

**Minutes of 154th (Day 2) meeting of the Maharashtra Coastal Zone
Management Authority (MCZMA) held on 20th April, 2021**

The 154th 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 20th April, 2021. List of members present in the meeting is at **Annexure-I**.

Item No.21: Proposed construction of residential building on plot bearing S. no. 514A at Dahanu, Tal. Dahanu, Dist. Palghar by Shri. Fitrat Gulab Khan

Chief Officer, Dahanu Municipal Council presented the proposal. The proposal is for construction of residential building on plot bearing S. No. 514A at Dahanu, Dist: Palghar. Plot area is 339.41 Sqm.

As per the sanctioned DP, the land under reference falls in Tourism zone. As per the remarks of the Dahanu Municipal Council, the plot under reference falls in CRZ II and situated on landward side of the existing road. The CO, Dahanu submitted that the plot is vacant wherein residential building is proposed. The CO vide letter dated 20.4.2021 confirmed that the plot under reference is vacant.

The Authority noted the construction of a building is CRZ II and on landward side is a permissible activity as per para 8.II of CRZ Notification, 2011. However, the Dahanu Municipal Council should strictly ensure that the FSI for the proposed construction is in accordance with town and country planning regulation 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 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


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Item No.22: Proposed construction of residential building on plot bearing C. S. No. 5 A at village Dahanu, tal. Dahanu, Dist. Palghar by Shri. Nilesh Jayendra Pajwani

Chief Officer, Dahanu Municipal Council presented the proposal. As per the layout plan submitted by the PP, the proposal is for construction of residential building cum commercial on plot bearing C.S. No. 5A at village Dahanu, Dist: Palghar.

As per the sanctioned DP, the land under reference falls in Residential zone. As per the remarks of the Dahanu Municipal Council, the plot under reference falls in CRZ II and situated on landward side of the existing road. Area of the plot is 753.34 Sqm,

The CO vide letter dated 20.4.2021 submitted that there are two old dilapidated structure on the plot under reference. Those existing structures are to be demolished and new residential cum commercial building will be constructed.

The Authority noted the reconstruction of a building in CRZ II is a permissible activity as per para 8.II of CRZ Notification, 2011. However, the Dahanu Municipal Council should strictly ensure that the FSI for the proposed construction is in accordance with town and country planning regulation 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 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


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Item No.23: Proposed construction of school building on plot bearing gut no. 210/15, 212/3, 213/1 (pt), village Vadkun, Tal. Dahanu, Dist. Palghar by Dnyan Bharti Society

Chief Officer, Dahanu Municipal Council presented the proposal. The proposal is for extension of the school building on plot bearing Gut no. 210/15, 212/3, 213/1 part, village Vadkun, Taluka Dahanu, Dist: Palghar. As per remarks of the ADTP, sanctioned DP, the land under reference is situated in Public Semi Public Zone. There is existing college on the site and reservation no. 14 "EXT. to college". Plot area is 36,377.00 Sqm.

The plot under reference is situated in CRZ II and situated on landward side of existing road.

The Authority noted that there are 4 numbers of existing building namely, A, B,C, D, out of these existing building, B will be demolished and rest are to be retained. New building namely E will be proposed Ground + 2nd floor on vacant portion of the plot.

The Chief Officer, Dahanu vide letter dated 20.4.2021 informed that the proposal involves construction of new college building on vacant plot.

The Authority noted the construction of a building is CRZ II and on landward side is a permissible activity as per para 8.II of CRZ Notification, 2011. However, the Dahanu Municipal Council should strictly ensure that the FSI for the proposed construction is in accordance with town and country planning regulation as on 19.2.11991.

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


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Item No.24: Proposed construction of residential house on plot bearing S. No. 312/22/1 + 312/22/2 village Bordi, Tal. Dahanu, Dist. Palghar by Shri. Anil Ramanlal Shah

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprising Stilt + 3rd floor on plot bearing S. No. 312/22/1 at village Bordi, Tal: Dahanu, Dist: Palghar. The land under reference falls in Urbanized zone (U-1) and partly affected by planned Coastal Highway. Plot area is 580.00 Sqm.

As per the approved CZMP, 2011 the plot under reference falls in CRZ III area and situated on landward side of existing road. The plot is situated beyond 200 m from the HTL of the seafront.

The Authority noted that as per para 8.III. B. vii) of CRZ, 2011, following is permissible:

"Construction or reconstruction of dwelling units so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and goathans. Building permission for such construction or reconstruction will be subject to local town and country planning rules with overall height of construction not exceeding 9mts with two floors (ground + one floor)"

The Authority noted that PP has proposed stilt + 3rd floors on the site under reference. However, as per provisions of the CRZ Notification, 2011, in CRZ III area, ground + one floor is only permissible. Hence, the local body needs to restrict the construction to ground + one floor only. The PP agreed for the same.

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 proposed construction of residential house should be as per local town and country planning rules with overall height of construction not exceeding 9mts (ground + one floor)
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


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Item No.25: Proposed construction of residential building on plot bearing CTS no. 683-E-1 at Dahanu, Tal. Dahanu, Dist. Palghar by Shri. Dilip Champalal Punamiya & Shri. Santosh Jagdish shetty

Chief Officer, Dahanu Municipal Council presented the proposal. The proposal is for construction of residential building on plot bearing CTS no. 683-E-1 at Dahanu, Tal. Dahanu, Dist. Palghar. Plot area is 1074.22 Sqm.

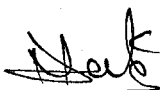
The plot is situated in CRZ II area and situated on landward side of existing road, as per remarks of the town planning. The plot is situated in Residential Zone. The CO stated that the plot is vacant, wherein residential construction is proposed.


The Chief Officer, Dahanu vide letter dated 20.4.2021 submitted that the plot is vacant.

The Authority noted the construction of a building is CRZ II and on landward side is a permissible activity as per para 8.II of CRZ Notification, 2011. However, the Dahanu Municipal Council should strictly ensure that the FSI for the proposed construction is in accordance with town and country planning regulation 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 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


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Item No.26: Proposal of construction of building on plot bearing S. no. 164, 173, H. no. 3/1, S. no. 188, 334 at mauje Bolinj, Tal. Vasai, Dist. Palghar by M/s Laxminarayan P Agarwal & Others

The Deputy Director, Vasai Virar Municipal Corporation was present for the meeting. He requested the MCZMA to defer the matter for the next meeting, since he needs to get the facts of the matter from his office records. Accordingly, the matter was deferred.

Item No.27: Proposed construction of Holiday Resort on plot bearing Gut No.84 & 85 of village Shekhadi, Tal. Shrivardhan, Dist. Raigad by Shri. Nandu Anantram Rajput

The project proponent presented the matter before the Authority. The Authority noted that earlier proposed construction of Holiday Homes on plot bearing Gut No.84 & 85 of village Shekhadi, Tal. Shrivardhan, Dist. Raigad by Shri. Nandu Anantram Rajput was considered in 96th, 102nd & 133rd meeting of MCZMA held on 17.01.2015, 31.07.2015, 30.09.2019 respectively. As decided in the 133rd meeting the MCZMA vide letter dated 22.10.2019 recommended the proposal of Holiday Homes on plot under reference to the MoEF&CC, New Delhi.

Applicant vide email dated 17.03.2021 mentioned that the current proposal is only for minor amendment of nomenclature from "Holiday Homes" to Holiday Resort". No change in project profile. Further, no construction is carried out on plot under reference. The plot is vacant.

The Authority noted that the current proposal is only for minor amendment of nomenclature from "Holiday Homes" to Holiday Resort". The Authority after deliberation decided to recommend the said amendment to MoEF&CC, New Delhi.

Item No.28: Proposed construction of building on plot bearing S. no. 70/2 at Mouje Saswane, Tal. Alibag, Dist. Raigad by Shri. Sudhir V. Kapadi

The ADTP, Alibaug presented the proposal before the Authority. The application is for reconstruction on land bearing Gut No. / S. No 70/2 (Total area admeasuring 901.00 Sqm) at village Sasvane, Alibaug, Dist: Raigad. Proposed structure comprises of Ground + 1st floor for residential use on site under reference. There is existing structure on the site under reference.


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However, area of the existing structure on the site under reference is not known. Plot area is 910 Sqm and Built up area is 307.07 Sqm.

The Authority noted that the plot under reference is falls between 0 to 200 m to 500 m (NDZ) and partly within 200 m to 500 m from the HTL of the seafront i.e. CRZ III area.

The Authority noted that in NDZ, no new construction is allowed, except repairs and reconstruction on existing plinth.

The Authority noted the remarks dated 19.8.2019 and 19.4.2021 of the ADTP, Alibaug which states that as per the group grampanchayat assessment of the year 1977-78, there are two existing dilapidated structures on plot under reference. ADTP further mentions that if the existing structure on plot under reference is considered authorized with valid permission, then reconstruction of the same could be permissible within the limit of existing authorized plinth.

The Authority after deliberation decided that the ADTP, Alibaug office need to give clear report about the authorization of existing structure on site under reference. The ADTP during the meeting submitted that the said report would be submitted in consultation with District Collector, Raigad. Accordingly, the matter was deferred.

Item No.29: Proposed construction of Holiday Home on plot bearing Gut No. 384 & 385 (pt) of village Akshi, Tal. Alibag, Dist. Raigad by Shri. Badrinath C. Kulpe

The project proponent presented the proposal before the Authority. The proposal is for construction of Holiday Home on plot bearing Gut No. 384 & 385 (pt) of village Akshi, Tal. Alibag, Dist. Raigad. Total 6 buildings of ground + 1st structure is proposed. Total Plot Area: 6200.00 Sqmt.

As per the approved CZMP, the site is situated in CRZ III area. Plot is partly within NDZ (within 200 m from the sea) and partly beyond 200 meter.

ADTP, Alibaug submitted that report would be submitted to MCZMA regarding the existing structures on the site under reference and proposed constructions with applicable town & country planning regulations.


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The Authority after deliberation decided to defer the proposal for want of above said report from the ADTP, Alibaug.

Item No.30: Proposed construction of residential building on plot bearing S. No. 46 A, H. No. 6/1, CTS No. 873 at mauje Rahatghar, Tal. & Dist. Ratnagiri by Shri. Dattaram B. Shivalkar

Officer from the Ratnagiri Municipal Council presented the proposal before the Authority. The matter is regarding construction of residential building comprises of ground floor + 1st floor on plot bearing S. no. 46 A, H. no. 6/1, CTS no. 873 at mouje Rahatghar, Tal. & Dist. Ratnagiri.

As per the Development plan of Ratnagiri, the plot under reference is falls in residential zone and situated in congested area. Total plot area is 1399.18.00 sqm and proposed built up area 298.62sqm. As per the approved CZMP of Ratnagiri under CRZ Notification, 2011, the plot under reference falls in CRZ-II area & is situated on landward side of existing road.

Authority noted that in 143rd meeting of MCZMA held on 04.02.2020. The Project Proponent was absent for the meeting. Hence the matter was deferred.

The officer from the Ratnagiri Municipal Council informed that the construction is carried out on the site. The Ratnagiri Municipal Council vide letter dated 20.4.2021 submitted that the plot is in CRZ II and construction of Ground + 1st is constructed on the site as per site visit carried out. The Authority noted that the construction was done on the site and it needs to be seen whether the proposal fits into criteria of para 6(d) of CRZ Notification, 2011. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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 want of above said information from the District Administration.


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Item No.31: 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 Yunus Khan Pathan.

Officer from the Ratnagiri Municipal Council presented the proposal before the Authority. The 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 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 Ratnagiri Municipal Council, the project site is situated on landward side of the existing road.

The proposal was considered in 152nd meeting of MCZMA held on 22.02.2021. 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. Ratnagiri Municipal Council vide letter dated 24.02.2021 submitted that as per approved CZMP of 2011, the plot under reference partly falls beyond 500 m. The construction has not carried out on site.

The Authority noted the construction of a building is CRZ II and on landward side is a permissible activity as per para 8.II of CRZ Notification, 2011. However, the Ratnagiri Municipal Council should strictly ensure that the FSI for the proposed construction is in accordance with town and country planning regulation as on 19.2.11991.

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.


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

Item No.32: Proposed development of multipurpose jetty and shipyard in Rajapur Bay near village Tulsundewadi, Tal. Rajapur, Dist. Ratnagiri by M/s Safe & Sure Port and Shipyard Pvt. Ltd.

The project proponent was absent for the meeting. The Authority noted that application is for development of multipurpose jetty and shipyard in Rajapur Bay near village Tulsundewadi, Tal. Rajapur, Dist. Ratnagiri. The Authority noted that the MCZMA vide letter dated 6.1.2020, 1.10.2020 and email dated 16.3.2021 sought the details such as EIA / EMP report and CRZ map in 1:4000 scale superimposing the project site. However, the reply from the PP is still awaited. The matter was delisted from records of the MCZMA. The PP may apply afresh with all requisite information to MCZMA.

Item No.33: Rejuvenation of Storm Water Drain System & Holding Ponds of Navi Mumbai by NMMC

The Officials NMMC vide telephonic communicated that they will not be able to remain present for the meeting for presentation of the proposal before the Authority. A mail dated 20.4.2021 was received from the NMMC stating that due to some urgent covid-19 related outdoor visit, the Commissioner, NMMC will not be able to attend the meeting. The Authority noted that there is a High Court order dated Feb 17, 2021 in PIL 94964/2020 wherein High Court had directed MCZMA to consider the proposal on receipt of proposal from the MCZMA. The Authority noted that considering the nature of proposal, Municipal Commissioner, NMMC need to remain present for the meeting. However, he could not remain present for the meeting, due to covid-19 related works. Hence, the matter was deferred.

Item No.34: proposed college building on plot no. 73, Sector 17, Taloja, Navi Mumbai by M/s. Kai. Kamalgauri Hiru Patil Shikshan Prasarak Mandal

The Project proponent presented the proposal before the Authority. The CIDCO vide letter dated 1.4.2021 submitted the proposal to MCZMA. The proposal is for construction of Education Building on plot no. 73, Sector 17, Taloja, Navi Mumbai. As per the building plans submitted, proposed Education building comprises of Ground + 4 upper floors on plot under reference. As per


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the remarks of the CIDCO, the plot under reference is situated in CRZ II area. Plot area is 6000.030 Sqm and total construction area is 10197.455 Sqm

After deliberation the Authority decided to get the report from the CIDCO whether the plot is situated on the landward side of the existing road prior to 1991 or existing authorized structure. Accordingly, the matter was deferred for want of above said information from the CIDCO.

Item No.35: Construction of residential building on plot bearing S. No. 126/6, C. S. No. 616 & 617 of Mouje Murud, Tal. Murud, Dist. Raigad by Shri.Vasant Gajanan Kaulkar

The Authority noted that the matter pertains to construction of residential building comprises of ground + first floor on plot bearing S. No. 126/6, C.S.No. 616 & 617 of Mouje Murud, Tal. Murud, Dist. Raigad. The Authority noted that proposal was earlier deliberated in 149th Meeting of MCZMA dated 04.12.2020, wherein it was noted that construction was done on the site and it needs to be seen whether the proposal fits into criteria of para 6(d) of CRZ Notification, 2011. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

The Authority vide letter dated 10.12.2020, 24.3.2021, 12.4.2021 and 15.4.2021 reminded the District Collector office to submit the above said information. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.


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Item No.36: Proposed construction of first floor of residential building on plot bearing S. No. 96, H. No. 4, C. S. No. 1744 of Mouje Murud, Tal. Murud, Dist. Raigad by Ramesh Dashrath Gurav

The Authority noted that the matter pertains to construction of first floor of residential building on plot bearing S. No. 96, H. No. 4, C. S. No. 1744 of Mouje Murud, Tal. Murud, Dist. Raigad

The Authority noted that proposal was earlier deliberated in 149th Meeting of MCZMA dated 04.12.2020, wherein it was noted that construction was done on the site and it needs to be seen whether the proposal fits into criteria of para 6(d) of CRZ Notification, 2011. Accordingly, the Authority sought certain information from District Administration:

- e) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- f) Whether the construction is started prior to 6.1.2011.
- g) Whether the construction on the site is for residential use and not for any commercial purpose.
- h) Whether residential dwelling unit is not sold or transferred to non-traditional coastal community

The Authority vide letter dated 10.12.2020, 24.3.2021, 12.4.2021 and 15.4.2021 reminded the District Collector office to submit the above said information. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.37: Construction of residential bungalow on plot bearing S. No. 229/14, village Uttan, Mira Bhayandar, Dist. Thane by Shri. Virendra Chandrakant Shah

The Authority noted that the matter pertains to Construction of residential bungalow on plot bearing S. No. 229/14, village Uttan, Mira Bhayandar, Dist. Thane The MCZMA in its 150th meeting held on 21.12.2020 deliberated the proposal wherein it was noted that residential house is constructed on the site. 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.


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Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Thane. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.38: Proposed extension of 1st floor on existing ground floor on plot bearing C. S. No. 1784, Gavandiwada, Tal. Malvan, Dist. Sindhudurg by Shri. Amarnath Namdev Deulkar

The Authority noted that the matter pertains to extension of 1st floor on existing ground floor on plot bearing C. S. No. 1784, Gavandiwada, Tal. Malvan, Dist. Sindhudurg. The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site.

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. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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


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MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Sindhudurg. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.39: Construction of residential building on plot bearing S. no. 1281(891A), H. No. 2/182 at Chivle beach, Malwan, Tal. Malvan, Dist. Sindhudurg by Shri. Mahesh Mahadev Mayekar

The Authority noted that the matter pertains to Construction of residential building on plot bearing S. no. 1281(891A), H. No. 2/182 at Chivle beach, Malwan, Tal. Malvan, Dist. Sindhudurg

The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site. 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. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Sindhudurg. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.


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Item No.40: Proposed construction of residential house on plot bearing CTS no. 2995A at Borkar Galli, Dhuri wada- Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Suresh Dhondu Salaskar

The Authority noted that the matter pertains to construction of residential house on plot bearing CTS no. 2995A at Borkar Galli, Dhuri wada- Malvan, Tal. Malvan, Dist. Sindhudurg

The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site. 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. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Sindhudurg. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.41: Reconstruction of existing MMC House no. 327, CTS. no. 886, 887 & 913A1, S. no. 917A1/1 at Somwar Peth, Malvan, Tal. Malvan, Dist. Sindhudurg by Mrs. Smita Kishor Patkar

The Authority noted that the matter pertains to reconstruction of existing MMC House no. 327, CTS. no. 886, 887 & 913A1, S. no. 917A1/1 at Somwar Peth, Malvan, Tal. Malvan, Dist. Sindhudurg


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The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site.

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.

Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Sindhudurg. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.42: Reconstruction of existing VMC house no. 87 on plot bearing S. No. 606, Hissa no. 11 at Dabhos Wada, Vengurla, Tal. Vengurla, Dist. Sindhudurg by Shri. Pushkraj Ramkrishna Kole

The Authority noted that the matter pertains to reconstruction of existing VMC house no. 87 on plot bearing S. No. 606, Hissa no. 11 at Dabhos Wada, Vengurla, Tal. Vengurla, Dist. Sindhudurg

The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site.


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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.

Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Sindhudurg. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No. 43: Proposed construction of residential building on plot bearing S. no. 23, H. no. 2, Mauje Guhagar, Tal. Guhagar, Dist. Ratnagiri by Shri. Mahesh Digambar Kanade & others

The Authority noted that the matter pertains to construction of residential building on plot bearing S. no. 23, H. no. 2, Mauje Guhagar, Tal. Guhagar, Dist. Ratnagiri

The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site. 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. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.


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- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Ratnagiri. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.44: Proposed construction of residential building on plot bearing S. No. 65, Hissa No. 1B(pt), C.S. No. 656 at mauje Killa, Tal & Dist. Ratnagiri by Smt. Kaneez Maqsood Mulla

The Authority noted that the matter pertains to construction of residential building on plot bearing S. No. 65, Hissa No. 1B(pt), C.S. No. 656 at mauje Killa, Tal & Dist. Ratnagiri

The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that construction of first floor has been carried out on the site. 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. Accordingly, the Authority sought certain information from District Administration:

- a) Whether the PP belongs to traditional coastal communities including fisherfolk, tribals.
- b) Whether the construction is started prior to 6.1.2011.
- 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

MCZMA vide letters dated 29.01.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Ratnagiri. However, the said information is still awaited in the matter.


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Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.45: Proposed construction of residential building on plot bearing S. no. 27/A/A1, H. no. 10/2 at mauje Purnagad, Tal. & Dist. Ratnagiri by Shri. Dilip Yashwant Shivalkar

The Authority noted that the matter pertains to construction of residential building on plot bearing S. no. 27/A/A1, H. no. 10/2 at mauje Purnagad, Tal. & Dist. Ratnagiri.

The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that As per the approved CZMP, 2011, the plot under reference is situated within 100 m from the HTL of the creek i.e. CRZ III (NDZ). During the meeting, the PP presented that the proposal is for reconstruction of the existing house on the site under reference. During the meeting, the Authority decided to seek report from the Sub Divisional officer, Ratnagiri about the present status of construction on the site, exact CRZ status of the site and whether the proposal is for new construction or reconstruction.

MCZMA vide letters dated 29.01.2021, 24.03.2021 & 15.04.2021 sought report from the Sub Divisional officer, Ratnagiri. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.46: Proposed reconstruction of residential building on plot bearing S. No. 481, Hissa No. 5A/1 at Mauje Nachne, Tal & Dist. Ratnagiri by Shri. Shatananda Ramkrishna Ambardekar

The Authority noted that the matter pertains to reconstruction of residential building on plot bearing S. No. 481, Hissa No. 5A/1 at Nachne, Dist. Ratnagiri.


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The MCZMA in its 150th meeting of MCZMA dated 21.12.2020 deliberated the proposal, wherein it was noted that as per approved CZMP, 2011, the site under reference partly falls in CRZ IA (50 m mangrove buffer zone) and partly in CRZ III (NDZ) area.

During the meeting, the Authority decided to seek report from the Sub Divisional officer, Ratnagiri about the present status of construction on the site, exact CRZ status of the site and whether the proposal is for new construction or reconstruction.

MCZMA vide letters dated 29.01.2021, 24.03.2021 & 15.04.2021 sought report from the Sub Divisional officer, Ratnagiri.

However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.47: Proposed construction on land bearing plot no. 52, Sec No. 23, GES, Ghansoli, Navi Mumbai by M/s. Triarch Design Studio

The ADTP, NMMC presented the matter 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.

The MCZMA in its earlier 152nd meeting held on 18 & 22.02.2021, deliberated the matter and sought a report from the NMMC & Mangrove Cell whether the plot is situated within 50 m mangrove buffer zone area.

The Authority noted the report dated 30.3.2021 of the Mangrove Cell, as per which mangrove not observed within the 50 m from the project site under reference. The Authority further noted the report dated 16.4.2021 of the NMMC as per which Prior Hon. High Court permission is required since the plot is situated in 50 m mangrove buffer zone.


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The Authority instructed to verify the details by both the agencies so that final report shall be submitted to authority for further decision in this regard. It was also decided that authority will take appropriate decision on the report. The present case need not be discussed in MCZMA again.

Item No.48: Proposed construction of residential building on land bearing plot no. 360A, Sector GES, Vashi, Navimumbai by Smt. Kalpana Ravindra Kotkar & ors

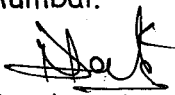
The ADTP, NMMC presented the matter before the Authority. The Navi Mumbai Municipal Corporation has forwarded the proposal for construction of residential building on land bearing plot no. 360A, Sector GES, Vashi, Navi Mumbai. The proposal involves construction of residential building comprises of ground 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. The ADTP, NMMC during the 152nd meeting 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 MCZMA in its earlier 152nd meeting held on 18 & 22.02.2021, sought certain information from the NMMC. Accordingly, the NMMC vide letter dated 16.04.2021 submitted that as per approved CZMP of Navi Mumbai of 2011 the plot situated in non CRZ area and does not falls in 50 m mangrove buffer zone area. No construction is carried out on plot under reference.

The Authority after deliberation decided to confirm that the plot no. 360A, Sector GES, Vashi, Navi Mumbai situated beyond CRZ area as per the approved CZMP, 2011. The matter does not fall under the ambit the CRZ Notification, 2011.

Item No.49: Proposed construction of residential building on plot no. 300, Sector no. 19, GES Koperkhairane, Navi Mumbai by Shri. Santosh Dabhade

The ADTP, NMMC presented the matter before the Authority. Navi Mumbai Municipal Corporation has forwarded the proposal for construction of residential building on plot no. 300, Sector no. 19, GES Koperkhairane, Navi Mumbai.


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As per submission, the Plot area under consideration is 92.970 sqm, proposed built up area is 103.269sqm. As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone.

The MCZMA in its earlier 152nd meeting held on 18 & 22.02.2021, wherein the Authority sought certain information from the NMMC.

The Authority noted that the NMMC vide letter dated 16.04.2021 submitted that as per approved CZMP of Navi Mumbai of 2011 the plot situated in non CRZ area and does not falls in 50 m mangrove buffer zone area. No construction is carried out on plot under reference.

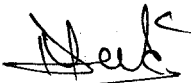
The Authority after deliberation decided to confirm that plot no. 300, Sector no. 19, GES Koperkhairane, Navi Mumbai situated beyond CRZ area as per the approved CZMP, 2011. The matter does not fall under the ambit the CRZ Notification, 2011.

Item No.50: 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 the matter pertains to 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.

The MCZMA in its 152nd meeting of MCZMA dated 18 & 22.02.2021 discussed the matter wherein it was noted that construction has been carried out on the plot under reference. 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.


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- d) Whether residential dwelling unit is not sold or transferred to non-traditional coastal community

MCZMA vide letters dated 02.03.2021, 24.03.2021, 12.04.2021 & 15.04.2021 sought report from the District Collector Ratnagiri. However, the said information is still awaited in the matter. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the District Collector office should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the local Authority. Accordingly, the matter was deferred.

Item No.51: 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 ADTP, NMMC presented the matter before the Authority. The Navi Mumbai Municipal Corporation 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 372.69 sqm.

As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone. The MCZMA in its earlier 152nd meeting held on 18 & 22.02.2021 sought certain information from the NMMC.

The Authority noted that the NMMC vide letter dated 16.04.2021 submitted that as per approved CZMP of Navi Mumbai of 2011 the plot situated in non CRZ area and does not fall in 50 m mangrove buffer zone area. No construction is carried out on plot under reference.

The Authority after deliberation decided to confirm that plot no. 34, Sector no. 21, GES, Ghansoli, Navi Mumbai situated beyond CRZ area as per the approved CZMP, 2011. The matter does not fall under the ambit the CRZ Notification, 2011.


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Item No.52: Proposed reconstruction of residential building on plot bearing S. No. 14/2C, village Dahanu, Tal. Dahanu, Dist. Palghar by Mrs. Vanita Harshad Konda

The Authority noted that the proposal is for reconstruction of residential building on plot bearing S. No. 14/2C, village Dahanu, Tal. Dahanu, Dist. Palghar

The MCZMA in its 152nd meeting held on 18 & 22.02.2021 discussed the proposal wherein it was noted that 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. 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. 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.

Accordingly, the MCZMA vide letter dated 2.3.2021 and 24.3.2021 and 15.4.2021 sought report from the mangrove cell. It was informed that site visit is carried out by the mangrove cell and report would be submitted soon to MCZMA.

On receipt of mangrove cell report, the matter would be placed before the Authority. Accordingly, the matter was deferred.

Item No.53: Proposed construction of residential & commercial building on plot bearing S. No. 154/6A, 154/4A, 154/4C, 154/3, 154/1, 155/1A & 154/6B at mauje Makunsar, Tal. & Dist. Palghar by M/s Ambika Yog Vileparle plot owners CHS

The Authority noted that the matter pertains to construction on plot bearing S. No. 154/6A, 154/4A, 154/4C, 154/3, 154/1, 155/1A & 154/6B at mauje Makunsar, Tal. & Dist. Palghar.

The MCZMA in its 152nd meeting held on 18 & 22.02.2021 discussed the matter and decided that the PP to submit the approved CZMP, 2011 superimposing the site under reference in 1:4000 scale.


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Accordingly, the MCZMA vide letter dated 2.3.2021 and 15.4.2021 sought required information from the PP, however, the said information is awaited from the PP. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the PP should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the PP. Accordingly, the matter was deferred.

Item No.54: Proposed construction of residential cum commercial building on plot bearing S. No. 5, H. No. 5, 6, 2/2, 12 B, at mauje Shiroda, Tal. Vengurle, Dist. Sindhudurg by Shri. Rajesh Raghuvir Mantri

The Authority noted that the matter pertains to construction of residential cum commercial building on plot bearing S. No. 5, H. No. 5, 6, 2/2, 12 B, at mauje Shiroda, Tal. Vengurle, Dist. Sindhudurg.

The MCZMA in its 152nd meeting held on 18 & 22.02.2021 discussed the matter and decided that the PP to submit the approved CZMP, 2011 superimposing the site under reference in 1:4000 scale. Accordingly, the MCZMA vide letter dated 2.3.2021 and 15.4.2021 sought required information from the PP, however, the said information is awaited from the PP. Considering the covid situation, the Authority after discussion decided that as a last opportunity, the PP should submit the above required information within 30 days, failing which the proposal will be delisted for lack of timely diligence by the PP. Accordingly, the matter was deferred

Item No.8: Proposed redevelopment of the existing building known as Amir House on plot bearing C S No. 79 of Colaba Division, Nathalal Parikh Marg, in A ward, Mumbai by M/s M R K Enterprises

The official from the MCGM presented the proposal before the Authority. The matter pertains to redevelopment of the existing building known as Amir House on plot bearing C S No. 79 of Colaba Division, Nathalal Parikh Marg, in A ward, Mumbai. The plot under reference is situated in CRZ II area and situated on landward side of the existing road. The plot under reference is in residential zone and not reserved for public purpose. Plot falls in residential zone as per old 1967 DP, revised sanctioned DP (1991) as well as draft DP 2034 and is not under any reservation as per these development plans.


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The MCZMA had earlier granted the CRZ NoC on 9.6.2010 for the proposed redevelopment on site under reference subject to certain conditions. One of the condition was, proposed reconstruction should be as per DCR 1967.

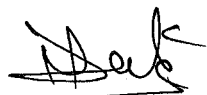
The remarks of the MCGM states that work of building comprising of Ground (pt) for shops for rehab + entrance lobby + 1st floor as rehab shop + 2nd floor as service floor + 3rd floor as utility + 4th to 10th + 11th (pt) as residential lodging user with 6th floor as refuge area is completed at site as per plans approved by MCGM on 15.10.2010 by availing existing FSI as per DCR 33(6) of DCR 1991. Full CC was granted on 17.9.2012. However, as in this case, as the existing structure was declared dilapidated vide MCGM letter dated 1.6.2010. Accordingly, the Architect has submitted revised plans wherein he has availed area of staircase, lift free of FSI as permissible as per provisions of DCR 1991. BUA for FSI purpose: 551.11 Sqm, BUA claimed free of FSI- 304.82 Sqm, Total construction area- 1178.92 Sqm

The Authority noted that earlier, the proposal was considered in 143rd meeting of MCZMA held on 04.02.2020, wherein it was noted that MCZMA granted the CRZ NoC on 9.6.2010 to the proposal subject to condition that proposed reconstruction should be as per DCR 1967. MCGM need to clarify the applicability of DCR 1991 to the proposal under reference.

The MCGM vide letter dated 07.07.2020 stated that the existing building on plot under reference was cessed structure & same was declared dilapidated by MCGM on 01.06.2010. PP submitted amended plans by taking area of staircase, lift, lift free of FSI as permissible as per provisions of DCR 1991. There is no change in permissible FSI and height of building only internal changes. It is seen that the present proposal is in accordance with clause 8.V.1.C of CRZ Notification, 2011

The MCGM reply also states that approval was obtained for amended plan and to regularize the unauthorized work carried out beyond approved plan as there was no change in height and footprint of proposed building. MCGM has put a condition to obtain revised Noc from MCZMA and clarification from the deference authorities.

Now, the PP is seeking the revision of plans based on the dilapidated letter dated 1.6.2010 for the building and requesting to allow development as per DCR 1991, by availed area of staircase, lift are as free of FSI.



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However, building has got full CC based and work is completed. Applicability of DCR 1991 to the revised plans needs to be discussed.

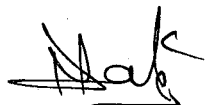
MCGM reply dated 7.7.2020 states that approval was obtained for amended plan and to regularize the unauthorized work carried out beyond approved plan as there was no change in height and footprint of proposed building. MCGM has put a condition to obtain revised Noc from MCZMA and clarification from the deference authorities.

The Authority noted that even though the MCZMA had granted the CRZ recommendation in the year 2010 under CRZ Notification, 1991 subject to DCR 1967, however, the PP has got the plans amended as per the DCR 1991 and now construction of building on site under reference is as per DCR 1991. The MCGM reports states that there was existing dilapidated building on the site under reference and there a notice from the MCGM declaring the building as dilapidated. MCGM states that redevelopment attracts para 8.v.c of the CRZ Notification, 2011 wherein DCR 1991 is applicable.

The Authority noted that the PP could have obtained the prior CRZ recommendation from the MCZMA before amending plans and carrying out construction as per DCR 1991. This is a case of violation of the CRZ Notification, 2011 and attracts the OM dated 19th Feb, 2021 issued by the MoEF&CC, New Delhi. The PP should submit the requisite information as per the OM dated Feb, 2021 so that the matter could be deliberated within the framework of above said OM of MoEF&CC, for further appropriate decision. The Authority decided that the PP need to apply afresh as per the OM dated 19th Feb, 2021 with all requisite information to MCZMA for further appropriate decision in the matter.

Item No.11: Proposal for filing of land (construction and demolition Waste Management Plan) on plot bearing CTS no. 1125, 1126, 1141, 1151, village Erangal, Tal. Borivali, Dist. Mumbai by Shri. Pramod Annaji Mhatre

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



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Item No.13: Proposed Spirit of Mumbai Tower at Mahim Causeway,
Mumbai

The Project proponent presented the proposal before the Authority. Application is for development of spirit of Mumbai Tower comprises ground floor + 2 upper floors. The site is situated in CRZ II area and on Seaward side, as per approved CZMP, 2011 of Greater Mumbai.

The Authority noted that the site is situated on seaward side, wherein construction of tower is not be permissible as per the CRZ Notification, 2011. The Authority felt that the PP need to identify new location which is on landward side. The PP agreed for the same. Accordingly, the presented application stands rejected from CRZ point of view.

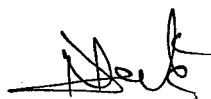
Item No.20: Proposed construction of resort building on plot bearing S. no. 8/18/1/1 A, at Dahanu, Tal. Dahanu, Dist. Palghar by M/s. Sceptre Resort Pvt. Ltd

The Chief Officer, Dahanu Municipal Council presented the proposal before the Authority. The proposal is for construction of resort building ground floor + 1st floor on plot bearing S. no. 8/18/1/1 A at Dahanu, Tal. Dahanu, Dist. Palghar. Plot area under consideration is 1075.00 sqm, proposed built up area is 535.94sqm.

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

Dahanu Municipal Council vide letter 19.03.2021 submitted that the land under reference is open plot adm. 40 m X 26 m There is wall compound on four sides of the said plot. The plot is having frontage of 30 m wide DP Road.

The CO presented that from the seafront side, the plot is situated on landward side of existing road and from creek side, and plot is situated on landward side of existing authorized structures. The CO vide letter dated 20.4.2021 reconfirmed that the plot is situated on landward side of the road and structures.



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

1. The proposed construction of resort should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
2. Construction of Resort / Hotel in CRZ III area is permissible beyond 200 meter from the HTL of the Seafront. PP to ensure that No construction should be allowed on Part of the plot which is within 200 meter from HTL of the seafront i.e. NDZ.
3. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
4. The overall height of construction upto highest ridge of the roof, shall not exceed 9 meter and the construction shall not exceed not more than ground + one upper floor.
5. The PP to submit the Rapid EIA for the project and shall implement EMP during construction and operation phase.
6. All other required permissions should be obtained prior to commencement of construction activity.

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

Annexure I

List of members/officials present in the online meeting:

1. Mr. Bhushan Gagrani, Principal Secretary, Urban Development Department, GoM
2. Mrs. Neenu Somraj, DCF, Mangrove Cell, Member MCZMA
3. Mr. Nandushekhar, Representative Industries dept, Member MCZMA
4. Mr. Rajesh Patgaonkar, DyCE, MCGM, 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

