

**MINUTES OF THE 155th MEETING OF MAHARASHTRA COASTAL ZONE
MANAGEMENT AUTHORITY (MCZMA) HELD ON 10th and 11th JUNE 2021**

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The 155th 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 10th June, 2021. List of members present in the meeting is at **Annexure-I**.

Item No.1: CRZ clearance to proposal of rejuvenation of Storm Water Drain System & Holding Ponds of Navi Mumbai by NMMC (PIL No. 94964 of 2020 in Jayaji Krishna Nath V/s NMMC & Ors)

The Municipal Commissioner, Navi Mumbai Municipal Corporation presented the proposal before the Authority. The NMMC has submitted a proposal of rejuvenation of Storm Water Drain System and Holding Ponds of Navi Mumbai. The proposal involves de-siling of Holding Ponds of Navi Mumbai.

The NMMC Commissioner presented that the Navi Mumbai city is bound by Sahyadri range and Parsik Hill, on one side and Thane creek on the other side. In order to control the flood within the city, the CIDCO has developed Holding ponds near the creeklets. CIDCO used the Dutch technology for flood control to optimize the reclamation levels of the city, as certain areas of Navi Mumbai are located below the High Tide Level. This method is used for control of ingress of seawater during high tide and allowing excess water to flow in to the sea during low tide naturally or by pumping with the help of high capacity pumps during high tide. For disposal of rainwater, holding ponds have been constructed in different nodes. Bunds have been constructed around these ponds and control mechanism for release of water during low tides has been installed.

The NMMC commissioner further informed that for disposal of rainwater, total 11 holding ponds have been constructed in Belapur, Vashi, Turbhe, Koparkhairane and Airoli nodes under NMMC. These holding ponds act as a buffer between the storm water drain and the creek, i.e. holding the storm water during rains and release it after the high tide recedes, preventing flooding of the area. Bunds


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have been constructed around these ponds and control mechanism for release of water during low tides has been installed.

The NMMC has proposed following activities

- Restoration of Holding Pond Capacities to the extent possible
- Installation of Eddy Pumps to regularly remove silt from the Holding Ponds during spring tide
- Installation of High Capacity Storm Water Pumping Station in the Holding Ponds
- Installation of SCADA Controlled Gates at Holding Ponds
- Creation of Silt Traps in the Nallas before meeting to the Holding Ponds
- Channelization of Nallas & creation of additional storage capacity within the Nallas by installation of Rubber Weirs
- Rain Water Harvesting Measures throughout the city to delay & minimize the effect of high intensity rains in the Nallas
- Creation of Artificial Holding Ponds below public gardens / Open spaces / parking etc.
- Diversion of flow of Rain Water from the Hills directly to the sea by creation of new channels, tunnels etc.

The NMMC commissioner further submitted that over the period, due to siltation and growth of the mangrove, capacity of the holding ponds is not reduced, which is leading to flooding situated in the city.

Growth of Mangroves and desilting depth:

Sr. No.	Area covered	SW pond Location	% area of holding pond Covered by Mangroves	Depth of silt in meters
1	Sector 1-11 Of CBD	Sector 12	Mangroves observed only at side Of bunds- less than 0.5%	0.5 to 1.3 m
2	Sector 15 to 23 of CBD	Sector 20	Mangroves observed only at side Of bunds- less than 1.0%	0.8 to 1.2 m


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3	Turbhe & Sanpada	Sector 30A	Mangroves observed all over Pond- less than 80%	1.0 to 1.5 m
4	Vashi Sector 1 to 8	Sector 8	Mangroves observed only by Side of bunds- less than 1.0%	0.8 to 1.2 m
5	Vashi Balance Sector	Sector 10A & 12	Mangroves observed only by Side of bunds- less than 10.0%	0.5 to 1.5 m
	Vashi Gaon	Vashi GES	Mangroves observed all over Pond- less than 80%	1.0 to 1.5 m
6	Koperkhairane Node	Sector 14 & 20	Mangroves observed all over Pond- less than 30.0%	0.8 to 1.2 m
7	Airoli Node	Sector 18	Mangroves observed only by Side of bunds- less than 50.0%	1.0 to 102 m
8	Nerul Node Sector 18-53	Sector 48	Mangroves observed all over Pond- less than 30.0%	0.8 to 1.2.

CRZ Classification of Holding Ponds:

Sr. No.	Name of Holding Ponds	CRZ IA	Mangrove Buffer Zone	CRZ IB	CRZ II	CRZ IVB
1.	Airoli Sector 19	98205	6355			
2.	Airoli Sector 18	43381	68257			
3.	Koperkhairane Sector 14		18347.59		16600.63	
4.	Vashi Sector 12	87316	164330			


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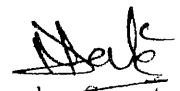
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5.	Vashi Sector 10A		42563	88602		
6.	Vashi Sector 8	6500	22122			
7.	Vashi Sector 31	35335	6624			
8.	Vashi Sector 18, 19, 20	251988	25239			
9.	Vashi Sector 12A	201099	39146			
10.	Belapur Sector 15A		51527			15629
11.	Belapur Sector 12	19118	31641			

The NMMC commissioner represented that improvement of the storm water system of the city involves de-silting of holding ponds & storm water drains/ channels, installation of Silt traps, Eddy Pumps, pumping stations, SCADA Controlled Gates at Holding Ponds, realignment of Nalls etc. It was further presented that de-silting of holding ponds upto 0.3/0.5 mm is proposed by way of controlled mechanical way which will help in restoring the capacity of holding ponds. It was further emphasized that de-silting of holding ponds & storm water drains is a priority activity. It was worked out approx. 11 Ha mangroves would be affected due to approach to mangrove area with equipment / machinery for de-siltation of holding ponds and storm water drains. It was further stated that De-siltation of holding pond upto particular level would help in maintaining the adequate siltation for the mangroves thus, de-siltation by controlled mechanical way is beneficial to mangroves.

The Authority observed that though the project seems to be an important from flood protection point of view, important ecological issues emerges and diligence to the same is utmost necessary in order to safeguard coastal environment. Considering the existence of substantial quantum of mangroves (approx. 11 Ha) in the holding ponds/ storm water drains, role of Mangrove Cell is very crucial in the matter. Report of the Mangrove Cell is utmost necessary in the matter, in order understand the impact of the de-silting of storm water system on mangroves.


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Further, it was informed by Mangrove Cell that mangroves in the holding ponds are notified as reserved forest. The Forest clearance under Forest (Conservation) Act, 1980 needs to be obtained by NMMC.

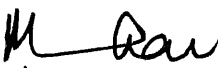
Taking into account the large scale mangrove vegetation & mudflats in the holding ponds. Expert Members of the MCZMA raised their concerns regarding the sustainability of the proposal. Members also raised concern about the re-alignment of the natural creek channels also.

Dr, A. k. Chaubey, expressed that impact of the de-siltation on mangrove ecosystem needs to be studied. He suggested that it is necessary to understand the views of the mangrove Cell in the matter. He also raised concern about the disposal plan of the excavated silt material.

Dr. Shindikar opined that that the de-silting of holding pond in mangrove area by mechanical means would inevitably destroy of the complex root networks of the mangroves within the silt, thereby damaging the mangrove of approx. 11 Ha.. It may not be possible to de-silt the holding ponds without disturbing the mangroves, as the mangrove root network is horizontal in nature. Mechanical removal of silt may not be a sustainable option unless and until ecological undertaking of mangroves in the present ecosystem is being taken into account. He further expressed that it needs to be seen whether NMMC has proposed re-alignment of natural creeklets/ creeks with clearing of the mangroves.

Dr Kudale expressed that de-siltation of holding ponds upto 0.5 mm may not be useful, considering low ground level of Navi Mumbai. Further, de-siltation in mangrove area would disrupt the mangrove root network thereby disturbing the substantial mangrove ecosystem (approx. 11 Ha).

The Authority took note of orders of the Hon'ble High Court in PIL St No. 94963 /2020 (Jayaji Nath Vs NMMC & ors). The Authority observed that the proposal aims for improvement storm water system of city of Navi Mumbai by restoring its capacity. However, it also involves large magnitude (approx. 11 Ha) damage to mangrove ecosystem. Mangroves play very crucial role in coastal environment. Mangroves along the coastline proves to be first line of natural defense against highest high tides, storms. Considering climate change induced sea level rise phenomenon & recurrent cyclonic situations, role of mangroves even become more


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crucial to safeguard the coastal areas. Complex sturdy root system of mangroves stabilize soil, thus prevailing the coastal erosion and flooding. Mangrove also support the coastal biodiversity mainly breeding grounds of fish. Large scale clearing of mangroves would surely have impact on stability of the coastline and its environment. Therefore, it is imperative to comprehensively understand the impact of the de-silting of holding ponds and storm water drains on mangroves/ mudflats & further impact on coastal environment. The Authority felt that proposal needs to be comprehensively examined and explore the appropriate measures/alternatives so that capacity of the holding ponds is increased without high magnitude damage to mangroves and its associated biodiversity. It is imperative to find golden mean between protection of the mangroves vegetation in order to safeguard the coastline and at the same time to protect the city from the storm water flooding by improving the storm water system. Hence, the Authority felt that ground conditions needs to be examined along with Hydrodynamic flow patterns and various study reports of NMMC pertaining to storm water system of the Navi Mumbai City. The Authority felt that a sub-committee of the MCZMA members could make a site visit and study the various aspects of the proposal.

In the light of above and since this Authority is also responsible in protection of mangroves as per orders of Hon'ble High Court in PIL 87/2006, after detailed deliberation and discussion, the Authority decided the followings:

1. Mangrove Cell has visited the sites, however, report is awaited in the matter. Mangrove Cell to submit its independent report about the quantum of mangroves proposed to be cleared while de-silting of holding ponds/ storm water drains and other possible measures in order to minimize the impact on mangroves and its associated biodiversity.
2. MCZMA sub-committee comprising members: 1) Dr. Mahesh Shindikar 2) Dr. A. K. Chaubey & 3) Mr. M.D. Kudale shall visit sites in order to understand the impact of the de-silting of holding ponds/ storm water drains by mechanical means on mangrove / mudflat ecosystem. The MCZMA sub-committee shall carry out site inspection jointly with Mangrove Cell. All the concerns raised by the MCZMA as stated above shall be taken into account and an independent report shall be submitted to MCZMA. The NMMC shall provide various study reports to sub-committee pertaining to


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storm water system of the Navi Mumbai including report of Technical Appraisal committee and hydrodynamics flow studies/modeling.


Accordingly, the Authority after deliberation decided to defer the matter for compliance as stated above. On receipt of above stated reports, the matter would be considered for deliberation and further appropriate decision.

Annexure I

List of members/officials present in the online meeting:

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


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The 155th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment & Climate Change). 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 10th and 11th June, 2021. List of members present in the meeting is at **Annexure-I**.

Confirmation of 154th minutes of Meeting:


The Authority confirmed the minutes of 154th meeting held on 15th & 20th April, 2021 without any changes.

Item No. 2: Proposed Anti-Sea Erosion Bund and Gryone from Murgwada (White Sea) to Mirya Bay, Tal. & Dist. Ratnagiri by PWD, Ratnagiri (Cyclone Protection measure)

The Public Works Department (PWD) officials presented the proposal before the Authority. The PWD has proposed Anti -Sea Erosion Bund and Gryones at village Pandharmad Murgwada, Bhatimiryra and Jakimiryra, District Ratnagiri. The proposal involves repair of existing anti sea erosion bund and construction of Gryone for protection of Mirya Bay. Proposed repair of the bund is located in CRZ I (B) area. Existing anti-sea erosion bund is having length 3.5 km is in dilapidated state and is unable to stop seawater ingress into villager's homes and cause damage to property. Repair of the existing bund is required to check erosion and safeguard land beyond high tide line.

Repair of Anti-Sea Erosion Bund will take place using Tetrapod and Groynes, which will start from Murguwada white sea to Mirya (Moretembe), Tal. & Dist. Ratnagiri. Coordinates are N Point, near Moretembe, Latitude: 17° 1'29.25"N and Longitude: 73°16'09.78"E to S Point, near Mirkarwada Fishing Harbour, Latitude: 17° 0'14.77"N Longitude: 73°16'59.17"E. Bund Design and cross section is finalized by CWPRS. Groynes would be required to be constructed to mitigate erosion in Mirya Bay by preventing the waves from reaching the coast


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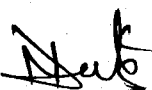
with full energy vide CWPRS report wherein they had recommended groynes up to -3m depth contour.

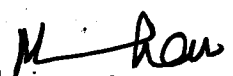
Proposed activities:

Sr. No.	Proposed activities	Dimension	No
1	Repairing of existing Anti Sea Erosion Bund	3.5 km in length	1
2	Construction of Groyne	Interval of 300m	7

The Authority noted the observation of the EIA report pertaining to erosion status of the Mirya Bay. The report states that Mirya Bay coast at Ratnagiri has been suffering gradual erosion for the last three decades or so despite various measures to mitigate erosion; probably because of lack of holistic measures. Mirya Bay is situated between two headlands. The site is complex and is subject to diverse physical, social interactions. Mirya Bay would not have suffered the present coastal erosion if humans had not interfered in the existing natural process of the bay. In order to design coastal structures such as ASE bund, Groyne in Mirya Bay, the design wave for which each structure is to be designed; needs to be determined. Mirya Bay is subject to numerous inter-linked pressures. The natural hydrodynamic circulation moves the sediment to the south of the bay, only to be trapped by the fishing harbour. Without the harbour, the natural littoral drift would return the sediment to the north of the bay. The seawall, built for land and property protection on the north part, is causing increased instability of the beach and preventing sediment accretion.

The Authority discussed that since, existing bund is in ruinous condition, its repair/ strengthening is necessary to safeguard the coastline of the Mirya Bay and protect human settlement located around the area. The Authority noted the Rapid EIA/EMP submitted by the PWD for the project. As per report of the Rapid EIA report, no mangrove species were seen in the proposed location. Mangrove vegetation was seen along the banks of Kalbadevi & Bhatye creek. The Authority further discussed the probable impact of the proposed anti-sea erosion bund & gryones on the rich coastal biodiversity around Kalbadevi & Bhatye creek present on the backside of the Mirya Bay. The PWD submitted that that inlet of the Kalbadevi & Bhatye creek will not be obstructed due to proposed bund & gryones. Mangroves are present at a distance of around 140 meter from the proposed bund. Therefore, there would not be impact on the


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biodiversity/mangroves of creeks. Expert Members raised concern whether there is any reclamation on the beach. The PWD officials submitted that proposed bund is on landward side of the beach and there would not be any reclamation of the beach.

Expert Members suggested that planting of native tree species along the bund on landward side would help in enhancing the stability of the coastline thereby reducing the erosion of the Mirya Bay.

The Authority noted that the project is important for prevention of saline ingress in surrounding human settlements and considering the recurrent cyclonic conditions in the coastal areas, the proposal could be permitted.

The Authority noted the permissibility of the proposal as per CRZ Notification, 2011:

1. As per para 4(i) (f) of CRZ Notification, 2011 Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities.
2. As per amended CRZ Notification dated 28th November, 2014 published by MoEF, For the projects specified under 4(i)(except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PWD to ensure that the inlet of the Kalbadevi & Bhatye creek present behind the bund should not be obstructed. Natural course of coastal water and tidal regime should not be hampered due to proposed activities
3. The construction of the bund should be on landward side of the beach.
4. No construction is permitted in mangrove or its 50 m buffer zone.
5. PWD shall plant native tree species would help in enhancing the stability of the coastline thereby reducing the erosion of the Mirya Bay.


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6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. Environment Management Plans should be implemented during construction and operation phase of the project.
8. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 3: Proposed College building on plot no. 73, Sector 17, Taloja, Navi Mumbai by M/s. Kai. Kamalgaori Hiru Patil Shikshan Prasarak Mandal.

The proposal presented the proposal before the Authority. The proposal is for construction of Education Building comprising Ground + 4 upper floors on plot no. 73, Sector 17, Taloja, Navi Mumbai. As per 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

The Authority noted that the matter was earlier discussed in the 154th meeting of MCZMA held on 15th & 20th April 2021, wherein the Authority after deliberation decided to seek report from the CIDCO whether the plot is situated on the landward side of the existing road prior to 1991 or existing authorized structure.

The CIDCO vide letter dated 10.05.2021 submitted that the project site is on landward side of existing Kachha road constructed prior to 19.02.1991. Further, to substantiate it is mentioned that Sarpanch Grampanchayat, Pendhar has informed that there were existing structures of fishermen prior to inception of CIDCO i.e. since year 1970 towards seaward side of the subject plot and also there was existing access road to those structure.

The Authority noted that as per para 8.II. CRZ II (i) of the CRZ Notification, 2011 (amended from time to time), buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures;

The Authority further noted that CIDCO, being, the Planning Authority of the area, it is the responsibility of the CIDCO to ensure that the proposed construction is on landward side of the existing road prior to 1991.


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The CIDCO vide letter dated 10.05.2021 has clarified that the project site is on landward side of existing Kachha road constructed prior to 19.02.1991. Further, to substantiate it is mentioned that Sarpanch Grampanchayat, Pendhar has informed that there were existing structures of fishermen prior to inception of CIDCO i.e. since year 1970 towards seaward side of the subject plot and also there was existing access road to those structure.

It was further noted that as per para 8.II of the CRZ Notification, 2011, construction of building in CRZ II area is permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. The CIDCO should strictly ensure that the proposed construction is within the limit of permissible FSI existing as on 19.2.1991 norms.

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. CIDCO should strictly ensure that proposed construction is on landward side of the existing road prior to 1991.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permission from different statutory authorities should be obtained.

Item No.4: Proposed multimodal Corridor from Chirner (JNPT) to Balavali (NH17) by Maharashtra State Road Development Corporation (MSRDC)

The Joint MD, MSRDC presented the proposal before the Authority. It was informed that the MMRDA vide letter dated 13.12.2017 has submitted proposal regarding Multi Modal Corridor from Chirner (JNPT to Balavali (NH 17) of length 18 km. It was informed that as per Govt decision, MSRDC is has been entrusted with the responsibility of implementation of this Govt project. Accordingly, the project is handed over to MSRDC.


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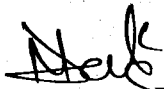
The proposal earlier was considered 127th, 135th & 145th meeting of MCZMA held on 02.11.2018, 06.08.2019 & 07.07.2020 respectively.

A multimodal corridor is a single corridor in which multiple modes such as buses, BRT, metro rail and cars, along with utilities such as water, sewage and gas lines area present in the same Right to way. Details of the proposal is as follows:

- a) Length of the multimodal Corridor between village Chirner to village Balivali (NH 17) is 18 km
- b) Proposed multi modal corridor will function as connector between MTHL, NH4B and Mumbai-Pune Expressway & NH 17
- c) Proposed Right of Way is 99 m.
- d) Length of elevated portion is 550 meter
- e) 3 Nos. of VUPs
- f) 6 Nos. of Flyovers
- g) 2 Nos. of Overpass
- h) 3 Nos. of Minor Bridges
- i) 5 Nos. of Major Bridges
- j) 1 No Road over Bridge (ROB)
- k) 7 Nos. Box Culverts
- l) Tunnel is 0.835 Km.

The section passes along the settlements such as Dighode, Vindhane, Dhakti Jui, Taki gaon, Korpoli, Kalambusare, Kelvane, Rave, Kopar, Govirle & Balavali. The proposal involves acquisition of land currently under various land use (residential, agricultural, Forest etc) for proposed construction. Major components of the projects are as follows-

- Access Controlled Highway - High-speed signal-free passage for all highway modes with entry and exit only through dedicated interchanges Service Roads.
- Access the Service Road - Access the land use adjacent to the Multi Modal Corridor (MMC) without interfering with the highway traffic.
- Metro Rail - Along the median of access controlled lanes
- Bus Rapid Transit - Along the access controlled lanes of the multimodal corridor and the bus stops would align with the metro stations to provide seamless transfers
- Non-Motorized Traffic Lanes - Provision of non-motorized traffic on either side of the road
- Pedestrian Foot Paths and Parking


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- Utilities - Corridors for utilities such as water, sewage and gas lines on underground.

MMRDA officials presented that multimodal corridor is passing through CRZ I-A, CRZ I-B, CRZ III and CRZ IV B area. Details of the alignment with respect to CRZ categorization submitted by the MMRDA is as follows:

As sought by the MCZMA, the MMRDA vide letter dated 13.03.2020 submitted the EIA/ EMP report, Alignment of the multimodal corridor superimposed on approved CZMP.

The MMRDA further informed that the proposed project does not involve reclamation of coastal water bodies except for the laying of foundation for bridge pillars for the proposed road alignment. The project pertains to the development of a connector road which is neither state nor national highway hence not covered under EIA Notification, 2006. Letter dated 30.3.2019 issued by Member Secretary, SEIAA for exemption from requirement of Environmental Clearance for this project.

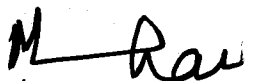
The Authority noted that the Mangrove Cell has carried out the site visit and submitted its report. As per the Mangrove Cell report:

The officials of mangrove cell visited the sites of 5 villages on 29.11.2019 and observed that, proposed alignment is passing through mangrove areas on private lands. 1) At mouje Rave, 2.3 Ha mangroves & 0.51 Ha mudflat to be affected, 2) At mouje Dighati, 1.04 Ha mangroves & 0.39 ha mudflat to be affected, 3) At mouje Bhum, 6.3 Ha mangroves & 0.51 ha mudflat to be affected, 4) At mouje, Vidhane & Dighode, 6.79 Ha mangroves & 0.93 ha mudflat to be affected, 5) At mouje Koper, 0.82 Ha mangroves to be affected. However, it is necessary to determine exact affected mangrove area and Clearance under Forest Conservation Act, 1980 should be obtained.

MSRDC vide letter dated 16.03.2021 submitted the followings:

- 1) It is to mention that during the feasibility study, various alternative alignments have been studied and most feasible and environment friendly alignment has been selected. Alternative alignment study report was presented last meeting. The proposed alignment is approved and part of approved Regional Plan of MMRDA.


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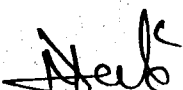
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2) Mangrove Cell has submitted a report after carrying out detailed survey.

Taluka	Village	No. of Mangrove	Species
Uran	Vindhane	241	<i>Avicennia marina,</i> <i>Avicennia officinalis</i> <i>Sonneratia apetela,</i> <i>Bruguiera sp</i>
	Bhom	43	
	Dhighode	50	
	Chirner	183	
	Chikhale Bom	49	
Pen	Kopar	33	
	Shitole	-	
	Ambhivali	-	
	Rave	23	
	Manjre Dadar	59	
Panvel	Dighoti	-	-
Total No. of Mangroves		681	

The Authority in its various meetings 127th, 135th & 145th held on 02.11.2018, 06.08.2019 & 07.07.2020 respectively deliberated the proposal extensively and sought additional information, which has been submitted. The Authority noted that proposed multimodal corridor is passing through green field areas in Jurisdiction of planning Authorities like CIDCO (Naina) and Khopta. It falls in Uran, Panvel and pen Taluka of Raigad district. The alignment of multimodal corridor passes along the settlements such as Dighode, Vindhane, Dhakti Jui, Taki gaon, Korpoli, Kalambusare, Kelvane, Rave, Kopar, Govirle & Balavali. It is crossing the creeklets at Uran, Panvel. As per submission, approximately 220.395 Ha land is proposed to be acquired for the project, which is situated in CRZ, Forest/ Mangrove, Agriculture. Karnala Bird sanctuary is about 2.3 km towards east. The Authority noted the EIA/ EMP project. Environment Management Plans should be implemented during construction and operation phase of the project by the MSRDC.

The Authority further noted that as per submission of the MSRDC, during the feasibility study, various alternative alignments have been studied and most feasible and environment friendly alignment has been selected. The proposed alignment is approved and part of approved Regional Plan of MMRDA. The Mangrove Cell has visited the site and quantified that around 681 nos. of mangroves will be affected due to project. MSRDC shall do compensatory


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afforestation in consultation with Mangrove Cell. THE PP need to obtain various statutory clearance like Forest clearance, along with prior permission from Hon'ble High Court in light of order dated 17th September, 2018 in PIL 87/2006.

In the light of above, the Authority after discussion and deliberation decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. MSRDC to obtain prior Hon'ble High Court permission for construction activity in mangroves or its 50 meter buffer zone area.
3. MSRDC to carry out Compensatory mangrove afforestation in consultation with Mangrove Cell.
4. MSRDC to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
5. Environment Management Plans should be implemented during construction and operation phase of the project.
6. Appropriate culverts/ channels should be provided wherever there is bridge crossing across creek in order to ensure free flow of tidal water in the mangroves area.
7. Flow of creek water will not be obstructed by any means.
8. Solid Waste generated during the construction phase of the bridge should not be dumped in the creek water and mangroves area, but should be disposed scientifically in compliance with prevailing Environment legislation.
9. While construction, Oil and grease from the equipment and machineries should not be let out to enter into creek water.
10. MSRDC to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
11. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project


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Item No.5: Proposed construction of bridge on Desai Creek in DP road from Agasan Road to Kalyan Road in Thane Municipal Corporation by TMC

The officials of the Thane City Municipal Corporation (TMC) presented the proposal before the Authority. The proposal pertains to construction of bridge on Desai Creek in DP road from Agasan Road to Kalyan Road in Thane Municipal Corporation

The proposal was earlier considered in 141st meeting of MCZMA held on 05.12.2019. The Authority noted that, proposed site is located at Desai Khadi creek located near Agasan village in Thane District. Other nearby villages such as Usarghar, Ganesh Nagar, Omkar Nagar are located at Northern part of the creek while Talepada, Desai village are located at southern part of the creek. In view to develop a network connecting these villages it was decided by TMC to construct a road connecting Kalyan Shilphata road to Agarsan village, for which, there is need to construct a bridge over Desai creek.

Total bridge construction area is 5400 sqm. Chainage starting from 0 to 180 m and approaches 150m + 150 m in length, 30 m in width and approx. 12 m in height. Development of bridge will act as connecting between two part of city and it will reduce travelling time. For construction of bridge, approach slab will be constructed in intertidal zone.

As per the approved CZMP, 2011, the site is located in CRZ IB, CRZ II & CRZ IV area. TMC has submitted the Rapid EIA report. TMC officials presented that around 7 to 8 trees of mangroves will be affected due to proposed bridge during construction phase. The MCZMA in its 141st meeting deferred the matter seeking the mangrove cell report in the matter.

Mangrove Cell vide letter dated 01.03.2021 submitted that the site visit held on 11.07.2020 and following observations were made:

1. GPS reading of proposed site: N 19°10'20.49", E 73°03'49.93" & N 19°10'13.79", E 73°03'49.43"
2. According to MRSAC, there is no mangrove forest in the area in the year 2005. It is also not as notified forest area.
3. Presence of approximate 8 no. of true mangrove trees of *Avicennia officinalis* is observed within the alignment however according to project


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proponent there mangroves are seen outside the footing. Hence trees will not be destroyed during execution of the project.

4. The project proponent has to obtain permission from Hon. High Court Mumbai before the commencement of the project.

The Authority asked the TMC officials to explain the purpose behind connecting bridge from Agasan Road to Kalyan Road, as google image shows no habitation around the project site. The TMC officials informed that the proposed bridge will connect to ring road of City. The Authority directed TMC officials to show the alignment of the ring road on DP plan or google image and how proposed road is part of the ring road connectivity. The TMC officials agreed to submit the said information to MCZMA at the earliest.

Accordingly, the Authority after deliberation decided to defer the matter for the submission of the above said compliance as stated above.

Item No. 6: Proposal for sea front development & beatification at Aksa beach, Madh, Mumbai Suburban by MMB


Chief Engineer, MMB presented the proposal before the Authority. The MMB presented that earlier, the MCZMA in its 127th meeting held on 2.11.2018 granted the recommendation to the proposal of construction of Anti Sea Erosion Measure at Aksa Beach, Mumbai. The project involves repairs of old bund, construction of pathway, construction of parapet wall, providing solar street light, length 300 m. Subsequently, the said proposal has received CRZ clearance on 5.3.2019 by the SEIAA as per 158th meeting of the SEIAA.

Now, the MMB is seeking amendment in CRZ Clearance for Anti Sea Erosion Measures to sea front development & beatification at Aksa beach, Madh, Mumbai Suburban.

The proposed activities involves a) Garden for senior citizens and children play area, b) Entrance and parking, c) Food Plaza, d) Lawns & Toilets, e) Gym and space for yoga, f) Wooden Shacks and steps, g) Bamboo Shades and steps and h) Volley ball Courts.

Earlier the Authority in its 148th meeting held on 24.11.2020 discussed the proposal and noted that activities are proposed along the Aksa Beach. The


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Authority felt that the MMB need to superimpose the layout of the project on approved CZMP, 2011 in 1:4000 scale in order to ascertain the project activities viz a viz its CRZ status. Accordingly, the Authority decided to defer the proposal for compliance by MMB as stated above.

MMB vide letter dated 30.03.2021 submitted the superimposition of layout of the project on approved CZMP, 2011 in 1:4000 scale and stating that, proposed activities in CRZ-II area.

The Authority deliberated the proposal and observed that the project site is along the Aksa Beach and MMB has proposed certain activities like plaza/ restaurant/ Gym/ wooden shack on seaward side, which is not permissible as per the provisions of the CRZ Notification, 2011. However, the landscaping, playground/ recreational ground/garden could be allowed in CRZ II area. MMB to strictly ensure that no construction is allowed on Aksa Beach.

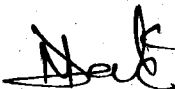
In the light of above, the Authority after deliberation decided to grant recommendation to the proposed activities of landscaping, playground/ recreational ground/garden only from CRZ point of view to planning Authority.

The Authority further decided that activities like plaza/ restaurant/ Gym/ wooden shack on seaward side are not permissible as per the provisions of the CRZ Notification, 2011.

Item No.7: Proposal for extension of jetty for maneuvering Self Propelled Modular Transporter (SPMT) swept path and repair of existing jetty at Kerosene wharf, Sewri for MTHL by MMRDA

The officials of the MMRDA presented the proposal before the Authority. MMRDA is constructing the Mumbai Trans Harbour Link Project which is a connectivity between Mumbai Island to the Navi Mumbai. For the said project, the MMRDA has proposed the following activities:

- 1) Widening/ extension of existing ramp/ Jetty a Kerosene wharf on its left side for erection of temporary Jetty on piles without any reclamation.
- 2) Extension of existing ramp/ jetty at Kerosene wharf for additional 230 m at its mouth


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- 3) Repair/ re- surfacing of existing ramp/ jetty at kerosene wharf of 120* 18m

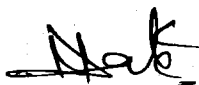
Existing Kerosene Jetty owned by the MbPT will be used for transporting the fabricated OSD spans & others associated bridge related activities.

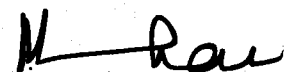
The Authority in its 152nd meeting held on 16th & 22nd February, 2021 deliberated the proposal and decided to seek report from Mangrove cell regarding the impact of the project on mangroves.

Mangrove Cell vide letter dated 25.03.2021 submitted that the site visit held on 26.02.2021 and following observations were made:

1. GPS reading of proposed site: N 18°59'47.41", E 72°51'38.59" & N 18°59'38.14", E 72°51'49.75"
2. According to MRSAC, there is no mangrove forest in the area in the year 2005. It is also not as notified forest area.
3. The proposed site falls within 50 m from Notified Mangroves Forest.
4. Presence of true mangrove trees of *Avicennia officinalis* is observed within the alignment however according to project proponent there mangroves are seen outside the footing. Hence trees will not be destroyed during execution of the project.
5. The project proponent has to obtain permission from Hon. High Court Mumbai before the commencement of the project.
6. If mangroves tress will be destroyed during execution of project, Project proponent has to take Forest Clearance before execution of project.

The Authority discussed the proposal and noted that MMRDA has proposed strengthening & extension of the jetty and construction of additional ramp/ platform in order to facilitate the material transport for construction of the Mumbai Trans Harbour Link (MTHL) project which is important connectivity between Mumbai and Navi Mumbai. The project is important for timely completion of the MTHL project. 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 Mangrove Cell report states that presence of true mangrove trees of *Avicennia officinalis* is observed within the alignment however according to project proponent there mangroves are seen outside the footing. Hence trees will not be destroyed


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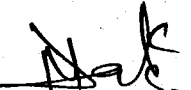
during execution of the project. The PP during the meeting assured that mangroves will not be affected due to proposed construction activities of jetty/ ramp on piles.

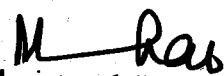
The Authority noted the permissibility as per CRZ Notification, 2011

- As per para 4(i) (f) of CRZ Notification, 2011 Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities.
- As per amended CRZ Notification dated 28th November, 2014 published by MoEF, For the projects specified under 4(i)(except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MMRDA to obtain prior High Court permission shall be obtained since the proposed activities are within 50 m mangrove buffer zone.
3. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
4. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
5. All other required permission from different statutory authorities should be obtained.


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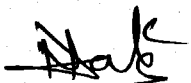
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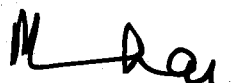
Item No.8: Proposed construction of Municipal Dispensary, Health Post Maternity Home, Govt Rest House, shopping Centre & DP Roads on land bearing plot no. 194B of village Ghatkoper (E), N ward, Kurla, Mumbai by PWD

The Project proponent presented the proposal before the Authority. The PWD and GoM in PPP with M/s Rare Townships Pvt. Ltd. has proposed the construction of Municipal Dispensary, Health Post Maternity Home, Govt Rest House, shopping Centre & DP Roads on land bearing plot no. 194B of village Ghatkoper (E), N ward, Kurla, Mumbai. Plot area under consideration is 99720.42 sqm. As per submission of the PP, the CRZ status of the proposed activities are as follows:

Sr. No.	Reservation	CRZ I in sqm	CRZ II in sqm	Non CRZ in sqm	Total Plot in sqm
1.	18.30m wide DP road	4378.72	6144.45	1818.67	12341.84
2.	24.00m wide D P road	5251.67	13974.21	18359.77	37585.65
3.	60.00m wide D P road	39295.29	232.09	-	39527.38
4.	Municipal Dispensary / Health Post + Municipal Maternity Home (Medical Centre)	-	1,286.35	3,391.87	4678.22
5.	Government Housing (Gov. Rest House)	-	2,497.05	1,202.28	3699.33
6.	Shopping Center	-	1,888.00	-	1888
	Total	48925.68	26022.15	24772.59	99720.42

As per the remarks of MCGM, part of the construction of DP roads on stilt is in CRZ IA area. Construction of Medical Center, Govt. rest house and shopping Centre are all being carried out outside of CRZ I area. No Development is proposed within 50m distance from Mangroves except for some part of DP road. As per remarks of the MCGM 2034, the plot under reference falls in Natural Areas and residential zone affected by various reservations and roads.


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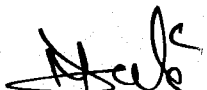
The Authority discussed the proposal and noted that project has 2 component, construction of DP roads in CRZ I area and development of other reservation buildings such as Government Housing, Municipal Dispensary etc in CRZ II partly and non CRZ area. The Authority discussed that impact of the proposed DP road on mangroves needs to be seen in the light of Mangrove Cell report. Mangrove Cell shall make a site visit and submit a report to the MCZMA. The PP shall submit the Rapid EIA/ EMP report for the DP road project. Further, with respect to CRZ II portion of the project site, MCGM need to clarify whether the site is situated on landward side of existing road as on 19.2.1991 or existing authorized structure. The Authority felt that the above stated information is required in order to take further appropriate decision in the matter

In the light of above, after deliberation, the Authority decided the followings:

1. MCGM to provide details of activities proposed in CRZ I, CRZ II and Non CRZ area. MCGM to further clarify whether the proposed construction in CRZ II is situated on landward side of existing road as on 19.2.1991 or existing authorized structure.
2. Mangroves Cell to submit its site visit report pertaining to quantum of mangroves affected and distance of proposed activity from mangroves
3. Mangrove Cell shall provide report about the activities proposed in mangroves or its 50 m mangroves buffer zone, if any.
4. If activities are proposed in mangroves or its 50 m mangroves buffer zone, the PP shall explain the public purpose involved the proposed activities situated in mangrove or 50 m buffer zone
5. PP to submit the Rapid EIA/EMP for the proposed activity of the construction of the DP Road.

Item No.9: Proposed MCGM officers Gymkhana on plot bearing C. S. No. 47/6 (pt) of Lower Parel Division at Keshavrao Khade Marg, Mahalaxmi, G/S ward, Mumbai by MCGM

The Municipal Architect, MCGM presented the proposal before the Authority. The proposal is for construction of Gymkhana for MCGM officers comprises of Ground floor + 3 upper floors with height of 17.85 mt. on plot bearing C. S. No. 47/6 (pt) of Lower Parel Division at Keshavrao Khade Marg, Mahalaxmi, G/S ward, Mumbai. The development is proposed on the open space available on the plot u/r. Plot area under consideration is 11177.39sqm, proposed built up area is 5635.27sqm.


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As per DP 1967 remarks, the plot is designated for the public purpose for TNM College Gymkhana & as per DP 1991 remarks, is affected by the designation of TNM College Hostel & Gymnasium and Play Ground and as per revised draft DP 2034 is affected by designated of Students Hostel & Play Ground. As per DCR 1967, the plot under reference is falls in R2 zone.

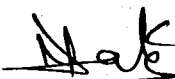
As per approved CZMP, 2011 and remarks of the MCGM, the plot falls in CRZ II area and situated on landward side of the existing road. The Authority noted the as per para 8.II.(i)&(ii) of CRZ Notification, 2011 construction of a building in CRZ II and on landward side is a permissible activity. However, the MCGM 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.

Item No.10: Proposed construction of RCC G + 1 storied community toilet block in Jai Prakash Nagar Slum, Rungatha Lane, 68/A Nepeansea Road, Mumbai by MCGM

The Authority noted that the MCGM has sent email dated 10.6.2021 stating that the MCGM is not pursuing the proposal. The Authority noted the court orders passed in Brighton CHS matter. Considering the request of the MCGM, the Authority decided to delist the matter from the records of the MCZMA


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Item No.11: Proposed construction of 6 bridges and a board walk in Western and Central Mumbai by MCGM

The MCGM officials presented the matter before the Authority. Municipal Corporation of Greater Mumbai (MCGM), through the Dept. Of Bridges has proposed construction of 6 bridges and a boardwalk in Western Mumbai. Aim of the project is to ease the flow of traffic and smooth the vehicular congestion. Also MCGM has proposed to construct the missing links of the bridges and roads which are in Development Plan (DP) of MCGM. Following is the list of proposed bridges:

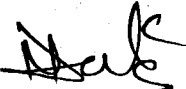
1. Bridge at Madh Versova creek in K/W and P/N ward
2. Bridge at Marve-Manori in P/N ward
3. Bridge across Oshiwara River and Malad creek in K/W, P/S and P/N ward
4. Bridge over Ramchandra Nalla near Evershine Nagar to Marve road in P/N ward
5. Bridge from Lagoon road to infinity mall in P/N ward
6. Bridge at Dharivali village at Marve road
7. Boardwalk from Mahim fort to Bandra fort

The Authority noted that MCGM to yet to submit EIA & EMP Report for the project. The MCGM officials informed that the preparation of the report is in progress and would be submitted to MCZMA at the earliest. The Authority discussed that in order to understand the impact of the proposed missing link bridges/ roads on creek & its ecological features such as mangroves/ mudflats, MCGM need to submit the Rapid EIA/ EMP report beforehand.

In the absence of the Rapid EIA/ EMP report, the Authority could not deliberated the proposal. Therefore, the Authority after discussion decided to defer the matter for want of the Rapid EIA/ EMP report of the project.

Item No.12: Proposed reconstruction of existing bungalow on CTS No. 1719/9 of village Erangal, Plot No. 3 of Moosawadi, Madh Island at Malad (W), Mumbai by Shri. Daryus Soley Panthakey

The Authority noted that the PP vide email dated 10.6.2021 has requested to defer the matter, since PP could not attend the meeting. Accordingly, the matter was deferred.


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Item No.13: Proposed redevelopment on plot bearing CTS No. B/331 of village Bandra at Rebello road & Mount Carmel road junction, Bandra (W), Mumbai by Shri. George Vivian Seldon & Ors.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. B/331 of village Bandra at Rebello road & Mount Carmel road junction, Bandra (W), Mumbai. The existing ground floor structure is very old, which has occupation certificate granted on 17.10.1983 by MCGM. The proposal is to construct new residential building comprising of Pit for Stack Parking + Stilt for Parking + 1st to 5th + 6th (pt) upper floors in lieu of plot potential + area of staircase & lift free of FSI as per DC Rules 1967.

As per MCGM remarks, the Plot falls in Residential Zone and is not affected by any reservations as per old DP 1967, 1991 & 2034. The user of residential was permissible as per land use and zoning as on 19.02.1991


Area of plot is 840.30 sqm, Permissible Floor Area is 840.30 sqm, Proposed BUA is 840.29 sqm and total construction area is 1133.22 Sqm.

As per approved CZMP, 2011 and remarks of MCGM, the site under reference falls in CRZ -II area and on landward side of existing road. The Authority noted that as per para 8.II (iii) of CRZ Notification, 2011 reconstruction of authorized building in CRZ II area is permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. The MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI of 1991 norms.

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.


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

Item No.14: Proposed redevelopment of CESS category structure on plot bearing CS No. 27 of Mazgaon Division, Situated at Baker Lane, Mazgaon, Mumbai by Shri. Mohammed ali Ashraf Bhai Pehlari

The project proponent presented the proposal before the Authority. The PP presented that the proposal is for redevelopment of CESS category structure on plot bearing CS No. 27 of Mazgaon Division, Situated at Baker Lane, Mazgaon, Mumbai, in accordance with para 8.V.1.c of the CRZ Notification, 2011.

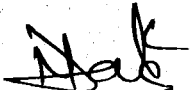
There existing one CESS category structure of ground + 1st Upper floor. MHADA has issued category certificate on 16.09.2017. The proposal has received the MHADA NoC dated 13.04.2018 for redevelopment of the said property with 3.00 FSI in accordance with DCR 33 (7). Proposed residential building comprising of Stilt + 1st to 10th Floor on plot under reference.

As per MCGM remarks, the Plot falls in Residential Zone and is not affected by any reservations as per old DP1967, 1991 & 2034. Area of plot is 221.57 sqm, As per MCGM report, Proposed BUA area (FSI) is 773.40 Sqm and total construction area is 1203.84 Sqm.

As per approved CZMP, 2011 and remakes of MCGM, the site under reference falls in CRZ -II area and situated on landward side of existing road. The Authority noted that redevelopment of cessed building is permissible as para 8.V.1.C of the CRZ Notification, 2011 subject to FSI as per prevailing town & country planning regulations. With respect to submission of public hearing report, the PP has submitted undertaking dated 04.07.2020 that, the above mentioned structures were exclusively owner / company occupied and no tenants were existing in the above said structure on the plot under reference.

In the light of above, 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 redevelopment is as per the town and country planning regulation prevailing as on the


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date on which the project is granted approval by the competent authority

2. Local body to ensure that the building is cess category structure.
3. Environment Measures such as STP, Solar heating, Rainwater Harvesting shall be implemented in the project
4. All other required permission from different statutory authorities should be obtained.

Item No.15: Proposed Redevelopment of property bearing C. S. no. 4/701 of Malbar Hill Division, D ward, Mumbai M/s Euphrosyne Infrastructure Pvt. Ltd.

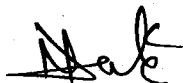
The project proponent presented the proposal before the Authority. The PP presented that the proposal is for redevelopment of property bearing C. S. no. 4/701 of Malbar Hill Division, D ward, Mumbai, in accordance with para 8.v.1.c of the CRZ Notification, 2011.

As per MCGM remarks, the proposal involves redevelopment of cessed building on property bearing C.S. No. 4/701 of Malabar Hill Division, 'D' ward, Mumbai, The proposed building comprising of Basement + Stilt + 1st to 6th parking floors + 7th (pt) refuge floor + 8th to 13th floor + 14th (pt) refuge floor + 15th to 18th floor with total height of 69.95 meter, on property bearing C.S. No. 4/701 of Malabar Hill Division, 'D' ward, Mumbai The plot is situated in Residential Zone and not reserved for any public purpose.

Architect has submitted the NoC from MHADA on 31.7.2019 for redevelopment of captioned property with FSI 3.00 as per DCR 33(7) of DCR 2034. Hon.'ble MC, MCGM approval is on 4.10.2019. The IOD was issued on 13.5.2020.

Plot area is 521.72 Sqm, Permissible FSI is 3.78, Built up area (FSI area) is 1976.15 Sqm and Total construction area is 3060.23 Sqm

As per approved CZMP, 2011, the site falls in CRZ II area and situated on landward side of exiting road. The Authority noted that redevelopment of cessed building is permissible as para 8.V.1.C of the CRZ Notification, 2011 subject to FSI as per prevailing town & country planning regulations. The PP has submitted the public hearing report for the project, as per para 8.v.c. of the CRZ Notification, 2011. The Authority noted that order dated 9.4.2021 passed


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by the Hon'ble High Court in WP 6843 of 2021 (Euphosyne Infrastructure (OPC) Pvt Ltd vs MCZMA & Ors)

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 redevelopment is as per the town and country planning regulation prevailing as on the date on which the project is granted approval by the competent authority
2. Local body to ensure that the building is cess category structure.
3. Environment Measures such as STP, Solar heating, Rainwater Harvesting shall be implemented in the project
4. All other required permission from different statutory authorities should be obtained.

Item No.16: CRZ status for the plot bearing CTS No. 206A of village Bandra situated at Chapel Road, Bandra (W), Mumbai by Shri. Kishor Patel

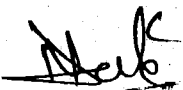
The Authority noted that PP is seeking CRZ status for project site bearing CTS No. 206A of village Bandra situated at Chapel Road, Bandra (W), Mumbai. PP has submitted CZMP 2011 in 1:4000 scale, as per which the plot under reference beyond 100 m from HTL of Mahim Bay and does not fall under CRZ area.

MCGM vide letter dated 07.12.2019 mentioned that, as per final CZMP 2011 the plot under reference does not fall under CRZ.

The Authority after discussion decided to confirm that the plot bearing CTS No. 206A of village Bandra situated at Chapel Road, Bandra (W), Mumbai is situated outside CRZ area, as per approved CZMP under CRZ Notification, 2011.

Item No.17: Proposal for 33/220kV double Circuit Overhead Transmission Tower Line Crossing at Gorai Creek, Borivali, Mumbai by M/s Adani Electricity

Representatives of M/s Adani Electricity presented the proposal before the Authority. The proposal is for 33/220kV double Circuit Overhead Transmission


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Tower Line Crossing at Gorai Creek from Gorai to Uttan Area for expansion / creating infrastructure to provide uninterrupted and reliable power supply as well as to cater to future load requirement in Uttan area. The length of proposed transmission line is 2.067km, which is passing through CRZ I, CRZ IV and non CRZ area.

The Authority noted that the PP to yet to submit EIA & EMP Report for the project. The Authority discussed that in order to understand the impact of the proposed transmission line footprint on Gorai creek & its mangroves, PP need to submit the Rapid EIA/ EMP report.

Expert Member suggested that the Rapid EIA/ EMP shall report about the endangered mangroves species present in the project area and impact of the proposed activities on the same with mitigation measures.

In the absence of the Rapid EIA/ EMP report, the Authority could not deliberated the proposal. Therefore, the Authority after discussion decided to defer the matter for want of the Rapid EIA/ EMP report of the project.

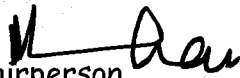
Item No.18: Proposal for laying of 2 x 24" piggable pipeline and 1 x 6" Nitrogen pipeline form HPCL refinery to MbPT Manifold area, Mumbai by HPCL

The officials of the Hindustan Petroleum Corporation Limited (HPCL) presented the proposal before the Authority. The proposal is for laying of 2 x 24" multi product piggable pipelines and 1 x 6" Nitrogen pipeline form HPCL refinery to MbPT Manifold area through HPCL ROW.

The project involves convergence of white oil pipelines to a manifold of 24" and the resultant pipeline of 24' diameter will be piggable with pig launching and receiving provision attached to it through a 26' line. Existing pipelines (4 nos) white oil/Black oil (14", 12" and diameter 24", 20") will be used only during the exigencies.

The pipeline route is above ground. Heavy rigging for resource movement and logistics will be carried out. Most of the line through Nalla area will be laid manually in small pieces. MPCB has granted amended Consent to Operate dated 12.11.2018 to Existing HPCL Mumbai Refinery.


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Length of the White Oil line is 800 x 24, Black Oil line is 800 x 24 and Nitrogen line is 800 x 6.

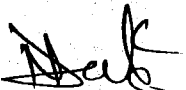
As per the CRZ map in 1:4000 scale prepared as per approved CZMP of 2011 by IRS Chennai, the proposed pipeline is falls in CRZ II area (along the HTL) and in non CRZ area. The PP has submitted the Rapid EIA/ EMP for the project.

The PP presented that pipeline is passing through CRZ II area and only 50-60 support structures would be erected to support the pipeline. The Authority discussed the project and noted the Rapid EIA/ EMP project, as per which, No impacts on flora will be there in the vicinity of proposed development site due to as the pipelines will be laid aboveground and routed on Nallah near the existing line. No tree involved in the proposed pipeline routes. No impacts are envisaged on marine water life forms as development will be carried out only on land surface. The PP during the meeting presented that since, proposed pipeline will not have any impact on mangroves. It was further noted that the proposed pipeline is passing through CRZ II area (along the HTL) and in non CRZ area.

The Authority noted that as per para 4(ii) of the CRZ Notification, 2011, prior MoEF&CC, New Delhi is required for laying of pipelines.

In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Environment Management Plans should be implemented during construction and operation phase of the project.
3. Site preparation, installing pipeline and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
4. All the safety measures should be implemented during construction and operation phase of the project.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.


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Item No.19: Proposed redevelopment of property bearing FP no. 1198, 1199, TPS IV of Mahim Division, G/ N ward, situated at Kashinath Dhuru Road, Dadar (W), Mumbai by M/s Suraj Estate Developers Pvt. Ltd.

The project proponent presented the proposal before the Authority. The MCGM has forwarded the proposal of redevelopment of CESS property bearing FP no. 1198, 1199, TPS IV of Mahim Division, G/ N ward, situated at Kashinath Dhuru Road, Dadar (W), Mumbai, in accordance with para 8.V.1.C of the CRZ Notification, 2011, The project is ongoing on the project site.

The MCGM report mentions that as per PR card, the area of amalgamated plots is 1497.83 Sqm. The project site is situated in Residential zone.


As per MCGM report, in the present case, existing structures on plot under reference are demolished on site. As per CC granted upto top of 8th service floor, the construction work of proposed rehab cum sale building no. 1 is under progress upto 6th floor i.e. non habitable floors and as per part OC granted, rehab building no. 2 is partly occupied.


The PP presented that earlier, the MoEF&CC, New Delhi has granted the CRZ clearance dated 16th Sep, 2008 to the project of Redevelopment on the plot bearing F.P. No. 1198, 1199 and 1200 of TPS IV of Mahim Division, under provisions of the CRZ Notification, 1991. Accordingly, the work was started on the site.

Meanwhile, considering the applicable 100 m CRZ limit along the Mahim Bay, the PP sought CRZ status from the MCZMA. The MCZMA vide letter dated 17th April, 2017 has clarified the CRZ status of the project site as follows:

F. P. No.	CRZ area (Sqm)	Non CRZ (Sqm)	Total (Sqm)
1199	544.7	900.13	1444.83
1998	Nil	53.51	53.51

Now, considering the provisions of para 8.v.1.c of the CRZ Notification, 2011, Architect has proposed 2 buildings on plot under reference i.e. rehab cum sale building no. 1 comprising of basement for service and utilities + part stilt + part ground floor + 1st to 7th podium floors for parking + 8th service floor + 9th to 18th floor + fire check floor + 19th to 30th (pt) upper floors with part refuge on 9th,


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16th and 24th floors with total height of 114.40 meter. Rehab building no. 2 comprising of part stilt for parking and part ground + 1st to 7th upper floors with total height 23.95 m. The proposed BUA is 5830.67 Sqm and Non FSI area is 7923.47 Sqm.

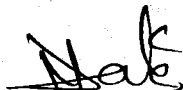
The proposal is scrutinized as per DCR 1991 and the said proposal is in order in respect of open spaces, height, FSI, Zoning and other DC regulations. The staircase, lift and lift lobby area is claimed free of FSI as per regulation DCR 1991.

The MCGM has issued IOD for proposed rehab cum sale building no. 1 comprising of basement for services and utilities + part stilt + part ground floor + 1st to 7th podium floors for parking + 8th service floor + 9th to 18th floor + fire check floor + 19th (pt) upper floor with part refuge on 8th and 16th floor with total height of 75.40 meter from ground level upto terrace floor level by restricting the sale and amended approval for proposed rehab building no.2 comprising of part stilt for parking & part ground floor + 1st to 7th upper floors with total height of 23.95 m was issued on 15.6.2017.

The Authority noted that the project is ongoing redevelopment of cess building and MCGM has submitted the proposal in the light of para 8.v.1.c of the CRZ Notification, 2011 wherein redevelopment of cessed building subject to FSI as per prevailing town & country planning regulations. There is earlier CRZ clearance dated 16th Sep, 2008 granted to redevelopment project. The PP has submitted the public hearing report for the project, as per para 8.v.c. of the CRZ Notification, 2011.

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 redevelopment is as per the town and country planning regulation prevailing as on the date on which the project is granted approval by the competent authority
2. Environment Measures such as STP, Solar heating, Rainwater Harvesting shall be implemented in the project
3. All other required permission from different statutory authorities should be obtained.


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Item No.20: Proposed reconstruction of residential building at CTS no. C/338, C/345, C/346, C/347 & C/348, Perry Cross Road, Bandra (W), Mumbai by Smt. Bilquis Mahamood Kadri

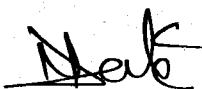
The project proponent presented the proposal before the Authority. The PP presented that MCGM has forwarded the application for construction of residential building at CTS No. C/338, C/345, C/346, C/347 & C/348 Perry Cross Road, village Bandra, Mumbai. Area of the plot under reference i.e. amalgamated CTS No. C/338, C/345, C/346, C/347 & C/348 of village Bandra is 1045.70 Sqm. The amalgamation of plots was approved on 23.3.2017. The proposal also received various concession approval from Hon'ble MC, MCGM on 19.12.2017. Further IOD was issued on 15.2.2018. Further, amended plans was issued on 9.7.2019 for A wing for 5th (pt) to 7th (pt) upper floors and wing B for stilt + podium + 1st to 3rd upper floor as per DCR 2034.


As per MCGM remarks, the proposed project involves additional alteration is proposed to existing Residential building Wing A proposing horizontal extension to 5th (pt) to 5th full floor with vertical extension of 6th + 7th (pt) floor + L.M.R. + O.H.T. and Wing B comprising of stilt for parking + Podium floor for parking + 1st to 3rd upper floors in lieu of plot potential + additional FSI + fungible area 35% and by claiming staircase, lift, lift lobby free of FSI by charging premium as per DCR 2034.

As per approved CZMP, 2011, the plot under reference is situated in CRZ II area and situated on landward side of exiting carter road. The plot under reference is situated in Residential Zone and not reserved for any public purpose.

The PP presented that plots are amalgamated. There are 2 existing buildings on the site, the building no.2 is dilapidated, and redevelopment of the same is proposed with current DCR 2034. The Balance available FSI, is proposed to be utilized for additional construction of 3 floors in building no. 1. The PP submits that the FSI of the building no. 1 is as per DCR existing as on 19.2.1991.

The Authority noted that there are 2 existing buildings on the site. Existing building no.1 is in good condition and building no. 2 is in dilapidated condition. PP has proposed additional floor construction on existing building no.1 and redevelopment of dilapidated building no. 2 by demolishing. As per para 8.v.1.c of


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the CRZ Notification, 2011, redevelopment of the dilapidated building in CRZ II is permissible subject to prevailing town and country planning regulations and could be allowed from CRZ point of view.

The Authority further noted that the PP has proposed construction of additional floors on existing building no. 1. However, construction of additional vertical floors on building no. 1 is possible only when FSI is available as per DCR existed as on 19.2.1991, as per para 8.II.(i)&(ii) of CRZ Notification, 2011. The Authority felt that remarks needs to be sought from the MCGM in the matter.

In the light of above, after deliberation, the Authority decided to seek remark from the MCGM, whether the proposed vertical additional floors construction on existing building no. 1 is in accordance with the FSI as per town & country planning regulations existing as on 19.2.1991

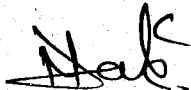
Accordingly, the matter was deferred for the submission of the compliance as sated above.

Item No.21: Proposed 400 kV Vikhroli receiving Station and associated incoming transmission lines for strengthening of Mumbai Transmission System by M/s. Adani Transmission

Representatives of the M/s Adani Transmission presented the proposal before the Authority. Proposed project involves installation of 47 transmission towers over the length for 14.5 km starting from Airoli in Thane District to Vikroli in Mumbai Suburban District. The Loop in Loop out (LILO) of 400 KV Talegoan-Kalwa Transmission line starts from Tower no. 197A and terminates at Vikroli Substation. The transmission line will be further extended starting from vikroli substation and join at tower no. 63 of 400 KV Kharghar Virkroli Line.

The project falls in CRZ IA, CRZ IB, CRZ II and CRZ IV(B) area. The PP has submitted the Rapid EIA / EMP report for the project.

The Authority noted the Rapid EIA/ EMP for the project. The Authority discussed the impact of the project on mangrove. As per the EIA report, about 679 numbers of mangrove trees are proposed to be removed for approach path & tower foundation. Around 6874 mangrove trees likely to be affected during stringing operation of the project. The PP presented that three alternative


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routes explored for the proposed project and Alternative 1 has been selected taking into account minimum impact on mangroves and minimal involvement of core area of Thane Creek Flamingo sanctuary. EIA report states that to develop the project in ecofriendly and sustainable manner, six times of compensatory mangrove tree plantation against mangrove cut is being proposed at the suitable location in coordination with Forest Department.

The Authority took note of various routes explored and observed that alternative 1 starting from Talegonan Kalwa line at Airoli passes from outer zone of Thane Creek Flamingo sanctuary. Further, transmission line passes through mangrove area near MCGM Kanjurmarg dumping ground and Godrej property and terminate at 400 KV vikroli substation. Thereafter, line extended from Vikroli substation to MCGM STP at Ghatkopar and join Kharghar vikroli line. The Authority observed that PP need to take utmost care during stringing the issue in order to minimize the impact on mangroves. PP need to obtain various statutory permission like Forest Clearance, Mangrove Cell Noc and prior High Court permission for the project. PP shall carry out compensatory afforestation

As per the EIA report, transmission line is passing through Thane creek mangroves which is also declared as flamingo sanctuary. The project site is also passing through the location which are known for water birds. The Authority deliberated in detail about the probable impact of the transmission line on flamingos & other birds. It was decided that PP should obtain the prior clearance from the National Board of Wildlife Protection. Bird Diverters should be installed in the transmission line to avoid the collision of the flamingoes & other water birds with the transmission lines.

As per para 4(ii) (d) of CRZ, 2011, follow is permissible with prior clearance from MoEF&CC, New Delhi: laying of pipelines, conveying systems, transmission line;

The proposed transmission line project is having larger public interest considering exponential growth of power load in Mumbai & Suburban. The project aim to meet the growing electricity demand in the Greater Mumbai. Hence, the Authority felt that project could be recommended to MoEF&CC New Delhi from CRZ point of view.


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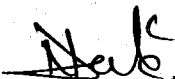
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In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Prior High Court permission shall be obtained since the alignment of transmission line is passing through mangroves area.
3. Noc from mangrove Cell shall be obtained by the PP
4. Six times of compensatory mangrove tree plantation against mangrove cut is being proposed at the suitable location in coordination with Mangrove Cell, as committed by the PP in EIA report.
5. Forest Clearance under Forest (Conservation) Act, 1980 shall be obtained
6. Prior clearance from the National Board of Wildlife, New Delhi shall be obtained by the PP
7. PP need to take utmost care during stringing the issue in order to minimize the impact on mangroves.
8. PP to install Bird diverters in transmission lines so as to avoid accidental collision of flamingoes
9. Site preparation, installing pipeline and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
10. All the safety measures should be implemented during construction and operation phase of the project.
11. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No.22: Proposed development of residential building on land bearing plot no.56-A, 56-B, 56-C, Sector no. 50E, GES, Nerul, Navi Mumbai by Shri. Yogesh Ramdas Sarjine

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building comprises of Stilt + 7 upper floors on land bearing plot no.56-A, 56-B, 56-C, Sector no. 50E, GES, Nerul, Navi Mumbai. As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone. Plot area under consideration is 737.790sqm, proposed built up area is 1095.476sqm.


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As per the remarks of the NMMC, the plot falls within 50 m mangrove buffer zone. As per approved CZMP, 2011 showing site under reference submitted by the PP, the plot is situated within 50 m mangrove buffer zone i.e. CRZ IA

The PP presented the CIDCO has allotted the plot in accordance with the 12.5% scheme of the CIDCO wherein the land of local people is acquired. The Authority noted that the CIDCO need to examine the development potential of plots.

The Authority after deliberation decided that in view of the provisions of the CRZ Notification, 2011 and Hon'ble High Court order dated 18th Sep, 2018 in PIL 87/2006 wherein construction in 50 m mangrove buffer zone area is prohibited except for public interest projects. Hence, the proposal is rejected from CRZ point of view.

Item No. 23: Proposed ATF pipeline connecting Vashi Navi Mumbai International Airport by HPCL

Officials of the Hindustan Petroleum Corporation Limited (HPCL) presented the proposal before the Authority. The proposal is for laying 323.9mm OD x 7.1mm wall thick approx. 10 km long carbon steel pipeline from its marketing terminal at plot no. D99, TTC Industrial area, Vashi. Navi Mumbai to proposed common fuel farm for Navi Mumbai International Airport (NMIA). The pipeline will cater to requirement of Aviation Turbine Fuel at NMIA. Total length of the pipeline is 10.452kms.

As per the approved CZMP, the proposed laying of pipeline is falls in CRZ II area. The PP has submitted the Rapid EIA/ EMP report for the project.

The Authority discussed the project and noted the Rapid EIA/ EMP for the project. As per EIA report, laying of the pipeline can cause contamination of soil which can hamper the soil environment but it is mostly can occur for very small area and can be overcome from this situation with the help of their fast leakage detection system. The Authority noted that since, the proposed pipeline is passing entirely through CRZ II area. Hence, there would not be any impact on coastally environmentally sensitive features such as mangroves, mudflats etc.


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The Authority noted that as per para 4(ii) of the CRZ Notification, 2011, prior MoEF&CC, New Delhi is required for laying of pipelines.

In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions-


1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Site preparation, installing pipeline and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
3. All the safety measures should be implemented during construction and operation phase of the project. PP to ensure the effective monitoring system for leakage detection of the pipeline
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No.24: Proposed construction of residential building on land bearing plot no. 76, 77, 95 & 96, Sector no. 11, GES, Koperkhairane, Navi Mumbai by M/s Progressive Homes.

The project proponent presented the proposal before the Authority. The Navi Mumbai Municipal Corporation (NMMC) has forwarded an application for development on plot no. 76, 77, 95 and 96, sector 11, GES, Koparkhairane, Navi Mumbai

The proposed project involves construction of a building comprising of Stilt + 1st to 15th floor on plot under reference. As per the sanctioned DP, the plot under reference is in Residential Zone. Plot area is 799.26 Sqm. Total construction area of the project is 3372.70 Sqm. The proposed FSI is 1.493 which is within the permissible limit of 1.50 FSI as on 1991.

As per remarks of the NMMC and approved CZMP, 2011, the plot is situated in CRZ II area and situated on landward side of existing road. The NMMC submitted its report dated 10.6.2021 stating that the plot is vacant and the site is not situated within 50 m mangrove buffer zone.


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It was further noted that as per para 8.II of the CRZ Notification, 2011, construction of building in CRZ II area is permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. The NMMC should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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.

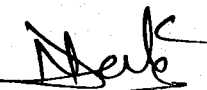
Item No.25: Proposal for new electric connection on plot bearing S. no. 17/7 at mouje Tarodi, Uttan, Mira Bhayandar, Dist. Thane by Mrs. Riyaa Chipadey

The Authority noted that power companies should be guided by the provisions of the CRZ Notification, 2011. CRZ Notification, 2011 and policy dated 14.10.2019 made there under CRZ Notification, 2011 is self-explanatory. They should process applications accordingly.

In the light of above and orders passed by Hon'ble High Court in PIL 87/2006, the present application could not be allowed from CRZ point of view.

Item No.26: CRZ status for project site bearing S. No. 271/4 & 271/6, village Navghar, Tal & Dist. Thane by M/s. Manoj M. Purohit

The project proponent presented the matter before the Authority. The PP is seeking CRZ status for project site bearing S. No. 271/4 & 271/6, village Navghar, Tal & Dist. Thane. PP vide letter dated 14.01.2020 has submitted CRZ demarcation report & CRZ map in 1:4000 scale (January, 2020) prepared by IRS, Chennai (MoEF Authorized agency) as per Approved CZMP of Thane District.


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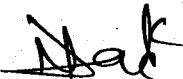
As per the IRS, Chennai report, CRZ shall be applied for the land area within the width / 100 m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011. In this case the entire project site is away from CRZ. It is also observed that the project site is not affected by CRZ due to 100 m buffer from HTL (Creek).

In the light of above, after deliberation, the Authority decided confirm that project site bearing S. No. 271/4 & 271/6, village Navghar, Tal & Dist. Thane is situated CRZ area i.e. outside 100 m buffer zone from HTL for Creek as per approved CZMP, 2011.

Item No.27: CRZ status for project site bearing S. No. 233/15, 234/2, 234/8, 234/14, 234/15, 234/16, 234/20, 234/220, 235/3, 235/7, 242/5, 242/12, 243/1, 243/2, 243/3, 243/4, 243/7, 243/11, 243/12, 228/2, 233/7, village Navghar, Tal & Dist. Thane by M/s. Manoj M. Purohit

The project proponent presented the matter before the Authority. PP is seeking CRZ status for project site bearing S. No. 233/15, 234/2, 234/8, 234/14, 234/15, 234/16, 234/20, 234/220, 235/3, 235/7, 242/5, 242/12, 243/1, 243/2, 243/3, 243/4, 243/7, 243/11, 243/12, 228/2, 233/7, village Navghar, Tal & Dist. Thane. PP vide letter dated 14.01.2020 has submitted CRZ demarcation report & CRZ map in 1:4000 scale (January, 2020) prepared by IRS, Chennai (MoEF Authorized agency) as per Approved CZMP of Thane District.

As per the IRS, Chennai report, CRZ shall be applied for the land area within the width / 100 m buffer zone from HTL for Bay / Creek as per para (ii) of CRZ Notification 2011. In this case, some parts of project site are affected by CRZ. It is also observed that the project site is affected by CRZ due to 100 m buffer from HTL (Creek). The area not affected by CRZ (Non CRZ areas and affected by CRZ-IA, CRZ-IB, CRZ-II and CRZ-IVB as per 2011 are shown in map. The area of 1815.44 sqm, 754.83 sqm and 13405.52 sqm has been affected by CRZ-IA, CRZ-IB and CRZ -II respectively. The area of 17764.20 sqm has not affected by CRZ. Some of the project site surrounded by mangroves in the vicinity of the project site.


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In the light of above, after deliberation, the Authority decided to confirm the CRZ status as follows:

Sr. No.	CRZ category	Area in Sqm
1	CRZ-IA	1815.44
2	CRZ-IB	754.83
3	CRZ -II	13405.52
4	Non CRZ	17764.20

Item No.28: CRZ status of land bearing plot no. 7/3, 7/5, 7/6, 7/7, 7/8, 10/1, 11/1, , 11/2, 11/3, 44, 45/1 & 46/4 situated at Ghondbunder, Tal. & Dist. Thane by Mr. Jorden S. Pareira

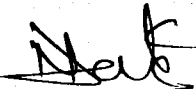
The project proponent presented the matter before the Authority. PP is seeking CRZ status of land bearing plot no. 7/3, 7/5, 7/6, 7/7, 7/8, 10/1, 11/1, , 11/2, 11/3, 44, 45/1 & 46/4 situated at Ghondbunder, Tal. & Dist. Thane. PP has submitted CRZ demarcation report & CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF Authorized agency).


The Authority noted that the PP during the meeting presented the CRZ demarcation in 1:4000 scale from the IRS, Chennai. However, it is not clear whether the said demarcation is in accordance with approved CZMP, 2011.

The Authority after deliberation decided to direct the PP to get the report/ clarification from the IRS about the CRZ status of the project site in accordance with approved CZMP under CRZ Notification, 2011. Accordingly, the matter was deferred for the submission of the above said compliance.

Item No.29: Proposal for laying pipe line from SWRO plant in Rajapuri creek for proposed establishment of integrated petrochemical (PVC) project within Dighi Port premises, Raigad by M/s. Veritas Polychem Pvt Ltd

Representatives of M/s. Veritas Polychem Pvt Ltd were present for the meeting. Representatives informed that the PP has obtained the CRZ and Environment clearance from the MoEF&CC New Delhi and work is underway within the framework of the said CRZ & EC clearance.


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The PP intends to withdraw the application. Therefore, the Authority decided to de-list the matter from records of the MCZMA

Item No. 30: Proposal for discharge of treated effluent from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad by M/s JSW Steel Ltd.

Representatives of the M/s JSW presented the proposal before the Authority. The JSW for proposed to install discharge of treated effluent system from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad.

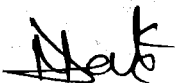
The proposed project activities would be largely associated with laying of pipeline and installation of the diffuser. This proposed activity is part of ongoing expansion of the integrated steel plant project to 5-10 MTPA capacity.

The effluent to be discharged would be treated to conform to marine discharge standards. The outfall location has been decided based on simulation exercises and it has been concluded that the proposed discharge would not have adverse impact on the marine ecology of the Amba estuary. There is no rehabilitation or resettlement is envisaged in this project. No Mangroves will be cut or destroyed in the project. The proposed project would lead to generation of employment opportunities during construction period as well as during operation period.

Proposal for discharge of treated effluents of 1057 m³/h having density 1001 kg/m³ generated, Dolvi can be released through multi port diffuser two diffusers should be aligned perpendicular to the river channel.

Location of intake / outfall is Lat: 10°42'16.30N; Long: 73°01'41.40"E, depth of outfall point is 3.8m, length of the pipeline is 150 m (offshore), length traversing CRZ area is approx. 4600 m (onshore), depth of excavation is 2.0m, width of excavation is 2.5m, length of pipeline from shore to deep sea/creek is 118m, depth of outfall point from surface of water is 9.0spring HHW and 7.03m neap HW, Depth of water at disposal point is 4.0m CD.

As per the CZMP, 2011, the route of the pipeline falls largely in the CRZ III area and the pipeline falls at the river end in CRZ IB, CRZ IVB area. The PP has submitted the Rapid EIA/ EMP report of the project.


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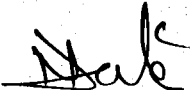
The Authority noted that the JSW has proposed to install discharge of treated effluent system from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad. This proposed activity is part of ongoing expansion of the integrated steel plant project to 5-10 MTPA capacity.

The Authority further asked the PP if the EC dated 16.6.2020 granted by the MoEF&CC, New Delhi to expansion project directs the company to install Zero Liquid Discharge (ZLD), then why the JSW is proposing for installation of the systems for discharge of treated effluent. JSW representative informed that company has planned to install ZLD by the year 2025. In the meantime, system will be needed to discharge treated effluent. It will involve collection tanks, pumping station and pipeline. Component such as collection tanks, pumping station would be required for ZLD system also. The Authority directed the JSW PP to submit the undertaking stating that year of installation of ZLD by the company so that the proposed discharge of treated effluent into Amba estuary will be discontinued. The PP agreed to submit the same.

Expert Members raised the issue of water carrying capacity of the Amba River. JSW representative informed that NEERI has carried out studies pertaining to same and report is awaited. Regarding the treated water quality, mandatory CPCB standards would be followed for discharging the treated water into Amba estuary.

Expert Members further asked whether the JSW has any monitoring plan for the water quality after discharge of treated water into Amba estuary. Representatives of the JSW submitted that presently, there is no monitoring plan, however, said programme for monitoring of water quality of Amba estuary will be implemented.

The Authority discussed that installation of the ZLD system by the industry at the earliest is important to mitigate the degradation in water quality of Amba River. The commitment towards the same by the company is necessary. Therefore, after detailed discussion and deliberation, the Authority decided that that PP to submit the undertaking stating that the year of installation of ZLD system so that the proposed discharge of treated effluent into Amba estuary will be discontinued, so that the CRZ clearance for proposed discharge


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of treated effluent for the specified time could be recommended to MoEF&CC, New Delhi.

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

Item No.31: Proposed development of residential project on plot bearing Gut no. 115 at mauje Dhokawade, Tal. Alibag, Dist. Raigad by M/s Sobo Estate Developers Pvt. Ltd.

The Project proponent presented the matter before the Authority. The PP presented that proposal is for Integrated Township on Gut No. 115 & others at village Dhokawade, Tal: Alibaug, District Raigad.

The Authority noted that ADTP, Raigad vide letter dated 9.11.2021 has a representation seeking remarks pertaining to proposed Integrated Township on Gut No. 115 & others at village Dhokawade, Tal: Alibaug, District Raigad.


The Authority noted that as per the approved CZMP, 2011, the project site is partly in CRZ I, partly in CRZ III and partly outside CRZ area.

It is observed that PP has proposed certain construction activities in CRZ III (NDZ) area also.

The Authority noted that that the CRZ Notification, 2011 has stipulated the permissible activities in various categories of the CRZ and the CRZ Notification, 2011 is self-explanatory. Local body should not seek remarks about the permissibility of the proposed activities and grant of FSI or otherwise. Considering the provisions of the CRZ Notification, 2011, the Town Planning office, Alibaug shall forward the complete proposal with remarks as per OM dated 2.7.2011 of the MCZMA.

After deliberation, the Authority decided to defer the said application. The PP shall submit the complete proposal through Town planning Office as stated above.


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Item No.32: Proposed reconstruction of residential building on plot bearing CS No. 1191, 1191/1, 1191/2, 1191/3, 1191/4, 1192/1, 1193/3A at Alibag, Tal. Alibag, Dist. Raigad by Shri. Sudhir Tukaram Surve & Ors

The project proponent presented the proposal before the Authority. Proposal for reconstruction of residential building on plot bearing CS No. 1191, 1191/1, 1191/2, 1191/3, 1191/4, 1192/1, 1193/3A at Alibag, Tal. Alibag, Dist. Raigad by demolishing existing old structure. Plot area under consideration is 977.28sqm and proposed BUA area is 1130.80sqm.

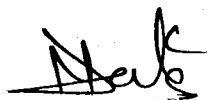
As per the approved CZMP, the plot falls in CRZ II area and situated on landward side of the existing road.

As per remarks of the Alibag Municipal Council, the plot under reference falls in Residential Zone and not included in congested zone.

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. The Alibaug Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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.33: Proposal for construction of desalination plant at Anjanwel, Dist. Ratnagiri by LNG Terminal of konkan LNG Pvt. Ltd.

The Chief Executive Officer, M/s Konkan LNG Private Limited presented the proposal before the Authority. The proposal is for construction of desalination plant is at about 1.7 km from the existing jetty at Anjanwel, Dist. Ratnagiri. The RO membrane based desalination plant is proposed to produce fresh water to meet the fresh water requirement. The project is of construction of desalination plant 100 KLD capacity. Intake at 15m³/hr and outfall flow rate is 10 33/hr. Construction of desalination plant will lead to augmentation of national water resource, seawater desalination generates a new source of water, which does not depend on rainfall and is reliable even in drought The proposed project is environmental friendly and is in accordance with Govt. of India's policy to reduce the present share of fresh water requirement for industry.

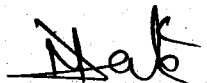
As per the CRZ map, the desalination plant along with the marine facilities falls under CRZ I (B), CRZ III and CRZ IV-A area.

The Authority discussed the proposal and noted the Rapid EIA/ EMP for the project. As per EIA report, Construction of temporary bund across the surf zone which will locally alter the shoreline, Installation of diffuser in seabed and the jet plume discharge will locally alter the flow pattern within the initial mixing zone. Improper design of outfall diffuser may reduce the mixing and increase the distance of mixing zone.

The Authority noted that as per para 4 (ii) (h) of CRZ Notification, 2011, prior MoEF clearance is required for desalination plant

In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Environment Management Plans should be implemented during construction and operation phase of the project.
3. PP shall get the recommendation from the competent organization like NIO for identifying discharge point of the refuse sea water after


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desalination, to achieve proper dilution of hyper saline concentrated water.

4. Site preparation, installing pipeline and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
5. All the safety measures should be implemented during construction and operation phase of the project.
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No. 34: Proposed development of Mahindra Holiday Resort on plot bearing Survey nos. 32/1, 136/3, 32/2/2, 32/2/3, 32/2/4, 32/2/5, 32/2/3, 32/2/7, 32/2/8, 32/2/9, 32/2/10, 32/2/11, 32/4/A, 32/4/B at village Undi & village Chapheri, Tal. & Dist. Ratnagiri by M/s Mahindra Holidays & Resorts India Ltd..

The project proponent presented the proposal before the Authority. The proposal is for Mahindra Holiday Resort at plot bearing S. No. H. No. 32/1, 136/3, 32/2/2, 32/2/3, 32/2/4, 32/2/5, 32/2/6, 32/2/7, 32/2/8, 32/2/9, 32/2/10, 32/2/11, 32/4/A, 32/4B at village Undi & Chapheri, Tal & Dist: Ratnagiri

The project is for construction of Mahindra Holiday Resort comprising Studio Rooms: 120 nos, 1 Bed Room: 70 Nos, 2 Bed cottages: 6 nos Hotel Rooms: 40 nos. at village Undi & Chapheri, Tal & Dist: Ratnagiri, as follows:

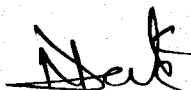
Block	Configuration	Studio Room / 1 Bed room / Hotel Rooms
Block A1 to A3	3 Nos. of Bldg Ground + 1 floor each	Studio Room: 12 nos 1 Bed Room: 12 nos
Block B1 and B2	2 Nos. of Bldg: Ground + 1 floor each	Studio Room: 16 nos. 1 Bed Room no: 8 Nos.
Block C	1 Nos. of Bldg: Ground + 1 floor	Studio Room: 16 nos 1 Bed Room: 4 nos
Block D	1 nos. of Bldg: ground + 1 floor	Hotel Rooms: 16 nos.


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Block E	1 nos. of Bldg: Ground + 1 floor	Studio Rooms: 6 nos. 1 Bed Room: 10 nos
Block F	1 nos. of Bldg: Ground + 1 floor	Studio Room: 8 Nos.
Block G	1 no Bldg: Ground + 1 floor	Studio Room: 18 Nos. q
Block J1	1 no. bldg: Ground + 1 floor	Studio Room: 12 nos
Block L1 and L2	2 Nos of Bldg: Ground floor each	1 Bed Room: 4 nos
Block M1 and M6	6 Nos of Bldg: Ground floor each	Hotel Room: 24 nos
Main Bldg and Buffet Restaurant	1 no. bldg: Ground + lower level	
Holiday activity	Ground floor	
Banquet	Ground floor	
Shack Restaurant	Ground Floor	
Block A4 to A6	3 Nos. of Bldg: Ground + 1 floor each	Studio Room: 12 nos. 1 Bed Room: 12 nos.
Block B3	1 no of Bldg: Ground + 1 floor	Studio Room: 8 Nos 1 Bed Room: 4 nos.
Block J2	1 Nos of Bldg: Ground + 1 floor	Studio Room: 12 nos
Block K1 and K2	2 Nos. of Bldg: Ground + 1 floor each	1 Bed Room: 16 nos.
Block N1 to N6	6 nos. of Bldg: Ground + 1 floor each	2 Bed Cottages: 6 Nos
SPA and GYM	1 no of Bldg: Ground + 1 floor	
Shack Restaurant	Ground floor	
Alighting cable car platform		
Total Occupancy		1266


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As per the CRZ map (1:4000 scale) of IRS, Chennai, the land under reference is situated partly within NDZ of CRZ III (within 200 m from the HTL) partly outside NDZ of CRZ III (within 200 m to 500 m from HTL and partly outside CRZ area.

Sr No.	CRZ category	Area in Acres
1	NDZ of CRZ III	4.7
2	CRZ III (within 200 m to 500 m)	25.5
3	CRZ free	0.8
Total		31.0

The Authority noted that the FSI details as follows:

- Total plot area: 114400 Sqm
- Ground coverage area: 15402.51 Sqm
- Recreational open space area: 10504.90 Sqm
- Additional green area: 11000 Sqm
- Amenity area: 5252.45 Sqm
- proposed built up area as per FSI: 25719.36 Sqm
- proposed built up area as per Non FSI: 3064.57 Sqm
- Total construction built up area: 28783.93 Sqm

As per the submission, no construction is proposed within NDZ of CRZ III (within 200 m from the HTL). The PP further presented that only landscaping and platform for cable car is proposed within NDZ area.

The Authority noted that the annexure III of CRZ Notification, 2011 (amended on 4th Feb, 2015) mentions Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests. Prior approval of MoEF is required for the beach resort or hotel project.

In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF subject to compliance of the following conditions-

1. The proposed construction of resort should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.


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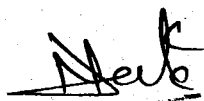
2. PP to ensure that all conditions of the Annexure III of the CRZ Notification, 2011 pertaining to Guidelines for development of resorts shall be complied with
3. No construction is allowed within 200 m from the seafront i.e. within NDZ areas of the CRZ III.
4. PP to ensure that the overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
5. PP to ensure that the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
6. Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;
7. PP to ensure necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach;
8. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No.35: Proposed development of plot bearing S. No. 1355/4B, 1355/4K, 1358(pt) and 1358 (pt) corresponding to C. S. no. 2334A/2, 2334A/3, 2334C and 2638 at mauje Malvan, Tal. Malvan, Dist. Sindhudurg by M/s Jethe & Associates

The Authority noted that the application is for reconstruction of residential building of plot bearing S. No. 1355/4B, 1355/4K, 358(pt) and 1358 (pt) corresponding to C. S. no. 2334A/2, 2334A/3, 2334C and 2638 at mauje Malvan, Tal. Malvan, Dist. Sindhudurg. As per the approved CZMP 2011, the plot falls in CRZ II area and situated on landward side of the existing road.

The Authority noted that the PP need to submit the application through Malvan Municipal Council with their remarks. Accordingly, the matter was deferred for submission of the application through concern local body.

Item No.36: Regarding Proposals for laying of electric cable in CRZ areas

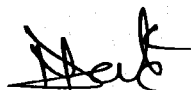

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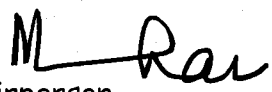

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The Authority noted that M/s Adani Electricity has sent various applications pertaining to installation of electric meter/ laying of cable etc:

Sr.	Proposed activity	Subject	CRZ Status
1.	Proposed laying cable and establish distribution network system to provide electric connection to approx. 92 structures	S. no. 83, CTS no. 3/1/19, 3/1/20, 3/1/21, 3/1/22, Shastri Nagar, Zopadppati, Opp. Ganga Jamuna CHS, Near Swapnakaar CHS, Andheri (W), Mumbai by Adani Electricity	CRZ-I(A) & CRZ-II
2.	Proposed excavation of land to lay cable, erect substation & establish distribution network system to provide electric collection.	Pandurang Ramle Marg, Tere Galli No. 1 & 2, Buddha Galli no. 1 & 2, Patil Galli no. 1,2 & 3, Bazar Galli, Mandavi Galli No. 1 & 2, Dongari Galli, Shiv Galli of Versova Koliwada, villgae Versova, Andheri (w), Mumbai by M/s. Adani Electricity	CRZ-II
3.	Proposed new electricity connection	Room no. 8, Rai Shivneri Nagar, Gali no. 12, Nr Shivneri Bus Stop, Uttan Cross Road, Bhayandar (W), Dist. Thane by Shri. Dilip Kumar & Meena Radha Prasad Saha	CRZ-I(A)
4.	Proposed laying of electric cable	S. No 12 H. No. 6 village Navghar, Dist Thane by Shri. Hrishikesh D Patil	CRZ-I(A)
5.	Proposed laying of electric cable	village Morva, Bhaindar (W), Dist Thane by Shri. Vinayak Patil	CRZ-I(A)
6.	Proposal for new electric connection and small pillar	plot bearing old no. 138, H. no. 1 (pt), Old S. no. 193 A (pt), at Village Tarodi, Tal. & Dist. Thane by M/s Shree Datta Paduka Seva Sanstha	CRZ-I(A)


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7.	Proposed new electric connection	Land no. 597 (shop), at Varsave village, Ghodbundar Junction, Bhayandar, Dist. Thane by Smt. Sushila Ramanna Poojari	CRZ-IA
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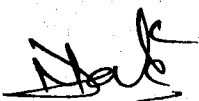
The Authority noted that power companies should be guided by the provisions of the CRZ Notification, 2011. CRZ Notification, 2011 and policy dated 14.10.2019 made there under CRZ Notification, 2011 is self-explanatory. They should process applications accordingly.

It was further noted that the proposals of electric sub-station and associated cable laying activities require prior CRZ approval, for which, power companies need to submit the complete application with duly filled Form I, CRZ map showing project site.

Item No.37: Complaint regarding destruction of mangroves & illegal dumping at S. No. 86, mouje Kopari, Tal. & Dist. Thane by Janshakti Bahuddeshiy Sanstha

The Authority noted that Shri. Ajit patil, Janshakti Bahuddeshiy Sanstha is sending recurrent complaints vide letters dated 17.08.2020, 28.10.2020, 05.11.2020 & 14.12.2020 to Authority alleging that, officials of Thane Municipal Corporation along with NCCSMC (JV) has carried out destruction of mangroves by dumping at S. No. 86, mouje Kopari, Tal. & Dist. Thane. Complainant has requested to taken action and file the case against TMC officials.

The Authority noted that taking note of the complaint, MCZMA sent numerous communications vide letter dated 25.08.2020, 16.09.2020, 12.11.2020, 15.12.2020, 04.01.2021 to Thane Municipal Corporation, District Collector Thane (DCZMC) & Mangrove cell for necessary action in the matter and sought the Action taken report. No report till date is received to MCZMA from TMC, District Collector in the matter. Mangrove Cell responded on 16.4.2021 stating that Mangrove Cell has forwarded the complaint to District Collector since, land under reference does not falls in notified protected forest of mangrove area,


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Despite repeated reminder and continuous follow up from the Authority with the Offices of the District Collector and TMC, no report is received from them. The State Government, under provisions of CRZ Notification, 2011 has constituted DCZMC under the chairmanship of District Collector as ground level mechanism to identify the CRZ violation and take action against them. However, in spite of incessant follow up by the MCZMA, no response in the matter is received from DCZMC and TMC. The Authority expressed displeasure over the same. As last opportunity, the Authority decided to direct the DCZMC and TMC to submit the report immediately within 1 week, failing which, necessary action would be initiated against the DCZMC & TMC.

-----The meeting ended with vote of thanks to Chairperson-----

Annexure I

List of members/officials present in the online meeting:

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


Member Secretary


Chairperson

