011 which states as follows:

"CRZ shall apply to the land area between HTL to 100 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea and the distance upto which development along such tidal influenced water bodies is to be regulated shall be governed by the distance upto which the tidal effects are experienced which shall be determined based on salinity concentration of 5 parts per thousand (ppt) measured during the driest period of the year and distance upto which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans (hereinafter referred to as the CZMPs).

Explanation.- For the purposes of this sub-paragraph the expression tidal influenced water bodies means the water bodies influenced by tidal effects from sea, in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like"

The above said provisions stipulates the demarcation of the CRZ area along the seafront as well as tidally influenced water bodies.

The Authority after discussion opined that the said matter pertains to policy amendment in provisions of the CRZ Notification, 2011, which is under the ambit of the MoEF&CC, New Delhi. Accordingly, the matter is referred to MoEF&CC, New Delhi.



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Item No.2: Remarks from CRZ point of view of S. No. 176/1 (Reservation No. 592- Police Headquarter & Parade Ground), Village Diwanman, Tal. Vasai, Dist. Palghar.

The DCP, Vasai Virar Region presented the matter before the Authority. He presented that the Vasai Virar Municipal Corporation (VVMC) has requested District Collector Palghar to transfer the land adm. 20 Ha out of 47.5 Ha bearing S. No. 176/1 (Reservation No. 592- Police Headquarter & Parade Ground), Village Diwanman, Tal. Vasai, Dist. Palghar. The Revenue & Forest Department has requested Environment Dept to offer remarks in the matter.

The Authority further noted that the Deputy Director, Town Planning, Vasai Virar Municipal Corporation vide letter dated 15.9.2020 confirmed that the reservation of police Headquarter and Playground (reservation no. 592) on survey no. 176/1 is not in CRZ area.

The Approved CZMP, 2011 showing the site under reference is also submitted, as per which, the site is situated outside CRZ area.

After deliberation, the Authority decided to confirm that reservation of police Headquarter and Playground (reservation no. 592) on survey no. 176/1 at village, Tal: vasai, District Palghar is situated beyond CRZ area, as per approved CZMP, 2011.

Item No.3: Complaints regarding construction on starred hotel / club house carried out by M/s. Seven Eleven Hotels Pvt. Ltd. on Old. S. no. 266/1 to 6, 265/2, 265/4, 267/2, 267/3 (new S. No. 67/1 to 6, 81/2, 81/4, 52/2, 52/3), village Navghar, Tal & Dist. Thane

The Authority noted the detailed background of the matter. The Authority is receiving persistent complaints through letters and emails in the matter.

The matter was earlier deliberated in detailed in 142nd meeting of the MCZMA held on 31st December, 2019. Reports from various Authorities such as District Collector, MBMC, Mangrove Cell and NCSCM, Chennai were sought.

Regarding mangrove destruction, the Authority noted the report of the mangrove cell and District Collector received in the matter. The Mangrove Cell report dated 17.2.2021 states as follows:


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- 1) As per MRSAC map, Mangroves Forest and water body were present in Survey No. 50,51,68,69 and 81 pt. in the year 2005.
- 2) Google images in the year 2009 to 2013 shows extension of Mangroves Forest and water body in Survey No. 67 as well.
- 3) Systematic dumping of debris and destruction all of mangrove on above mentioned survey numbers happened right from the year 2015 onwards as it is visible on the Google super imposed images.
- 4) As per the Google Earth super imposed maps, the main building of Seven Eleven Hotel on S. No. 67 pt. and 81pt. is not located on the mangrove forest. However some of the facilities like sports club, recreation ground, Lawn etc. are being constructed on the reclaimed mangrove forest and water body.
- 5) These Land parcel are not a notified forest and it is not in the possession of the Mangrove Cell.
- 6) Destruction of the mangrove and wetlands is an offence as per Environment Protection Act. 1986 Hence, the Environment Department and District Collector may initiate necessary action.

District Collector report dated 15.2.2021 states about in 9 cases FIR have been filed in the matter. After deliberation, the Authority instructed that District Administration should pursue the cases for taking action regarding the destruction of mangroves.

The Authority further noted that with respect to CRZ issue, reply is awaited from the NCSCM & MoEF, New Delhi. Further, MBMC need to provide additional information in the matter. Therefore, after detailed discussion and deliberation, Authority decided to seek following details in the matter:

- a) MBMC to provide details as to whether the construction has been carried out in CRZ area, as per approved CZMP, 1991
- b) MBMC to provide the date on which the construction is started on the site.
- c) Reminder letter to be sent to NCSCM, Chennai and MoEF in the matter.

After receipt of the report stated above, the matter would be taken up in MCZMA meeting for further appropriate decision in the matter.


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Item No. 41: Proposed construction of Tribal Art & culture exhibition Centre on plot bearing S. no. 163/1/1 & 152/1/1 at Dahanu, Tal. Dahanu, Dist. Palghar by Ekatmik Adivasi Vikas Prkalp

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of Tribal Art & Culture Exhibition Center for Tourism purpose comprises of ground + 1st floor on plot bearing S. no. 163/1/1 & 152/1/1 at Dahanu, Tal. Dahanu, Dist. Palghar by demolishing existing old structure. Plot area under consideration is 6573.00sqm. Proposed BUA is 1310.09sqm. As per remarks of the Dahanu Municipal Council, the plot under reference falls in Tourism Zone

As per the approved CZMP, the plot falls in CRZ II area and situated on landward side of the existing road.

As per 8(i) II. CRZ-II as per CRZ Notification, 2011,

(iii) 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:

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. 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. 42: Proposed construction of widening/ extension and repair of existing jetty at Mumbai Trans Harbour Link (MTHL) by MMRDA

The Executive Engineer, MMRDA presented the proposal before the Authority. MMRDA is constructing the Mumbai Trans Harbour Link Project The MTHL link will provide connectivity between Mumbai Island to the Navi Mumbai. For the said project, the MMRDA has proposed the following activities:


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- i. Widening/ extension of existing ramp/ Jetty a Kerosene wharf on its left side for erection of temporary Jetty on piles without any reclamation.
- ii. Extension of existing ramp/ jetty at Kerosene wharf for additional 230 m at its mouth
- iii. Repair/ re- surfacing of existing ramp/ jetty at kerosene wharf of 120* 18m

Existing Kerosene Jetty owned by the MbPT will be used for transporting the fabricated OSD spans & others associated bridge related activities.

The PP has submitted the CRZ map in 1:4000 scale superimposing the project activities, as per which, the project activities are situated in CRZ I (A), CRZ I (B) & CRZ II as per the approved CZMP from IRS, Chennai. The PP has submitted the Rapid EIA/ EMP report.

The Authority noted that mangroves would be affected due to project activities. After deliberation, the Authority decided to seek report from Mangrove cell regarding the impact of the project on mangroves. After receipt of the said report, the matter would be taken up in MCZMA meeting for appropriate decision. Accordingly, the matter was deferred.

Item No. 43: Proposed construction of Turtle Transit and Treatment Center at S. No. 63, village Tondavali, Tal. Malvan, Dist. Sindhudurg by Mangrove Cell

Officials of the Mangrove Cell presented the proposal before the Authority. The mangrove cell has proposed construction of Turtle Transit and Treatment Center at S. No. 63, village Tondavali, Tal. Malvan, Dist. Sindhudurg. Injured Marine animals will be treated at the Center. As per the remarks of Mangroves Cell, the site under reference is falls in CRZ III area.

DCF, Mangroves presented that It is a purely a conservation activity. The Authority suggested that Construction should be from Eco-friendly material.

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


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1. Mangrove Cell should ensure that Construction should be from Eco-friendly material.
2. PP to ensure that no construction in CRZ-I areas.
3. All other required permission from different statutory authorities should be obtained

Item No. 44: Proposed Civil Works and Interior Works for proposed MSDP department for various Municipal project Works at existing "Arts & Crafts center Building", at plot bearing CTS No. 47 (pt) at Love grove Pumping Stations in G/South Ward, Mumbai by MCGM

Executive Engineer presented the proposal before the Authority. The MCGM has proposed additions/alterations with minor amendment in the existing North and South Block building known as 'Command Center (existing Arts and Crafts) at Love Grove Pumping Station, Worli, comprising of Basement + Ground + 1st upper floor of height 12.12 Mtr. & 12.51 mtr. AGL for North Block & South Block respectively.

As per remarks of MCGM, the 'plot under reference 'falls within CRZ-II area. As per remarks of the MCGM, as per DP -1967 remarks, the plot under reference falls within the entire designation of Sewage Purification Works (SP) (Part of larger Reservation) and as per DP 2034, the plot under reference is affected by Existing amenities of EMS4.1 (Sewage Treatment Plant / Facilities) & EMS4.3 (Sewage Pumping Station) and falls in Residential (R) Zone.

The Authority noted that the proposal involved internal addition/ alteration to existing building without change in footprint of the building.

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 additions/alterations with minor amendment is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All other required permission from different statutory authorities should be obtained


Member Secretary


Chairperson

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Item No.45: Proposed SR Scheme on plot bearing CTS no. B-908, B-909, B-910, B-911 (pt) of village Bandra, Mount Mary Hills, Kadeshwari Mandir Marg, H/W ward, Mumbai for 'Jaferbaba CHSL', Shiv Mandir CHS (prop), Hill People CHS (prop) and Durga Mata CHS (prop) by M/s Hubtown Ltd.

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ clearance as for the SRA scheme in accordance with provision of the CRZ Notification, 2011.

The SRA scheme is situated on plot bearing CTS no. B-908, B-909, B-910, B-911 (pt) of village Bandra, Mumbai. The Authority noted the detailed background of the SRA scheme as presented by the PP.

The Authority during the deliberation felt that in the light of observations of Hon'ble National Green Tribunal and para 8.V.1.(e) of the CRZ Notification, 2011, the matter needs to be referred to MoEF&CC, New Delhi for further appropriate decision.

After detailed discussion and deliberation, the Authority decided the followings:

1. PP to submit the public consultation report as per the para 8.v.1. (b). 4 of the CRZ Notification, 2011.
2. PP to submit whether the PP has complied with the condition of having 51% Govt staken in the SRA scheme. Details for the same should be submitted.

After receipt of the above stated compliance, the matter would be taken up in MCZMA meeting.

Item No.46: Proposed SR scheme on plot bearing CS no. 32 (pt) & 38 (pt) of Worli Division, Mumbai for Maya Nagar / Achanak Nagar CHS by M/s Hubtown Ltd.

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ clearance as for the SRA scheme in accordance with provision of the CRZ Notification, 2011. The Authority noted the detailed background of the SRA scheme as presented by the PP.


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The Authority during the deliberation felt that in the light of observations of Hon'ble National Green Tribunal and para 8.V.1.(e) of the CRZ Notification, 2011, the matter needs to be referred to MoEF&CC, New Delhi for further appropriate decision.

After detailed discussion and deliberation, the Authority decided the followings:

1. PP to submit the public consultation report as per the para 8.v.1. (b). 4 of the CRZ Notification, 2011.
2. PP to submit whether the PP has complied with the condition of having 51% Govt staken in the SRA scheme. Details for the same should be submitted.
3. The PP presented that the SRA scheme is on C.T.S No. 20 (pt), 22 (pt), 23 (pt), 24 (pt), 32 (pt) & 38 (pt), Worli Division, G/South Ward, Mumbai. However, the proposal submission to MCZMA is for SRA scheme on CS no. 32 (pt) & 38 (pt) of Worli Division. PP to clarify about exact plot numbers of the SRA scheme.

After receipt of the above stated compliance, the matter would be taken up in MCZMA meeting.

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

The Authority noted that 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.

After details discussion and deliberation, the Authority on day 1 dated 15.2.2021 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.


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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.

The NMMC vide letter dated 17.2.2021 submitted its report. The report states as follows:

- a) Temporary impact: The total 15 m of ROW will be required for construction purpose. Mangroves under this are will be affected temporarily.
Permanent Impact: There will be 25 nos of piers for which the mangrove will be affected permanently.

	Mangrove area (Sqm)	Nos of mangrove
Temporary impact	10,125	2640
Permanent Impact	2025	810
Total	12150	3540

- b) The embankment was a part of CIDCO development for sector 10A of Airoli or peripheral road. It is understood that this was done 20 years back.

The Authority noted the report of the NMMC and after deliberation decided that report of the Mangrove Cell would be required in order understand the impact of the project on mangroves. Therefore, the matter was deferred for the want of report from the Mangrove Cell.

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

The Authority noted that MMB is seeking the CRZ approval for relocating tetrapods at existing promenade Carter Road & Band stand, Bandra, Mumbai. However, Chief Engineer, MMB during the day 1 meeting on 15.2.2021 presented the proposal of anti-sea erosion bunds. The Authority observed that the proposal submitted 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.


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However, Chief Engineer, MMB submitted a letter dated 17.2.2021 requesting to consider the application for relocation of the tetrapod only. He informed that MMB is sticking to earlier application of relocation of tetrapods from Haji Ali to Band stand and Carter Road. He further stated that promenade at Bandstand and carter road is getting damaged due to high tides of the sea, hence protection of the promenades is utmost important. L & T is undertaking the construction work of the Coastal Road from Marine lines to Worli end. Relocation of the tetrapods of Haji ali is a requirement. MMB is seeking CRZ approval for the relocation of the tetrapods with required base layer. The said sites are situated in CRZ I area.

Details of the tetrapod are as follows:

Bandstand

- Promenade Length: 1200 m (950 m length is proposed)
- Weight of tetrapods: 2000 kg
- Number of tetrapods required: 12625 Nos

Carter Road

- Promenade Length: 1350 m (400 m length is proposed)
- Weight of tetrapods: 2000 kg
- Number of tetrapods required: 5316 Nos

The Authority after deliberation decided that only relocation of tetrapods from the Hazi Ali as per to two locations i.e. Bandstand, and Carter Road could be allowed. MMB to obtain prior High Court permission for the location of the carter road, since the site is situated within 50 m mangrove buffer zone area.

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