

Minutes of the 157th meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 04th February, 2022

MINUTES OF THE 157th MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY HELD ON 04th FEBRUARY, 2022

The 157nd 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 04th February, 2022. List of members present in the meeting is at **Annexure-I**.

Confirmation of 156th meeting:

The minutes of the 156th meeting of the MCZMA held on 25.6.2021 are confirmed without any changes.

Item No.1: Proposed widening & Training of RCC retaining wall on West bank of Dahisar River at upstream side of Hiranandani Bridge in R/N ward, Mumbai by MCGM

The Authority noted that the Municipal Corporation has submitted a proposal for widening & Training of RCC retaining wall on West bank of Dahisar River at upstream side of Hiranandani Bridge in R/N ward, Mumbai. Dahisar river originates from overflow of Tulsi Lake in Sanjay Gandhi National park and passes through Shri Krishna Nagar, Daulat Nagar, Sanjay Nagar Slums, Shanti Nagar Slums, Madonna Colony, Kandarpada and finally discharges into Arabian sea through Manori Creek, Dahisar River is about 4.75 km in MCGM limit.

MCGM remarks further states that after the heavy rainfall of past 2005, BRIMSTOWAD consultants has proposed the banks of Dahisar River to be widened, deepened and trained / constructed in RCC retaining walls. 125 m length of Dahisar River at Discharge point i.e. near Hiranandani Bridge on west bank is affected with 7 number of mangrove Trees. The river passes through the slum pockects and bank on those pockets are not trained in RCC, this results in flood to their vicinity in heavy rains. Therefore, to streamline the flow of the river, MCGM has proposed to train the wall in RCC at stretch. Area of the project is $125 \times 6 = 750$ sqm.


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The Authority noted that as per approved CZMP of Greater Mumbai, 2011 (MH-82), the site under reference is falls in CRZ-IA area (Mangrove 50 m buffer zone) & CRZ-II.

The Authority discussed the proposal and observed that the proposed widening and training of RCC retaining wall is required as flood mitigation measure and proposed work is part of BRIMSTOWAD. The widening & training of RCC retaining wall in larger public interest. The Authority felt that as a flood control measure and in order to arrest the erosion of the river banks, the proposal could be allowed.

The Authority noted that as per para 4(i)(f) of CRZ, 2011, erosion control measures is a permissible activity. Further, 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. Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Prior High Court permission should be obtained since, clearing of mangroves is involved in the proposed work
3. MCGM to obtain NoC from the Mangrove Cell.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. All other required permissions should be obtained before the commencement of the project.

Item No.2: Proposed Ornamentation and laying paver block at Guhagar sea shore on plot bearing S. no. 217/E, and Ornamentation to Durgadevi Temple and Someshwar temple lake, S. No. 52, Tal. Guhagar, Dist. Ratnagiri by PWD, Chiplun


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The PWD officials presented the proposal before the Authority. PWD has proposed two works as under:

- 1) Proposed Ornamentation and laying paver block by RCC retaining wall of length 50 m at Guhagar sea shore for prevention of Seashore from erosion on plot bearing S. no. 217/E, and Ornamentation to Durgadevi Temple and Someshwar temple lake, Tal. Guhagar, Dist. Ratnagiri. As per approved CZMP, 2011 the site under reference is falls in CRZ-IA area.
- 2) Proposed Ornamentation to Durgadevi Temple and Someshwar Temple Lake, by compound wall of 200 m and Steps of 30m on S. No. 52, Tal. Guhagar, Dist. Ratnagiri. As per approved CZMP, 2011 the site under reference is falls in CRZ-III (200 -500m area i.e. beyond NDZ area.

The Authority noted that the site of paver block & RCC wall at Guhagar beach is situated in CRZ IA area (Sand dunes). Construction on the sand dunes is not permissible, as per provisions of the CRZ Notification, 2011. Therefore, the proposal of Ornamentation and laying paver block by RCC retaining wall at Guhagar sea shore stands rejected.

The Authority further noted that work of ornamentation to Durgadevi Temple and Someshwar Temple Lake as proposed by PWD is situated in CRZ III area within 200 to 500 m i.e. beyond NDZ area. The Authority observed that proposed activities are permissible in accordance with provisions of the CRZ Notification, 2011.

After deliberation, the Authority decided to recommend the proposal of ornamentation to Durgadevi Temple and Someshwar Temple Lake from CRZ point of view subject to compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. The PP should ensure that proposed ornamentation should be carried out using Ecofriendly material
4. All other required permissions should be obtained before the commencement of the project.


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Item No.3: Proposed repair of Smashanbhumi at village Guhagar, Dist Ratnagiri by Guhagar Nagar Panchayat

The Authority noted that the proposal is for repair of existing Smashanbhumi at village Guhagar, Dist Ratnagiri. As per approved CZMP, 2011 the site under reference falls in CRZ- III (NDZ) area.

The Authority noted that as per para 8(i) III.A. (iii)(j) of CRZ Notification, 2011, following is permissible:

"construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA"

The Authority noted that the proposal only involve repair works of exiting Smashanbhumi which could be allowed.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. 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 permissions should be obtained before the commencement of the project.

Item No.4: Proposed improvement and bitumen treatment to Khanoli Kondura Yeram Lingache Devalay existing village road (kutchra) at village Kondura, Tal. Vengurla, Dist. Sindhudurg by MRRDA

The Authority noted that the proposal is for improvement and bitumen treatment to Khanoli Kondura Yeram Lingache Devalay existing village road (kutchra) at village Kondura, Tal. Vengurla, Dist. Sindhudurg. The length and width of the road is 1.2 km and 6 meter respectively with carriage way 3 m at village Kondura, Tal. Vengurla, Dist. Sindhudurg.


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As per approved CZMP of Sindhudurg, 2011, the site under reference falls in CRZ-III area. Minor portion of the site is in NDZ. PP has submitted EIA report.

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

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. Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.

The Authority noted that the improvement of the road is proposed under Mukhya Mantri Gram Sadak Yojana (MMSGY). The site of the road is situated in CRZ III area wherein construction of the road required for local inhabitants is a permissible activity as per provisions of the CRZ Notification, 2011.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

Item No.5: Proposed reconstruction of Indoor sports hall building on plot bearing S. No. 158-A/1/2/2, A/1/2/3, A/1/2/4, A/1/2/6, A/1/9 & S.No. 159/2, 159/4 & 159/5 at village Zadgaon, Murug wada, at Ratnagiri Tal & Dist. Ratnagiri by Ratnagiri Municipal Council


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The Authority noted that Ratnagiri Municipal Council has submitted a proposal for reconstruction of Indoor sports hall building on plot bearing S. No. 158-A/1/2/2, A/1/2/3, A/1/2/4, A/1/2/6, A/1/9 & S. No. 159/2, 159/4 & 159/5 at village Zadgaon, Murug wada, at Ratnagiri Tal & Dist. Ratnagiri. Total Plot area is 3210.00 sqm, Existing BUA to be demolished 144.75 sqm. Existing BUA to be retained is 224.95 sqm. Proposed BUA 157.87 sqm and Total BUA proposed 382.82 qm

As per Development Plan, the site under reference reserved for Public & Semipublic, Administrative Building & Public Facilities Scheme.

The Authority noted that as per approved CZMP of 2011, the plot under reference partly falls within 100 m from Mirya bay i.e. partly in CRZ-II area and partly outside CRZ area. It is situated on landward side of existing road.

The Authority further noted that as per 8(i) II. CRZ-II as per CRZ Notification, 2011, (iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

In the light of above, the Authority after deliberation 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.6: Proposed construction of First Floor for Trauma Care Center at Village Agar Dahanu, Tal. Dahanu, Dist. Palghar by Sub District Hospital Dahanu

Officials from Sub District Hospital Dahanu presented the proposal before the Authority. The proposal is for construction of First Floor for Trauma Care Center at Village Agar Dahanu, Tal. Dahanu, Dist. Palghar. Existing ground floor


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has earlier CRZ recommendation from the MCZMA. Total Plot area is 33000 sqm. Proposed construction area of the first floor is 474.00 Sqm.

As per Development Plan, the site under reference reserved for Cottage Hospital. As per approved CZMP of 2011, the plot under reference falls in CRZ-II area and seaward side of existing road.

The PP presented that construction of first floor will not exceed towards seaward side and proposed on first floor matching the footprint of ground floor. The ground floor trauma care center has received required CRZ recommendation from the MCZMA. First floor will be used for children care and would be helpful in covid situation also.

Expert members suggested that other infrastructure facilities like parking should be situated on landward side.

The Authority noted that proposed construction is permissible as per para as per 8(i) II. CRZ-II as per CRZ Notification, 2011, subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Dahanu Municipal Council to ensure that other infrastructure facilities like parking should be situated on landward side.
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.7: Proposed project of temporary fixing of 10 Nos. of Fiber toilet block at Jay Bajarang Nagar Bhaindar W, in MBMC area, Dist Thane by MBMC


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The Authority noted that is proposal for temporary fixing of 10 Nos of Fiber toilet block at Jay Bajarang Nagar Bhaindar W, in MBMC area, Dist Thane. As per approved CZMP of 2011, the plot under reference falls in CRZ-IA (50 m Mangrove Buffer Zone).

The Authority noted that as per approved CZMP of 2011, the plot under reference falls in CRZ-IA (50 m Mangrove Buffer Zone). MBMC need to explore other sites.

After deliberation, the Authority decided that present proposal stands rejected from CRZ point of view. If required, MBMC can submit a revised proposal with alternatives sites.

Item No.8: Proposed walkway connectivity from P Balu beach to Nariman Bhat & Beautification of SWD outfall at viewing Deck at Nariman Bhat Jetty in G/South Ward Mumbai by MCGM

Officials from MCGM presented the proposal before the Authority. The proposal is for walkway connectivity from P Balu beach to Nariman Bhat & Beautification of SWD outfall at viewing Deck at Nariman Bhat Jetty in G/South Ward Mumbai.

MCGM official presented that there is a missing link connectivity between Worli and Prabhadevi Beach. Presently, slum encroachments are happening on the site. In order to stop further encroachments, walkway from P Balu beach to Nariman Bhat & Beautification of SWD outfall at viewing Deck at Nariman Bhat Jetty is proposed. Walkway using concreting pathway and boulders along with landscaping is proposed.

The Authority further noted that as per approved CZMP of 2011, the plot under reference falls in CRZ-IB area, wherein concrete pathway and putting boulders would not be permissible. The Authority asked MCGM to explore soft measures for providing connectivity from P Balu beach to Nariman Bhat. Expert Members opined that walkway could be created using sand, mud and plantation instead of concreting the intertidal area.

In the light of above, after deliberation, the Authority decided that MCGM to resubmit the detailed proposal of walkway using sand, mud and plantation and


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beautification of SWD outfall. Accordingly, the matter is deferred for submission of detailed proposal by MCGM as stated above.

Item No.9: Proposed Petrol Pump on property bearing CTS No. 194A/6 and 194A/7 of Subdivided plot B of Ghatkoper Division at Service Road in Eastern Express Highway, Ghatkoper, Mumbai by Commissioner of Police, Railways Mumbai

The Authority noted that the proposal is for Petrol Pump on property bearing CTS No. 194A/6 and 194A/7 of Subdivided plot B of Ghatkoper Division at Service Road in Eastern Express Highway, Ghatkoper, Mumbai.

As per approved CZMP of 2011, the plot under reference partly in CRZ-II and partly in Non CRZ area. The PP has superimposed the proposed location on approved CZMP, 2011, as per which, proposed petrol pump situated in non CRZ area.

After deliberation, the Authority decided to confirm that site of proposed petrol pump on property bearing CTS No. 194A/6 and 194A/7 of subdivided plot B of Ghatkoper Division at Service Road in Eastern Express Highway, Ghatkoper, Mumbai is situated outside CRZ area i.e. Non CRZ area as per approved CZMP, 2011 of Greater Mumbai. No construction will be allowed in CRZ area as proposed by the PP.

Item No.10: Proposed construction of RCC protection wall at RFO Office Ghansoli, Gut No. 109, Ghansoli, Navi Mumbai by Mangrove Cell

The Authority noted that Mumbai Mangrove Conservation Unit, New Mumbai Range has proposed construction of RCC protection wall at RFO Office Ghansoli, Gut No. 109, Ghansoli, Navi Mumbai. Length and height of the compound wall is 177 meter and 2.55 meter respectively.

As per approved CZMP of 2011, the plot under reference partly in CRZ-IA (mangrove & 50 m buffer zone). The Authority noted that compound wall is proposed around the Range Forest office of Navi Mumbai unit of Mangrove Cell and it could be allowed subject to prior High Court permission from the High Court.


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

1. 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. The MCGM to obtain the prior High Court permission, since part of the proposed compound is situated within 50 m mangrove buffer zone area.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permission from different statutory authorities should be obtained

Item No.11: Proposed construction of Gryone bund at Anjarle, Tal. Dapoli, Dist. Ratnagiri by Maharashtra Maritime Board (MMB)

Officials from the Maharashtra Maritime Board (MMB) presented the proposal before the Authority. The Proposal is for construction of Gryone bund having length 720 m, width 50 m at Anjarle, Tal. Dapoli, Dist. Ratnagiri. Anjarle beach being strategically located on north of the Anjarle creek merging into Arabian Sea and being prone to erosion due to wave action huge amount of sand gets eroded from beach and deposits at mouth of the Anjarle creek. This has resulted in narrowing of the creek mouth where it merges into sea and reduction in depth of the creek. This further has led to increased number of accidents of fishermen boats entering the creek due to reduced depth of water. Such scenarios are frequent during rough weather. Therefore in order to protect the Anjarle beach from erosion and prevent heavy accretion into Anjarle creek and avoid the damage to fishermen boats construction of the groyne bund near mouth of Anjarle creek becomes an important measure.

As per approved CZMP of 2011, the proposed Bund having length 330 m falls in CRZ IB, 311 m falls in CRZ IV A, & 79 m falls in CRZ IV B. EIA report is submitted.

Expert Member, Dr. Anish Andheria expressed his concern over construction of hard structure at the mouth of creek into the sea. He stated that solid structure perpendicular to the beach may disturb the sediment flow and in turn may pose problem of erosion at beach.


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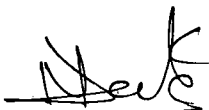
Dr. Mahesh Shindikar, Expert Member expressed that littoral drift and sedimentation cell are two important component to understand the status of erosion / accretion of the coastal areas. Hence, further studies are required in the matter in order to determine the impact of the bund on the coastal processes near the beach.

Dr. Kudale, Expert member stated that CWPRS has studies the project. Littoral drift is from north to south at the site and Gryon bund will be useful in keeping the mouth open for Anjarle creek and reducing the siltation in the creek.

The Authority noted the observations of the EIA report as well as CWPRS report. The mathematic model studies for wave tranquility, shoreline and tidal hydrodynamics have been carried out by the CWPRS. The desk and wave flume were carried out to evolve the design cross section of breakwater / training wall and have been evolved at various bed levels, conceptual design of breakwater/ training bunds and bank protection were worked out using empirical method.

The Authority felt that the construction of the Gryone bund at Anjarle is required in order to arrest the siltation in the creek and thereby maintaining the depth of navigation channel for the local inhabitants / fisher folks. However, considering the coastal dynamics around the Authority observed that MMB need to take all precautionary measures for protection of existing mangrove ecosystem present in the creek. All recommendation of the EIA report for effective environment management plan should be implemented by the project proponent. Further, recommendations of the CWPRS report for design of the bund and for ensuring free flow in the creek should be adhered to by the project proponent. MMB need to monitor the erosion / accretion process around the beach and accordingly implement necessary measures in order to protect the beach.

The Authority noted that as per para 4(i) (f) of CRZ, 2011, erosion control measures is a permissible activity. Further, 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. Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.



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

1. 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. Proposed construction should be as per the recommendations of the CWPRS report.
3. The PP to take all precautionary measures for protection of existing mangrove ecosystem present in the creek.
4. MMB to monitor the erosion / accretion process around the beach and accordingly implement necessary measures in order to protect the beach.
5. PP to ensure that no mangroves should be cut/ destroyed for the project. If the project is proposed in 50 m mangrove buffer zone, prior High Court permission should be obtained.
6. Natural course of creek/river water should not be hampered due to proposed activities.
7. No solid construction is allowed on beach area. Public access to beach should not be hampered due to proposed activities.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
10. All other required permission from different statutory authorities should be obtained

Item No.12: Proposed extension of Administrative Building of District Collector office at CTS No. 1017 & 1020 of Alibag, Tal. Alibag, Dist Raigad by PWD, Alibag

The Authority noted that the proposal is for extension of Administrative Building of District Collector office at CTS No. 1017 & 1020 of Alibag, Tal. Alibag, Dist Raigad. Area of Plot is 12201.82 sqm Proposed BUA is 597.52 sqm

The Authority noted that as per Development Plan, site under reference falls in Public & Semi Public Zone. As per approved CZMP of 2011, the site under reference falls in CRZ -II area and landward side of existing structures.


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The Authority noted that proposed construction is permissible as per para As per 8(i) II. CRZ-II as per CRZ Notification, 2011, subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. All other required permission from different statutory authorities should be obtained

Item No.13: Proposed construction of 6 bridges and a board walk in Western and Central Mumbai by MCGM

MCGM officials presented the proposal before the Authority. MCGM has proposed construction of 6 bridges and a board walk in Western and Central Mumbai. MCGM has proposed to construct the missing links of the bridges and roads which are in Development Plan (DP) of MCGM, which as follows:

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 connectivity through bridges would ease the flow of traffic and smooth the vehicular congestion.


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CRZ Status:

| Sr. No. | Name of Bridge | CRZ Area in Sq. M. | | | | | | Survey Plot |
|---------|---|---------------------|----------------------|---------|-----------|---------|------------|-------------|
| | | CRZ I (A) Mangroves | Mangrove Buffer zone | CRZIB | CRZ II | CRZ III | CRZ IV A/B | |
| 1 | Bridge at Madh-Versova creek in K/W and P/N ward | 12535.43 | 1507.45 | 2158.55 | 5058.69 | | 8360.21 | |
| 2 | Bridge at Marve-Manori in P/N ward | 11200 | | 504 | | 14980 | 8400 | |
| 3 | Bridge across Oshiwara River and Malad creek in K/W, P/S and P/N ward | 16150.2 | 2368.74 | 4948.65 | 26165.97 | | | 5488.6 |
| 4 | Bridge over Ramchandra Nalla near Evershine Nagar to Marve road in P/N ward | 2938.13 | 7044.91 | 433.07 | 3814.08 | | | |
| 5 | Bridge from Lagoon road to infinity mall in P/N ward | 11510.84 | 3694.81 | | 908.32 | | | |
| 6 | Bridge at Dharivali village at Marve road | 2431.4 | 4996.89 | | 11257.844 | | | |
| 7 | Boardwalk cum Cycle Track connecting Bandra Fort to Mahim Fort | | | 8772 | 14244.05 | | 1961.63 | |


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As directed by the Authority in its 155th meeting, the MCGM vide letter dated 17.6.2021 submitted the Rapid EIA/ EMP for the construction of 6 bridges and a board walk.

As per the EIA report, mangrove area affected would be as follows:

| Sr No. | Bridge name | Length of Bridge (meter) | Area in (Ha.) | Approx. Mangrove Trees required to be felled |
|--------|---|--------------------------|---------------|--|
| 1 | Bridge at Madh-Versova creek in K/W and P/N ward | 1530 | 1.14 | 351 |
| 2 | Bridge at Marve-Manori in P/N ward | 1280 | 0.60 | 264 |
| 3 | Bridge across Oshiwara River and Malad creek in K/W, P/S and P/N ward | 2000 | 3.4 | 819 |
| 4 | Bridge over Ramchandra Nalla near Evershine Nagar to Marve road in P/N ward | 528.3 | 0.11 | 48 |
| 5 | Bridge from Lagoon road to infinity mall in P/N ward | 396 | 0.90 | 396 |
| 6 | Bridge at Dharivali village at Marve road | | 0.20 | 88 |
| 7 | Boardwalk cum Cycle Track connecting Bandra Fort to Mahim Fort | | Nil | Nil |

Bridges at Sr. No. 1, 2, 3 and 5:

The Authority deliberated the proposal at length and observed that bridges mentioned at Sr. No. 1 to 3 and 5 are passing through dense mangrove area. Expert Members expressed concerns that the dense mangrove patches are the last remaining mangrove patches in Mumbai Suburban and requires protection. Expert Members raised concern over alignment of bridges and suggested probable alignments across creek, which would save mangrove patches. However, MCGM officials presented that alignment of the bridges are finalized considering constraints due to the available land constrains especially


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due to fishermen settlements. The Authority felt that MCGM could explore other possible alignments in order to minimize impact on mangrove vegetation. During deliberations, the Authority asked MCGM to carry out studies covering alternative site analysis with matrix with respect to bridges at Sr. No. 1 to 3 and 5.

In the light of above, the Authority after detailed discussion and deliberations, decided that the MCGM need to submit separate proposal for each bridge with site specific EIA report covering alternative site analysis with matrix. The EIA report should cover a detailed chapter on socio-economic impact of bridges especially, impact of bridges on local fishermen/fishing point of view by consulting local fishermen. Accordingly, the matter of bridges at Sr. No. 1, 3 and 5 is deferred for submission of the compliance by the MCGM as stated above.

Sr. No. 6, Bridge at Dharivali village at Marve road:

The Authority deliberated the proposal of bridge at Sr. no. 6 i.e. Bridge at Dharivali village at Marve road. The Authority noted that the said bridges are proposed over existing roads only and involves widening of exiting connectivity. The bridges have lesser footprint on mangrove area. The Authority felt that the proposed bridge could be allowed, however, MCGM need to submit the separate site specific EIA for the each two bridges. The EIA report should cover a detailed chapter on socio-economic impact of bridges especially, impact of bridges on local fishermen/fishing point by consulting local fishermen. MCGM officials during the meeting assured that separate EIA covering socioeconomic chapter would be submitted before the Authority at the earliest.

After deliberation, the Authority decided that MCGM need to submit separate proposal for a bridge with site specific EIA report. The EIA report should cover a detailed chapter on socio-economic impact of bridges especially, impact of bridges on local fishermen/fishing point of view by consulting local fishermen. Accordingly, the matter is deferred for submission of the compliance by the MCGM as stated above.


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Sr No. 4, Bridge over Ramchandra Nalla near Evershine Nagar to Marve road in P/N ward:

The Authority noted that the MCGM has proposed bridge over the Ramchandra Nalla near Evershine Nagar to Marve road in P/N ward. This link will be useful to reduce traffic jam on link road. Details of the proposed bridge is as follows:

- Total Bridge Length: 528.3m
- Proposed Right of Way: 18.3m
- Lane Configuration: 2 + 2 lanes with each carriageway of 7.0m with median of 0.3 m
- Footpath: 1.2m on either side
- Utility Corridor: Not applicable
- Bridge portion with 25m span: 500m
- Bridge portion with 14.15m span: 28.3m
- Is the Bridge Railway Over Bridges: No
- Any Tunnels: No
- Any Vehicular Underpass: No

MCGM officials presented that the said bridge a required connectivity for the Evershine Nagar to Malvani Bridge in P/N ward. Bridge over Ramchandra Nalla connects Mindspace area which is an industrial hub of western Mumbai to Malad Marve road which is also connected to the link road. Malad-Marve road then connects the second missing link which is Marve-Manori Bridge. It was presented that proposed connectivity will cut down this distance to 0.8 km. It was further presented that the said bridge will have less footprint on mangrove area and coastal environment.

The Authority noted that the MCGM has proposed road on stilt with 25 m/ 14.5 meter span. As per the EIA report, approximately 48 numbers of mangrove trees are required to be felled for the proposed road. The Authority felt that the proposed bridge on stilt could be allowed. However, the MCGM should ensure implement mitigation plan & environment management plan for the protection of the coastal environment. In addition to this, the PP need to obtain all other required permissions like Forest Clearance, Mangrove Cell NoC, prior High Court approval for the project.

The Authority further noted that as per approved CZMP, 2011, the proposed road is passing through CRZ IA, CRZ IB and CRZ II area. Road on stilt is a permissible activity as per provisions of the CRZ Notification, 2011. Further, as per amended CRZ Notification dated 28th November, 2014 published


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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. Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.

In the light of above, the Authority further 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. PP to obtain the prior High Court permission since, the project involve cutting of the mangroves.
3. PP to ensure that mangroves cutting should be restricted to minimum.
4. PP to obtain the NoC from the mangrove cell. Compensatory afforestation of the mangroves 5 times should be carried out with the help of the forest Dept.
5. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980 for diversion of the forest land.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. Natural course of creek/river water should not be hampered due to proposed activities.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
10. All other required permission from different statutory authorities should be obtained

Proposed Boardwalk cum Cycle Track connecting Bandra Fort to Mahim Fort:

The Authority further deliberated the proposal of Boardwalk cum Cycle Track connecting Bandra Fort to Mahim Fort. The Boardwalk cum Cycle Track is designed on stilt with 4 segments along the coastline for Bandra and Mahim. The Authority discussed the alignment of the project and observed that there is no environmentally sensitive area in the project area. It is proposed on stilt ensuring least footprint in the coastal area and without obstructing free flow of tidal water. Cycle track and boardwalk on stilt in CRZ IB and CRZ IV area could


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be allowed from CRZ point of view. However, the Authority further observed that as abandoned precaution, with respect to segment no. 4 of the alignment, MCGM need to address the concerns, if any, of local fishermen. Accordingly, the MCGM to submit the separate site specific EIA for the project with additional chapter on chapter on socio-economic impact of project especially, impact of project on local fishermen/fishing, by consulting local fishermen.

During the deliberations, the MCGM requested the Authority to allow the segment no. 1 to 3 in the first phase. The Authority asked MCGM whether segment no. 1 to 3 of Board walkway cum cycle track could be executed independently and would be used as public utility, if gets executed in part. Accordingly, the matter was deferred for submission of above said explanation by the MCGM.

Item No.14: Proposed demolition and reconstruction of Juhu Gandhigram Municipal School on plot bearing CTS No. 147 of village Juhu Shri Mukteshwar Devalaya Road at Juhu, K/W ward, Mumbai by MCGM

Officials from the MCGM presented the proposal before the Authority. The proposal is for demolition and reconstruction of Juhu Gandhigram Municipal School on plot bearing CTS NO. 147 of village Juhu shri Mukteshwar Devalaya Road, Juhu. Plot area is 1178.79 Sqm.

The Authority noted that as per approved CZMP, 2011, the plot is situated in CRZ II area and landward side of existing road.

The Authority noted the MCGM report which states that the proposal is scrutinized as per provisions of the DCR 2034 and policies in force. The Authority discussed that under CRZ Notification, 2011, proposed reconstruction should be as per DCR as on 19.2.1991 i.e. DCR 1967.

The Authority after deliberation decided that MCGM need to clarify applicability of the DCR to the project, as per provisions of the CRZ Notification, 2011. Accordingly, the matter is deferred.


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Item No.15:

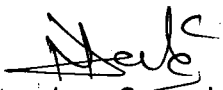
Proposed work of laying of various dia. Water mains & improvement of water supply for slum in MbPT area situated at Fosbery Road, Hay Bunder, Brick Bunder Road, Anna Nagar, Gurukripa Rahivasi Sangh, Reti Bunder Road, Powder Bunder, Durga Gulli & Jai Bhim Nagar Slum (Magazine street) at Darukhana on MbPT's plot in Eward, Part of Zone I, Gadi Adda Road, Fosberry Road, Pardhi Wada, Indira Nagar Slum, Giri Nagar Slum, Sewri Fort Road, Sita and Ram Gad slum, Oil Dept. Road, Airforce Avenue road and Aman Shanti Nagar slum in F/S ward and BPT Korba mithagar, Mumbai by MCGM

The Authority noted that the MCGM has proposed laying of various dia. water mains in MbPT area to resolve the issue of short supply of drinking water to slum in Mumbai Port Trust (MbPT) area situated at Fosbery Road, Hay Bunder, Brick Bunder Road, Anna Nagar, Gurukripa Rahivasi Sangh, Reti Bunder Road, powder Bunder, Durga Gulli & Jai Bhim Nagar Slum (Magazine Street) at Darukhana on MbPT's plot E ward, Part of Zone - I, Gadi Adda Road, Fosberry Road, Paridhi wada, Indira Nagar Slum, Giri Nagar Slum, Sewri fort Road, Sita and Ram Gad slum, Oil Dept. road, Airforce Avenue Road and Aman Shanti Nagar Slum in F/S Ward and BPT Korba Mithagar, in F/N Ward, part of Zone II on MbPT's plot of Mumbai City, Maharashtra State.

This project is related to improvement of existing water supply network in the said area. Proposing 100mm, 150mm & 250mm dia. Ductile Iron Water main at depth of 1.6 mtr to 1.75 meter and having total length of 9.165 km on the existing roads mentioned above.

The Authority noted that as per approved CZMP, 2011, the project site falls in CRZ II area and water mains are proposed on existing roads. As per CRZ Notification, 2011 as per para 4(ii)(d) of the CRZ Notification, 2011, laying of pipelines, conveying systems, transmission line; requires prior permission from MoEF, New Delhi.

The Authority noted that laying of the water pipelines is a public interest project and need to be allowed.


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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 strict compliance of following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. All other required permissions should be obtained before the commencement of the project.

Item No.16: Proposal for Work of erection of Vinyl sheet piles along the Northern boundary of Deonar dumping ground, in Eastern suburban of Mumbai by MCGM

MCGM officials presented the proposal before the Authority. The Proposed is erection of Vinyl Sheet Piles along the Northern boundary of Deonar Dumping ground in eastern suburb of Mumbai by MCGM.

The Deonar dumping ground is a Municipal Solid Waste dumping ground / landfill in the city of Mumbai located in Deonar, eastern suburb of Mumbai city. It is operational from the year 1927. Currently, the Deonar dump site receives approx 2200 TPD of waste from Mumbai city which includes approx. 1000 tons of MSW and 1200 TPD of construction and demolition (C&D) waste. The site has periphery of about 6 km, out of which 2.5 km is on landward side and 3.5 km is on creek side. There is existing kaccha road of width about 15-20 m along periphery of dump site. On creek side in the northern portion of site dump height is about 35- 50 m from ground level. In the past settlement was observed in the portion along creek side. To avoid further damage, waste disposal activity in the said area was stopped. In order to prevent the landslide and settlement in the future, MCGM has proposed work of stabilization of dump in the said portion located in the map. IN the said work RCC pile of 900 mm dia at 1.8 m c/c will be bored upto hard rock and these will prestress anchored in rock. In order to arrest leachate within dumping ground vinyl sheet pile wall is also proposed along this alignment which will be first phase of leachate arresting process. The design of typical section is also certified by VJTI.

The objective of the proposal is that there will be stabilization of the landfill and protection against leaching to Thane Creek by proposing Vinyl Sheel pile along with boundary with an addition of 778 concrete piles at the boundary wall


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of Deonar dumping ground to prevent garbage and leachate from entering the Nalla water at Deonar dumping ground, Ghatkopar East.

Total length of proposed protection Vinyl Sheet piled wall is 1400 m. approximate no of RCC piles is 778 Nos. 1.8 m c/c pre-stressed in rock.

The Authority noted that the proposed Vinyl Sheet piled wall is proposed along the existing kaccha road which is falling in CRZ IA and CRZ II area as per CRZ Notification, 2011.

The Authority noted that as per para 3(v) (c) of the CRZ Notification, 2011, facilities required for,- treatment of waste and effluents arising from hotels, beach resorts and human settlements located in CRZ areas other than CRZ-I and disposal of treated wastes and effluents.

The Authority discussed that the proposal of compound wall is important in order to stabilize the dump and arrest the leachate discharge into the creek. Leachate collection system should be installed in the project. MCGM officials presented that NEERI and IIT has been appointed in the matter and accordingly, leachate collection system is in place.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. The MCGM to obtain the prior High Court permission, since part of the proposed compound is situated within 50 m mangrove buffer zone area.
3. MCGM to ensure the measures for preventing leachate into coastal water or ecosystem surrounding the area. Leachate from the facility shall be collected and treated so as to meet the prescribed standards.
4. Recommendations of the NEERI and IIT should be followed in letter and spirit
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. All other required permissions should be obtained before the commencement of the project.


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Item No.17: Proposed work of installation for roller vertical gate system with EOT crane and stop logs at Cleveland Bunder Storm Water Pumping Station in G/S Ward, Worli, Mumbai by MCGM

The MCGM officials presented the proposal before the Authority. MCGM has proposed the work of Installation for roller vertical gate system with EOT crane and stop logs at Cleveland Bunder Storm Water pumping station in G/ South ward, Mumbai.

The proposed work includes construction of civil work likes RCC foundation and piers within the nalla and then Roller gates will be installed in between piers. These gates will be operated in vertical direction. The gates will be automatically closed once the high tide spell start which help to prevent entry of sea water towards city side nallah. In similar ways, gates will be automatically opened once low tide spell start which enable to discharge nallah water by gravity in the sea.

As per DP remarks, the land under reference is designated for EMSA 6.1 + EMS 4.3 (Storm water pumping station + Sewage pumping station) in sanctioned DP sheet of DCRP 2034.

As per MCGM remarks, the site falls in CRZ II area and the proposed installation of roller vertical gate system with EOT crane and stop logs at Cleveland Bunder Water pumping station is situated on the landward side of the Golfadevi Temple Road.

MCGM official during the discussion presented that proposed work involves replacement of gate which would help in mitigating the flooding in the inland area from the sea water during the high tides and discharge of nallas water during low tide.

The Authority noted that as per approved CZMP of Greater Mumbai under CRZ Notification, 2011, the site is located in CRZ II area. It is further noted that as per para 3(v) of the CRZ Notification, 2011, Storm water drains and ancillary structures for pumping is a permissible activity form CRZ point of view. It is essential infrastructure facility as flood control measure for the residents of the surrounding locality.


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The Authority further noted that 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 detailed discussion and deliberation decided to recommend the proposal to SEIAA subject to following conditions:

1. The proposed reconstruction 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. 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 necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

Item No.18: Proposed Electrical Vehicle Charging Station at Back Bay Depot on plot bearing CTS no. 648 of village Cuff Parade Road, BBR Estate, Block no. VI, Colaba, Mumbai M/s TATA Power Co. Ltd.

Representatives of M/s TATA Power Co. Ltd vide presented the proposal before the Authority. The proposal for Electrical Vehicle Charging Station at Back Bay Depot on plot bearing CTS no. 648 of village Cuff Parade Road, BBR Estate, Block no. VI, Colaba, Mumbai. It was further presented that out of total area 20507 Sqm of backbay BEST Bus depot, it is proposed to utilize 8414 sqm area for EV Charging Station.

The Authority noted that as per approved CZMP of Greater Mumbai, 2011 the site under reference falls in CRZ-II and landward side of existing road.

The Authority discussed that considering the Electric Vehicle Policy of the Government of Maharashtra, setting up of charging infrastructure is vital essential activity towards faster implementation of EV policy. Hence, proposal of Electrical Vehicle Charging Station could be allowed.


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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 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.19: Proposal for replacement of existing 110 kV Khopoli-Mankhurd & 110 kV Khopoli-Chembur Transmission Lines & Towers by M/s TATA Power Co. Ltd.

Representatives of M/s TATA Power Co. Ltd presented the proposal before the Authority. The proposal is for replacement of existing 110kV Khopoli-Mankhurd & 110 kV Khopoli-Chembur Transmission Lines & Towers.

- The Tata Power Company Ltd has an existing network comprising of 110 kV Khopoli - Mankhurd and Khopoli - Chembur Transmission Lines connecting its Khopoli Hydro Power Station to Mumbai. These two line along with 220 kV Bhira - Dharavi Transmission lines connecting its Bhira Hydro Power Station to Mumbai play an important role in bringing reliable hydro power supply to the city of Mumbai.
- These lines traverse through various villages as well as Vashi and Waghivali Creeks, Mangroves patches and Salt pans apart from residential areas of Navi Mumbai and Mumbai.
- The 110 kV Khopoli - Mankhurd and Khopoli - Chembur Transmission lines are more than 70 years old and there are total 550 towers in these two transmission lines. These towers are exposed to pollution, saline atmosphere, extreme sun, heavy rains and high winds over the years. Regular maintenance is done to ensure reliability of power supply to Mumbai city.
- Due to factors mentioned above, some of the towers and tower foundations have got corroded and run the risk of collapse, this may cause prolonged interruption to the power supply and possibility of back out to the city of Mumbai. Additionally, due to tower collapse, there is chance of fire hazard and risk to the, life and property in nearby areas.


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- It is proposed to replace total 20 transmission tower (13 in creek and 7 in adjacent mangrove area) of 110 kV Khopoli - Mankhurd and Khopoli - Chembur Transmission Lines in and near Vashi creek (15 towers) and Waghivali Creek (5 towers) with the same voltage capacity and within same Right of Way. This project is of high importance to bring in additional power to city of Mumbai and in the wake of 12th October 2020 shutdown, this project is being closely monitored by CMD (MSETCL) and Hon. MERC for early implementation.
- Tata Power has also applied for Forest Clearance for working in mangrove area on 04.02.2021 and the application is under process.

CRZ Status

- PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP, 2011.
- The proposed replacement of existing transmission lines of M/s Tata Power Company Limited, Mumbai between Khopoli to chembur and Khopoli to Mankhurd in Mumbai and Navi Mumbai, Maharashtra falls partly in CRZ - IA, CRZ - IB, CRZ - II and CRZ - IVB with remaining portion falling outside CRZ as per Approved CZMP prepared as per CRZ Notification 2011. The statistics of proposed replacement of transmission line and transmission towers in various CRZ zones is presented in Table.

Statistics of proposed replacement of transmission line as per approved CZMP (Map Nos. MH 76 and MH 77):-

| Location | Description | CRZ - Classification | Length in m | Total Length in m |
|-------------|--|-------------------------------------|-------------|-------------------|
| Thane Creek | Proposed Replacement of Khopoli Chembur Transmission Line | CRZ - IA | 625.4 | 3029.3 |
| | | CRZ - IA (50m Mangrove Buffer Zone) | 372.7 | |
| | | CRZ - IB | 4.6 | |
| | | CRZ - II | 89.4 | |
| | | CRZ - IVB | 1810 | |
| | | Outside CRZ | 127.2 | |
| | Proposed Replacement of Khopoli Mankhurd Transmission Line | CRZ - IA | 667.8 | 3029.2 |
| | | CRZ - IA (50m Mangrove Buffer Zone) | 331.3 | |
| | | CRZ - IB | 17 | |
| | | CRZ - II | 89 | |
| | | CRZ - IVB | 1803.8 | |
| Outside CRZ | 120.3 | | | |


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| | | | | |
|--------------|--|-------------------------------------|-------|-------|
| Panvel Creek | Proposed Replacement of Khopoli Chembur Transmission Line | CRZ - IA | 194.2 | 866.8 |
| | | CRZ - IA (50m Mangrove Buffer Zone) | 77.4 | |
| | | CRZ - II | 40.8 | |
| | | CRZ - IVB | 554.4 | |
| | Proposed Replacement of Khopoli Mankhurd Transmission Line | CRZ - IA | 3.5 | 595.3 |
| | | CRZ - IA (50m Mangrove Buffer Zone) | 50.4 | |
| | | CRZ - II | 36.6 | |
| | | CRZ - IVB | 504.8 | |

Statistics of proposed replacement of transmission towers as per approved CZMP (Map Nos. MH 76 and MH 77):

| Location | Description | Tower ID | CRZ - Classification |
|--------------|--|----------|-------------------------------------|
| Thane Creek | Proposed Replacement of Khopoli Chembur Transmission Line | 78 | CRZ - IA (50m Mangrove Buffer Zone) |
| | | 78N | CRZ - IA |
| | | 79N | CRZ - IVB |
| | | 80N | CRZ - IVB |
| | | 81N | CRZ - IVB |
| | | 82N | CRZ - IVB |
| | | 83N | CRZ - IVB |
| | Proposed Replacement of Khopoli Mankhurd Transmission Line | 76 | CRZ - IA |
| | | 76N | CRZ - IA |
| | | 77N | CRZ - IVB |
| | | 78N | CRZ - IVB |
| | | 79N | CRZ - IVB |
| | | 80N | CRZ - IVB |
| | | 81N | CRZ - IVB |
| Panvel Creek | Proposed Replacement of Khopoli Chembur Transmission Line | 123 | CRZ - IA |
| | | 120N | CRZ - II |
| | | 121N | CRZ - IVB |
| | | 122N | CRZ - IA (50m Mangrove Buffer Zone) |
| | Proposed Replacement of Khopoli Mankhurd Transmission Line | 123N | CRZ - IA |
| | | 126N | CRZ - II |
| | | 127N | CRZ - IVB |
| | | 128N | CRZ - IA (50m Mangrove Buffer Zone) |


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The Authority noted that:

1. As per para 8(I) CRZ-I of the CRZ Notification, 2011, following is permissible in CRZ-I areas: "pipelines, conveying systems including transmission line"
2. As per para 4.ii(d) of the CRZ Notification, 2011, following requires clearance from MoEF, New Delhi:
"laying of pipelines, conveying systems, transmission line"

The Authority discussed that Total 20 transmission tower (13 in creek and 7 in adjacent mangrove area) of 110 kV Khopoli - Mankhurd and Khopoli - Chembur Transmission Lines in and near Vashi creek (15 towers) and Waghivali Creek (5 towers). Prior High Court permission is required in the matter, since mangrove would be affected due to proposed replacement of tower.

Expert Member (BNHS) expressed that certain measures need to be taken since that transmission line is passing through Thane Flamingo Sanctuary,

Expert Member further asked whether footing size of transmission tower would be same or increased while replacement. PP presented that there would not be increase in the footprint and no new road will be built as an access.

The Authority noted the project is vital infrastructure project for ensuring the power supply to Mumbai City and the proposal only involves replacement of the existing transmission line and tower. Hence, proposal could be recommended to MoEF&CC, New Delhi.

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

1. The proposed activities should be carried out strictly as per the provisions of CRZ Notification, 2011 as amended from time to time.
2. PP to obtain the prior High Court permission since, the project involves cutting of the mangroves.
3. PP to ensure that mangroves cutting should be restricted to minimum.
4. PP to install insulators and bird diverters within the stretch of Thane Flamingo sanctuary, considering the path of flamingoes.


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5. PP to obtain the NoC from the mangrove cell. Compensatory afforestation of the mangroves 5 times should be carried out with the help of the forest Dept.
6. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980 for diversion of the forest land.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
9. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
10. PP to ensure that movement of the fishermen boats should not be obstructed due to project activities.
11. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

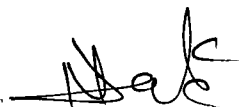
Item No.20: Proposed electric vehicle charging station on plot bearing CS no. 208 pt, 209 pt of G/S ward, Worli Bus Depot, Mumbai by M/s TATA Power Pvt. Ltd.

Representatives of M/s TATA Power Co. Ltd presented the proposal before the Authority. The proposal is for electric vehicle charging station on plot bearing CS no. 208 pt, 209 pt of G/S ward, Worli Bus Depot, Mumbai

The Authority noted that as per approved CZMP of Greater Mumbai, 2011 the site under reference falls in CRZ-II and landward side of existing road.

The Authority discussed that considering the Electric Vehicle Policy of the Government of Maharashtra, setting up of charging infrastructure is vital essential activity towards faster implementation of EV policy. Hence, proposal of Electrical Vehicle Charging Station could be allowed.

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:


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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.21: 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 Authority noted that the 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. The Proposal was considered in 155th meeting of MCZMA held on 10th & 11th June, 2021, wherein 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.

The PP has submitted CRZ demarcation report & CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF Authorized agency). As per the IRS, Chennai report (January, 2020) & CRZ map prepared as per approved CZMP 2011,

- 1) 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 100m buffer from HTL (Creek).
- 2) The area not affected by CRZ (Non CRZ areas and affected by CRZ-IB, CRZ-II and CRZ-IVB as per 2011 are shown in map. The area of 764.88 sqm has been affected by CRZ-IB and 22967.30 sqm has been affected by CRZ -II. The area of 22147.82 sqm has not affected by CRZ.
- 3) Some of the project site surrounded by mangroves in the vicinity of the project site.


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As mentioned on the approved CZMP, 2011:

| Sr No. | Classification | Area in Sqm |
|--------|----------------|-------------|
| 1 | CRZ IB | 764.88 |
| 2 | CRZ II | 22967.30 |
| 3 | Non CRZ | 22147.82 |
| | Total | 45880.00 |

After deliberations, as per report of IRS, the Authority decided to confirm the CRZ status of the 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 as per approved CZMP under CRZ Notification, 2011 is as follows:

| Sr No. | Classification | Area in Sqm |
|--------|----------------|-------------|
| 1 | CRZ IB | 764.88 |
| 2 | CRZ II | 22967.30 |
| 3 | Non CRZ | 22147.82 |
| | Total | 45880.00 |

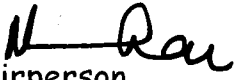
Item No.22: CRZ Status for mining operations of Iron Ore at village Redi, Tal. Vengurla, Dist. Sindhudurg by M/s. Minerals & Metals

The Authority noted that the PP is seeking CRZ Status for mining operations of Iron Ore at village Redi, Tal. Vengurla, Dist. Sindhudurg. It was noted that the PP proposed to carry out the mining operations only in the Block 2 and Block 3 which are falling outside the CRZ area. The said project was considered in the 18th Expert Appraisal Committee (EAC) (Non-Coal Mining) meeting held on 22/06/2020. The EAC has sought NOC from the MCZMA for the said project for the grant of TOR/EC.

The PP has submitted CRZ map in 1:4000 scale dated November, 2021 prepared by IRS, Chennai as per the approved CZMP of 2011 (MH 1 & 4). As per the said CRZ map, Block 1 and Block 1A is situated in CRZ-III area and Block 2 & 3 is situated in non CRZ area.

After deliberations, as per report of IRS, the Authority decided to confirm that Block 1 and Block 1A is situated in CRZ-III area and Block 2 & 3 is situated in non CRZ area, as per approved CZMP under CRZ Notification, 2011. Mining activities in CRZ area are not permissible as per provisions of the CRZ Notification, 2011.


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Item No.23: CRZ status for the construction in non crz for Integrated Township project "Hiranandani Sands" on land bearing S. no. 1237, 1280, 1281, 1291, 1292 ect. At village Nagaon, on land bearing S. no. 3, 4, 5,6, 7, 8, 9 etc. At village Bagmala , on land bearing S. No. 632/1, 644. etc at village Chaul, on land bearing S. no. 191, 192, 193 ect at village Revdanda and on land bearing S. no. 51, 55, 56 etc at village Mandve turf Bamangoan, Tal. Alibag, Dist. Raigad by M/s Dynamix Vacation Resorts Pvt. Ltd.

The Authority noted that the project proponent has submitted a request letter dated 3.2.2022 to defer the matter. Accordingly, the matter is deferred.

Item No.24: CRZ status for the proposed redevelopment of existing residential building known as 'Kalpak building' on plot bearing FP. no. 657 TPS IV of Mahim Division, CTS no. 6B/338, in G/N ward, Dr. Vasant Rath Marg, Off Veer Savarkar Marg, Dadar, Mumbai by M/s Sheela Shilpakar LLP

The Authority noted that the PP is seeking CRZ status for the proposed redevelopment of existing residential building known as 'Kalpak building' on plot bearing FP. no. 657 TPS IV of Mahim Division, CTS no. 6B/338, in G/N ward, Dr. Vasant Rath Marg, Off Veer Savarkar Marg, Dadar, Mumbai.

PP has submitted CRZ map in 1:4000 scale & report dated Dec, 2020 prepared by IRS, Chennai as per approved CZMP, 2011 (MH 75). As per the report:

- 1) Coastal Regulation Zone Map of the site is prepared with HTL provided by the National Center for Sustainable Coastal Management considering approved CZMP as per CRZ 2011 Notification of MoEF, GoI.
- 2) Superimposition of approved CZMP is subject to scale and generalization error.
- 3) The proposed site at F. P. No. 657 of T.P.S. IV Mahim Division in G/N Ward situated at Dr. Vasanth Rath Road, Off Veer Savarkar Marg, Dadar, Mumbai, Maharashtra is out of CRZ as per CRZ 2011 Notification. The Shortest distance of the nearest corner of the site from HTL is 242.99m.
- 4) No mangroves were found in the vicinity of the site.


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After deliberation, as per report of IRS, the Authority decided to confirm that plot bearing FP. no. 657 TPS IV of Mahim Division, CTS no. 6B/338, in G/N ward, Dr. Vasant Rath Marg, Off Veer Savarkar Marg, Dadar, Mumbai is situated outside CRZ area i.e. Non CRZ.

Item No.25: CRZ status for plot bearing Building no. 51, S. No. 113 (pt) CTS No. 356 (pt) of village Hariyali, Kannamwar Nagar, Vikroli East, Mumbai for Kannamwar Nagar Swapna Safalya CHSL by M/s. Haware Legaccy

The Authority noted that the PP is seeking CRZ status for plot bearing Building no. 51 (Kannamwar Nagar Swapna Safalya CHSL), S. No. 113 (pt) CTS No. 356 (pt) of village Hariyali, Kannamwar Nagar, Vikroli East, Mumbai. PP has submitted the MHADA letter issued under RTI, stating the building no. 51 is situated outside CRZ area.

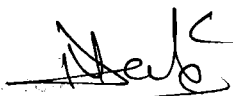
The Authority noted that the PP need to submit superimposition of the project site on approved CZMP, 2011 prepared by one of the MoEF&CC, New Delhi authorized agency. Therefore, the Authority after deliberation decided to defer the matter for submission of the compliance as stated above by the PP

Item No.26: CRZ status of Gut No. 1, 4 etc at village Dehekoni and 643, 644 etc at village Shahbaj for Intergarted Township Project, Tal. Alibag, Dist Raigad by M/s. Attivo Economic Zone (Mumbai) Pvt Ltd

The Authority noted that the PP is seeking CRZ status of Gut No. 1, 4 etc at village Dehekoni and 643, 644 etc at village Shahbaj for Intergarted Township Project, Tal. Alibag, Dist Raigad.

The Authority noted that the PP has submitted CRZ map in 1:4000 scale and report dated August, 2015 prepared by IRS Chennai which does not specify position of the land in consonance with approved CZMP.

The Authority observed that the PP need to submit superimposition of the project site on approved CZMP, 2011 prepared by one of the MoEF&CC, New Delhi authorized agency. Therefore, the Authority after deliberation decided to delist from the records of MCZMA.


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Item No.27: CRZ status for plot bearing CTS no. 1/1218, F P no. 881 of TPS Mahim no. IV, situated in G/N ward, Purushottam Galli, Prabhadevi, Mumbai by M/s Mighty Developers & Contractors LLP

The Authority noted that the PP is seeking CRZ status for plot bearing CTS no. 1/1218, F P no. 881 of TPS Mahim no. IV, situated in G/N ward, Purushottam Galli, Prabhadevi, Mumbai

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (March, 2021) as per approved CZMP, 2011. As per the report, In this case, the Project site bearing CTS No. 1/1218, F.P. No. 881 of TPS IV of Mahim Division, G/N ward, Mumbai, Maharashtra site falls outside CRZ, as per CZMP map approved by MoEF, Government of India, New Delhi published by Maharashtra state CZMA in the year 2018.

After deliberation, as per report of IRS, the Authority decided to confirm that plot bearing CTS no. 1/1218, F P no. 881 of TPS Mahim no. IV, situated in G/N ward, Purushottam Galli, Prabhadevi, Mumbai situated outside CRZ area i.e Non CRZ area per approved CZMP under CRZ Notification, 2011.

Item No.28: CRZ status for development of land bearing S. No. 229/1, village Ghodbundar, Tal & Dist. Thane by M/s. Shree Rahul Education Society.

The Authority noted that the PP is seeking CRZ status for development of land bearing S. No. 229/1, village Ghodbundar, Tal & Dist. Thane.

The PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (Feb, 2021) as per approved CZMP, 2011. As per the report:

- The Proposed project site falls in CRZ - IA (Mangroves & 50m Mangroves buffer) and CRZ - II as per Approved CZMP prepared as per CRZ Notification 2011.
- The cadastral map indicated on approved CZMP appears to differ in position from the field observed location of project site. The cadastral boundary corners identified by the client in the field were surveyed by GPS and the surveyed boundary location is having a positional shift in comparison with cadastral boundary shown in approved CZMP. Hence, the


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project site area falling in different zonation details are shown as per approved CZMP and as per Ground (GPS) Survey in Table 2 and submitted to MCZMA for appropriate decision.

- Extent of project site in various CRZ area

| Survey no. | Zonation | Area (Sq.m) | |
|--------------------------|---------------------------------|----------------------------|----------------------|
| | | as per ground (GPS) Survey | as per approved CZMP |
| S.No. 229 (Plot no.1) | CRZ -IA(Mangroves) | 660.77 | 5955.35 |
| | CRZ - IA (50m mangroves buffer) | 9384.26 | 10501.27 |
| | CRZ - II | 15074.96 | 8663.38 |
| S.No.229 (Plot No.2) | CRZ - IA (50m mangroves buffer) | 7027.27 | 7723.13 |
| | CRZ - II | 5112.73 | 4416.87 |

The Authority noted that the IRS report mentions about the status of the land as per approved CZMP, 2011 as well as ground survey status. The Authority observed that CRZ status as per approved CZMP, 2011 differs from ground survey. The Authority felt that IRS need to re-verify the matter and provide justification in the matter.

The matter is delisted from the records of the MCZMA. The PP may resubmit the matter with re-verification report of the IRS, Chennai.

Item No.29: CRZ status for the plot bearing CTS no 788 of juhu village situated in K/W ward Mumbai by Dilip S Shanghvi

The Authority noted that the PP is seeking CRZ status for the plot bearing CTS no 788 of Juhu village situated in K/W ward Mumbai

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (July, 2019) as per approved CZMP, 2011. As per the report, the project site bearing CTS No. 788 of Juhu village in K/W ward, Mumbai, Maharashtra is out of 500 m from the HTL. The Shortest distance of the two nearest corners located in the north and south directions are 506.5m and 503.1 m respectively.


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After deliberation, as per report of IRS, the Authority decided to confirm that the plot bearing CTS no 788 of juhu village situated in K/W ward Mumbai is situated beyond CRZ area i.e. Non CRZ area under approved CZMP as per provisions of the CRZ Notification, 2011.

Item No.30: CRZ status of plot bearing S. no. 21/1A and 23/1 of village Varsave, Tal. & Dist. Thane by M/s S. M. Advertising Pvt. Ltd.

The Authority noted that the PP is seeking CRZ status of plot bearing S. no. 21/1A and 23/1 of village Varsave, Tal. & Dist. Thane.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (Dec, 2020) as per approved CZMP, 2011. As per the report,

- HTL, LTL and CRZ Mapping were done in 1:4000 scale based on approved CZMP as per CRZ 2011 notification of MoEF, GoI.
- The cadastral map indicated on approved CZMP appears to differ in position from the field observed location of project site. The cadastral boundary corners identified by the client in the field were surveyed by GPS and the surveyed boundary location is having a positional shift in comparison with cadastral boundary shown in approved CZMP.
- Hence, the project site area falling in different zonation details are shown as per approved CZMP and as per Ground (GPS) Survey in Table 2 and submitted to MCZMA for appropriate decision. The superimposition of the approved CZMP is subjected to scale and generalization error.
- Area of extent of project site in various CRZ-

| Survey No. | CRZ - Classification | Area in Sq.m | |
|------------|----------------------|----------------------------|----------------------|
| | | as per ground (GPS) Survey | as per approved CZMP |
| 21 (Part) | Outside CRZ | 8646.51 | 10053.05 |
| | CRZ - IA | 195.82 | 199.14 |
| | CRZ - II | 4443.32 | 3033.46 |
| 23 (Part) | Outside CRZ | 5052.75 | 5943.05 |
| | CRZ - IA | 2030.57 | 1051.47 |
| | CRZ - II | 0 | 88.8 |
| | Total | 20368.97 | 20368.97 |


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The Authority noted that the IRS report mentions about the status of the land as per approved CZMP, 2011 as well as ground survey status. The Authority observed that CRZ status as per approved CZMP, 2011 differs from ground survey. The Authority felt that IRS need to re-verify the matter and provide justification in the matter.

The matter is delisted from the records of the MCZMA. The PP may resubmit the matter with re-verification report of the IRS, Chennai.

Item No.31: CRZ status of plot no. 88 of Shivaji Park Estate, CS no. 1798, Mahim Division, Dr. Madhukar B. Raut Marg, Dadar (W), Mumbai by M/s UCT Realty LLP

The Authority noted that the PP is seeking CRZ status of plot no. 88 of Shivaji Park Estate, CS no. 1798, Mahim Division, Dr. Madhukar B. Raut Marg, Dadar (W), Mumbai

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (July, 2021) as per approved CZMP, 2011. As per the report, In this case, the Project site at plot no. 88 of Shivaji Park Estate, C.S.No. 1798, Mahim Division, Dr. Madhukar B Raut Marg, Dadar (W), Mumbai, namely 'Asha Building', Maharashtra site falls outside CRZ, as per CZMP map approved by MoEF, Government of India, New Delhi published by Maharashtra state CZMA in the year 2018.

After deliberation, as per report of IRS, the Authority decided to confirm that the plot no. 88 of Shivaji Park Estate, CS no. 1798, Mahim Division, Dr. Madhukar B. Raut Marg, Dadar (W), Mumbai is situated beyond CRZ area i.e. Non CRZ area as per provisions of the CRZ Notification, 2011.

Item No.32: CRZ status of plot bearing FP no. 1168, TPS IV of Mahim division, Kashinath Dhuru Marg, Chandrakant Dhuru Wadi, Dadar (W), Mumbai by Shri. Wishwanath Y Mulgaonkar & Rajashree A Nerurkar

The Authority noted that the PP is seeking CRZ status of plot bearing FP no. 1168, TPS IV of Mahim division, Kashinath Dhuru Marg, Chandrakant Dhuru Wadi, Dadar (W), Mumbai.


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PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (July, 2021) as per approved CZMP, 2011. As per the report, In this case, the Project Site Bearing F. P. No. 1168 of TPS IV of Mahim Division, namely "Indira Niwas" in G/N Ward Dadar, Mumbai, Maharashtra site falls outside CRZ, as per CZMP map approved by MoEF, Government of India, New Delhi published by Maharashtra State CZMA in the year 2018.

After deliberation, the Authority decided to confirm that plot bearing FP no. 1168, TPS IV of Mahim division, Kashinath Dhuru Marg, Chandrakant Dhuru Wadi, Dadar (W), Mumbai is situated outside CRZ area i.e. Non CRZ.

After deliberation, as per report of IRS, the Authority decided to confirm that the plot bearing FP no. 1168, TPS IV of Mahim division, Kashinath Dhuru Marg, Chandrakant Dhuru Wadi, Dadar (W), Mumbai is situated beyond CRZ area i.e. Non CRZ area as per provisions of the CRZ Notification, 2011.

Item No.33: CRZ status of S. no. 36, 40, 48, 49, 50, 51, 52, 66, 67, 68, 81 of village Navghar, Tal. Dist. Thane by M/s Seven Eleven Hotels Pvt. Ltd.

The Authority noted that the PP is seeking CRZ status of S. no. 36, 40, 48, 49, 50, 51, 52, 66, 67, 68, 81 of village Navghar, Tal. Dist. Thane. PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai.

The Authority noted that the matter of complaint regarding construction on starred hotel / club house carried out by M/s. Seven Eleven Hotels Pvt. Ltd. on Old. S. no. 266/1 to 6, 265/2, 265/4, 267/2, 267/3 (new S. No. 67/1 to 6, 81/2, 81/4, 52/2, 52/3), village Navghar, Tal & Dist. Thane was earlier deliberated in 142nd & 152nd meeting of MCZMA held on 31.12.2019 & 22.02.2021.

As decided in 152nd meeting, the matter was referred to NCSCM, Chennai for re-examination of the High Tide Line delineated in the approved CZMP, 2011 pertaining to site of starred hotel / club house.

The Authority observed that report regarding re-examination of the HTL by the NCSCM is necessary in the matter. The said report from the NCSCM is awaited. Therefore, the Authority decided to defer the matter.


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Item No.34: CRZ Status of land bearing Survey No. 76 (New) & 279 (Old), village Navghar, Mira Bhaiandar Municipal Corporation area, Dist Thane by Shri. Sunil Puri

The Authority noted that the PP is seeking CRZ Status of land bearing Survey No. 76 (New) & 279 (Old), village Navghar, Mira Bhaiandar Municipal Corporation area, Dist Thane

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (Feb, 2021) as per approved CZMP, 2011. As per report, the proposed project site at Navghar village falls in the Survey number 7/ through CRZ IA, CRZ IA (50m mangrove buffer Zone) and CRZ II (refer Local Level CRZ map). The cadastral map indicated on approved CZMP appears to differ in position from the field observed location of project site. The cadastral boundary corners identified by the client in the field were surveyed by GPS and the surveyed boundary location is having a positional shift in comparison with cadastral boundary shown in approved CZMP. The local level CRZ map prepared based on field survey and the area statement of CRZ classifications are tabulated in Table. As per request of the client, the project site marked on the approved CZMP based on survey number and the area statement of CRZ classifications are tabulated in Table.

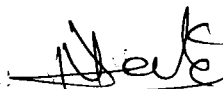
CRZ classification based on the location of site observed by GPS survey.

| SI. NO. | CRZ - Classification | Area in Sq.m |
|---------|-------------------------------------|----------------|
| 1 | CRZ - IA | 489.8 |
| 2 | CRZ - IA (50m Mangrove Buffer Zone) | 6547.2 |
| 3 | CRZ - IA | 3663.0 |
| | Total | 10700.0 |

CRZ classification based on the location of site as per approved CZMP.

| SI. NO. | CRZ - Classification | Area in Sq.m |
|---------|----------------------|----------------|
| 1 | CRZ - II | 8976.0 |
| 2 | NON - CRZ | 1724.0 |
| | Total | 10700.0 |

The Authority noted that the IRS report mentions about the status of the land as per approved CZMP, 2011 as well as ground survey status. The Authority observed that CRZ status as per approved CZMP, 2011 differs from


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ground survey. The Authority felt that IRS need to re-verify the matter and provide justification in the matter.

The matter is delisted from the records of the MCZMA. The PP may resubmit the matter with re-verification report of the IRS, Chennai.

Item No.35: CRZ Status of land bearing Survey No. 68 (Hissa No. 1) & 270 (Hissa No. 1), village Navghar, Mira Bhaiandar Municipal Corporation area, Dist Thane by Shri. Manoj Purohit

The Authority noted that the PP is seeking the CRZ Status of land bearing Survey No. 68 (Hissa No. 1) & 270 (Hissa No. 1), village Navghar, Mira Bhaiandar Municipal Corporation area, Dist Thane.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (Mar, 2021) as per approved CZMP, 2011. As per report, the proposed project site at Navghar village falls in the Survey No. 68 (Hissa no. 1), 70 (Hissa No. 1) through CRZ IA (50m mangrove buffer zone), CRZ II and outside CRZ (refer Local Level CRZ map). The cadastral map indicated on approved CZMP appears to differ in position from the field observed location of project site. The cadastral boundary corners identified by the client in the field were surveyed by GPS and the surveyed boundary location is having a positional shift in comparison with cadastral boundary shown in approved CZMP.

The local level CRZ map prepared based on field survey and the area statement of CRZ classification are tabulated Table. As per request of the client, the project site marked on the approved CZMP based on survey number and the area statement of CRZ classifications are tabulated in Table.

CRZ classification based on the location of site observed by GPS survey.

| Survey No. | CRZ Classification | CRZ Notification 2011 Area in Sq.m | Total Area in Sq.m |
|------------|-------------------------------------|------------------------------------|--------------------|
| 68/1 | CRZ -IA (50m buffer from mangroves) | 735.3 | 7680.0 |
| | CRZ - II | 6035.6 | |
| | NON - CRZ | 909.1 | |
| 70/1 | CRZ - II | 144.8 | 1210.0 |
| | NON - CRZ | 1065.2 | |


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CRZ classification based on the location of site as per approved CZMP.

| Survey No. | CRZ Classification | CRZ Notification 2011 Area in Sq.m | Total Area in Sq.m |
|------------|--------------------|------------------------------------|--------------------|
| 68/1 | CRZ - II | 931.6 | 7680.0 |
| | NON - CRZ | 6748.4 | |
| 70/1 | NON - CRZ | 1210.0 | 1210.0 |

The Authority noted that the IRS report mentions about the status of the land as per approved CZMP, 2011 as well as ground survey status. The Authority observed that CRZ status as per approved CZMP, 2011 differs from ground survey. The Authority felt that IRS need to re-verify the matter and provide justification in the matter.

The matter is delisted from the records of the MCZMA. The PP may resubmit the matter with re-verification report of the IRS, Chennai.

Item No.36: CRZ Status of cessed category building known as 'Rachana House' on plot bearing F.P. No. 293 T.P.S. III of Mahim Division, CTS No. 652, in G/North ward, at Bhandar Gully, off Lady Jamshedji Road, Mahim, Mumbai by Mr. Prafull Shankar Sabnis (M/s. Rudra Developers)

The project proponent presented the proposal before the Authority. The PP is seeking CRZ Status of cessed category building known as 'Rachana House' on plot bearing F.P. No. 293 T.P.S. III of Mahim Division, CTS No. 652, in G/North ward, at Bhandar Gully, off Lady Jamshedji Road, Mahim, Mumbai.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (Feb, 2021) as per approved CZMP, 2011. As per report, the salient conclusion of the study titled "Preparation of local level CRZ map for the proposed redevelopment of the land bearing F.P. No. 293 of TPS III of Mahim division in G/N ward situated at Bhandar Gully, off. Lady Jamshedji Marg, Mumbai, Maharashtra by superimposing on approved CZMP as per CRZ Notification 2011 are;

- The proposed site is out of CRZ as per approved CZMP. The shortest distances of the nearest site corners A and D from HTL are 462.25m and 465.56m respectively.
- No mangroves were found in the vicinity of the site


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After deliberation, as per report of IRS, the Authority decided that the site of cessed category building known as 'Rachana House' on plot bearing F.P. No. 293 T.P.S. III of Mahim Division, CTS No. 652, in G/North ward, at Bhandar Gully, off Lady Jamshedji Road, Mahim, Mumbai is situated outside CRZ area i.e. Non CRZ area as per approved CZMP of Greater Mumbai under provisions of the CRZ Notification, 2011.

Item No.37: CRZ Status of Plot No. PAP-K-42 in TTC Industrial Area, Navi Mumbai by M/s. Grandscape Inns Pvt Ltd

The project proponent presented the proposal before the Authority. The PP is seeking CRZ Status of Plot No. PAP-K-42 in TTC Industrial Area, Navi Mumbai

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai (Mar, 2021) as per approved CZMP, 2011. As per report, the proposed site bearing plot no. PSP-K-42 in T.T.C. Industrial Area, Navi Mumbai, Thane District, Maharashtra site falls outside CRZ, as per approved CZMP (Map No. MH 79) prepared as per CRZ Notification 2011

After deliberation, as per report of IRS, the Authority decided that site bearing Plot No. PAP-K-42 in TTC Industrial Area, Navi Mumbai by M/s. Grandscape Inns Pvt Ltd is situated outside CRZ area i.e. Non CRZ area, as per approved CZMP, 2011 of Thane under provisions of the CRZ Notification, 2011.

Item No.38: Regarding contractual staff for MCZMA

The matter was deferred for want of time.

Item No.39: Regarding alleged destruction of mangroves, dumping of debris at S. No. 86, Kopri, Dist Thane Complaint by Shri. Ajit Patil

The Authority noted that the MCZMA was in receipt of complaint regarding alleged destruction of mangroves, dumping of debris at S. No. 86, Kopri, Dist Thane Complaint by Shri. Ajit Patil was earlier deliberated in 155th meeting of MCZMA held on 11.06.2021.


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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. Thane Municipal Corporation vide letter dated 22.06.2021 submitted its reply as per which, The project of Satis East in under Smart City Mission of Central Govt. and said construction does not falls in CRZ area as per approved CZMP,2011 and not falls in mangrove area as per MRSAC maps. District Collector Thane vide letter dated 29.07.2021 submitted its reply as per which Thane Muncipal Corporation stated that the said construction does not falls in CRZ area and CRZ Notification is not applicable. Mangrove destruction not carried out as no mangroves on the said site. Accordingly, a report was sent to GAD, GoM.

The Authority noted the matter and took it on record

Item No.40: Regarding Complaint pertaining to alleged destruction of mangroves by one M/s Indian Film Combine Pvt Ltd - Maker Group at village Parighkhar Survey no. 4, part CTS NO.8, part Bandra Survey No. 341 part CTS No. 629, Mumbai

The Authority noted that the complaint received in the matter was deliberated by the MCZMA at length in its 119th, 121st and 122nd meetings held on 30.6.2017, 15.9.2017 and 30.10.2017 respectively.


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MCMZA in its 119th meeting noted the complaint and replies received in the matter. After deliberation at length, the Authority decided to seek following details from the Project proponent:

1. When was the permission granted for on-going construction on site under reference and date of commencement of the work?
2. Whether the construction on the site is as per the CRZ NoC granted by the UDD, GoM.
3. Submit chronology of subsequent changes made in the approved plan in detail.
4. Submit copies of the CRZ Clearance and EC obtained, if any.
5. Whether the construction is on landward or seaward side of the road fronting the Creek.
6. Distance of the construction under consideration from the HTL of the creek and mangroves / Mangroves buffer zone.

The MCZMA in its 119th meeting further decided to direct MMRDA to stop the work till the time matter is decided on the basis of above said information to be submitted to Authority. Accordingly, as per the decision taken in the meeting, the MCZMA vide letter dated 11.8.2017 issued directions under section 5 to stop the work on site. Further, the MCZMA vide letter dated 22.8.2017 sought certain information from the PP.

Upon receipt of reply from project proponent, the MCZMA again deliberated the matter in its 121st meeting held on 15th & 16th Sep, 2017, wherein the Authority noted that hearing was conducted on 6th September, 2017 under the chairmanship of the ACS, Environment and Chairman, MCZMA wherein project proponent, complainant and MMRDA were called to present their say. During the hearing PP and complainant presented their say. Complainant alleged that revised CRZ clearance from the MCZMA was necessary as work was started in the year 2010 and hence, CRZ clearance of the UDD is invalid. It was further alleged that mangroves are present on the site. During the hearing, Complainant and MMRDA were directed to submit the written submission in the matter. The complainant has not submitted its written submission to the Authority, till the date of meeting. The MMRDA submitted their reply vide letter dated 07.09.2017. The reply of the MMRDA is as follows:

1. The permission for the ongoing construction i.e. the first CC for the layout was issued on 05.12.2001. The copy of the Work Start Notice dt. 04.07.2003 submitted by M/s The Indian Film Combine Pvt. Ltd. is


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available with MMRDA by which applicant has informed that the work has been commenced on 27.06.2003

2. The construction on site under reference is as per the CRZ NoC granted by Govt. in UDD on 06.08.1999.
3. The list of approvals issued till date by MMRDA for the redevelopment on land under reference is submitted.
4. As regards the Appeal filed by M/s The Indian Film Combine Pvt. Ltd., The competent authority, Govt. of Maharashtra has passed an order under section 47 of MR & TP Act on 15.01.2007 in which it is stated that the entire project has been approved under CRZ provision and it is accordingly excluded from the scope of EIA Notification 1994 as amended by Notification 2004.
5. Yes, construction is on the landward side of the 15m wide road (which is between the site u/r and the creek) as per Govt. Notification 2000 and it is also on landward side of imaginary line parallel to HTL drawn from the existing authorised structure on plot under reference.
6. MMRDA has issued the initial approval for the layout on 05.12.2001 based on the CZMP 2000 and within the existing compound wall approved by MCGM in 1977 and it is on landward side of the imaginary line parallel to HTL drawn from the existing authorized structure on plot under reference.

During the 121st meeting, the Project proponent and MMRDA were presented the matter. Complainant was absent during the meeting and informed that he would be late as he is busy with other important work. Therefore, the matter was considered at the end of the meeting, however, the complainant could not remain present during the meeting, when the matter was discussed. During the 121st meeting, the Authority observed the followings:

1. The Urban Development Department, GoM vide letter dated 06.08.1999 granted the CRZ clearance.
2. As per the submission of the MMRDA and project proponent, the plans were approved in accordance with CRZ NoC granted by the UDD, GoM. MMRDA further submits that there are no significant changes in the proposed plans in CRZ area after 5.12.2001 i.e. the year of approval of plans. Further, there is reduction in FSI due to minor changes. Further, the MMRDA states that it is ongoing project since 5.12.2001.


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3. The PP to strictly follow the conditions mentioned in the CRZ Noc granted by the UDD, GoM and no construction is allowed in Mangrove area.

The MCZMA in its 121st meeting also noted the opinion of the Law and Judiciary Department Opinion received in the matter, which states that it is for the concern Authority to examine those factual aspect and see no condition of clearance is violated and take appropriate decision. It was further stated that the condition of each initial clearance and subsequent clearance have to be kept in mind and scrupulously followed by the project proponent while executing the project.

Considering the above, including opinion of Law and Judiciary Department, and information furnished by the MMRDA and PP, the Authority after deliberation decided to withdraw the stop work order dated 11.8.2017 of the MCZMA subject to compliance of following:

1. MMRDA to ensure that it was ongoing project as mentioned in its reply and approved on 5.12.2001 to which commencement certificate was issued in the year 2003.
2. MMRDA to ensure that there are no subsequent changes in the original approved plans for the project undertaken in CRZ area.
3. MMRDA to ensure that ongoing work is as per the provisions of the CRZ Notification and beyond mangroves buffer zone as applicable.
4. As per the opinion of the Law and Judiciary department, the MMRDA and PP to ensure that no condition of the clearances including CRZ NoC is violated. And, no construction should be undertaken in mangroves or its mangroves 50 buffer zone.
5. In the event, conditions no. 1 to 4 as above, are not complied with, the MMRDA shall stop the work and report the violation of the CRZ Notification to the Authority at the earliest.

The minutes of 121st meeting were confirmed with following changes in MCZMA's 122nd meeting which are as follows:

- At Item no. 6, on page 8, in line no. 3 from the top, 'year 1991' shall be read as 'year 1999'
- At item no. 6, on page 9, condition no. 2, 3 and 4 shall be read as:


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2. MMRDA to ensure that there are no significant subsequent changes in the original approved plans for the project undertaken in CRZ area.
3. MMRDA to ensure that ongoing work is as per the provisions of the CRZ Notification and beyond mangroves buffer zone as applicable, as per approved CZMP of 2000.
4. As per the opinion of the Law and Judiciary department, the MMRDA and PP to ensure that no condition of the clearances including CRZ NoC is violated. And, no construction should be undertaken in mangroves or its mangroves 50 buffer zone, as per approved CZMP of 2000.

MMRDA vide letter dated 16.2.2018 has sent letter to MCZMA stating that as per approved CZMP of 2000, there is no 50 m mangrove buffer zone. The Environment Dept vide letter dated 5.3.2018 has communicated the same to MPCB also, regarding applicability of EC and CRZ clearance to the project of M/s India Film Combine Pvt Ltd.

With respect to complaint of Mr. Diliprao Patil in the matter, National Human Rights commission sought report from the MCZMA. The MCZMA vide letter dated 13.1.2022 has sent a report National Human Rights Commissioner in the matter. The Authority noted that the Department has received remarks in the matter from Revenue & Forest Department on 5.1.2022 along with report of the Mangrove Cell sent to Joint Registrar (Law), National Human Rights Commission vide letter dated 3.1.2022. As per the said report of Mangrove Cell, "The said land parcel is not part of the notified Reserved Forest (Mangrove) area and not in possession of Mangrove Cell. However, it is located at a distance of 6 to 7 meters from the notified forest area in village parighkhar. The area is falling within 50 meter buffer zone from the nearby mangrove area and on account of it being non-forest land the concerned Revenue or Municipal authorities are expected to initiate necessary action, if any violation is observed"

The Authority noted that the project is ongoing and has earlier approval from CRZ point of view from the Urban Development Department. It was noted that at present, contempt petition (Contempt Petition no. 20/2018 Santosh Daudkar V/s UPS Madan & Ors) is filed in the matter before Hon'ble High Court of Mumbai, which is sub-judiced.


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In the light of above, after detailed discussion and deliberation, the Authority decided that the PP need to take prior high court permission, since the area is within 50 m mangrove buffer area, as per report of Mangrove Cell.

Item No.41: Sushil R. Nimbalkar V/s. State of Maharashtra & Ors regarding beautification work done by MMB at Desai Creek, Nilje, Tal. Kalyan Dist. Thane (WP No. 3543 of 2021)

The Authority noted that the Hon'ble National Green Tribunal has passed an order dated 28.5.2021 in the matter of Original Application no. 67/2020 (Palava Rahivasi Sangh V/s District Collector, Thane & Ors). Hon'ble NGT observes that application seeks direction to stop work at the bank of Nilje-Desai Creek, Village Nilje, Taluka Kalyan, District Thane, Maharashtra. Hon'ble NGT order states at para 1 that, "Case of the applicant is that such constructions are in violation of Coastal Regulation Zone (CRZ) norms. The construction in question will result in reduction of width of the water channel. This will cause flooding in the rainy season affecting the inhabitants, including houses, schools, hospitals and other buildings in the area which may result in loss of life and damage to property. No environment impact assessment has been carried out before the execution of the work. The work is being executed by M/s Subash Construction, Dombivli east, TqKalyan, District Thane"

Accordingly, the Hon'ble NGT passed an order directing that, "the issue raised may in the first instance be looked into by the MCZMA and SEIAA, Maharashtra. If any violations are found, remedial action may be taken, following due process of law"

It is also noted that Civil Write Petition no.14223/2021 has also been filed before the Hon'ble High Court seeking compliance of the Hon'ble NGT order and issue of flooding in the Desai creek. Respondent No. 10 is MCZMA in the matter.

In view of above said order of the Hon'ble NGT, Pune, the State Environment & Climate Change, GoM vide order dated 6.8.2021 requested members of the MCZMA & SEIAA namely, Dr. Mahesh Shindikar, Expert Member, MCZMA and Mr. Pankaj Joshi, Expert Member, SEIAA to carry out site inspection and submit a report in the matter. Site visit was carried out on 19th August, 2021. The Authority noted the observations of the site visit report which are as follows:


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1. The site of Beautification work carried out is located at the bank of Desai Creek, village Nilje, Dombiwali, Taluka Kalyan, District Thane. Beautification along Desai creek side involves pathway with landscaping of having length around 265 meter and width is varying having average around 25-30 meter, Ganesh visarjan Ghat and Tree plantation. It is informed that this work was carried out on the existing ghat and extended as reflected in the Google image and site photographs of the site.
2. From the details provide by the MMB it was noted that the abovementioned purported beautification work has administrative approval on 29.12.2018 by the District Planning Committee, office of Collector, Thane and it has got technical sanction on 29.12.2018 accorded by the Maharashtra Maritime Board (MMB). After due tendering, work was allotted vide work order dated 28.2.2019 to M/s Subhash Construction. Work was completed on 5.3.2021.
3. Beautification work is located on the landmass adjacent to the Desari creek and situated in within the 100 meter from the creek on landward side i.e. in CRZ II area. During the site visit, it was informed by the officer from District Collector and MMB that prior to beautification work, an uneven rough landmass was in existence adjacent to the creek. It is prima facie observed that said beautification work has not resulted in reduction of the width the creek at the said stretch. However, this needs to be ascertained by examination of the time series creek sections by a scientific report by the competent Agency like CWPRS. In case of reduction of creek, impact of the same on flow of the creek needs to be reported along with remedial actions by the competent agency. Moreover, being the site in CRZ II area, the prior CRZ approval from the competent Authority was required in the matter.
4. The issue of probable flooding in and around village Nilje was also discussed in connection with this development. It is noted that the Desai creek is the creeklet branching from the Ulhas river at Mumbra and running at village Nilje which is situated in Dombiwali, Tal: Kalayan, District Thane. There are development projects along the certain stretch of creek bank at village Nilje. Scientific study pertaining to catchment area of the creek, creek bed topography, siltation pattern of the Desai creek and its hydrology, hydrodynamic flow through modeling study needs to be carried out in order to understand and ascertain the factors contributing to the flooding in the nearby region and mitigation measures,


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including requirement of de-siltation. Said studies could be carried out by the competent organizations by the MMB. Based on the recommendations of above said studies, decision of de-siltation works in the Desai creek could be taken by the concern Authority at the State Government.

5. At certain locations of the creek, solid waste dumping was observed. Even, in the stretch of beautification adjacent to wall, solid waste dumping was observed. Kalayan Dombiwali Municipal Corporation (KDMC) which is planning Authority of the area should ensure the removal of the solid waste from the creek and set up a necessary mechanism in order to avoid further dumping in the creek. It is prima facie observed that de-siltation at certain stretch based on the recommendations of above said studies and removal of the solid waste would likely help in mitigation of the flooding situation in the area"

The Authority noted that the Hon'ble High Court has passed an order dated 27th August, 2021 in Civil Writ Petition No. 14223/2021 with following directions:

- (a) *The Respondents to inquire into the legality of the construction carried out by Respondent No.13 as directed by the National Green Tribunal order dated 28.05.2021 in Original Application No.67/2020 and if the same is found to be 16 of 18 unauthorized then take appropriate steps in accordance with law within a period of 6 months;*
- (b) *The Respondent No.4, District Collector, Thane shall form a Committee comprising of officials of Thane Municipal Corporation and Kalyan Dombivali Municipal Corporation and prepare an action plan for the de-silting and removal of debris, boulders, into the Nilje-Desai Creek every year prior to the arrival of monsoon*
- (c) *The Respondent Thane Municipal Corporation and Respondent Kalyan Dombivali Municipal Corporation shall carry out de-silting and removal of debris, boulder etc into the Nilje-Desai Creek every year prior to 30th May each year (prior to the arrival of monsoon);*
- (d) *The Respondent Thane Municipal Corporation and Respondent Kalyan Dombivali Municipal Corporation shall submit a report to the Collector, Thane stating the work carried out by them of desilting and removal of debris, boulder etc into the Nilje-Desai Creek every year prior to 30th June;*
- (e) *Liberty is granted to the petitioner to make appropriate application with respondent No.4-District Collector, thane for copy of the report, if any,*


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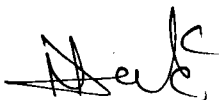
submitted by Thane Municipal Corporation and Kalyan Dombivali Municipal Corporation to the Collector and same to be made available on payment of charges.

With respect to compliance of above said directions (a) passed by Hon, High Court, the Authority noted that prior CRZ approval from the competent Authority was required to be obtained for the proposal, however, the same is not done in the proposal. This is a violation of the provisions of the CRZ Notification, 2011. The Authority further observed that purported beautification work has administrative approval on 29.12.2018 by the District Planning Committee, office of Collector, Thane and it has got technical sanction on 29.12.2018 accorded by the Maharashtra Maritime Board (MMB).

The Authority observed that beautification work carried out by the MMB is a public project. MMB has submitted an application for post facto CRZ clearance for beautification work. The Authority noted that OM dated February, 2021 issued by the MoEF, New Delhi has been stayed by the Hon'ble High Court, Hence, the post facto application of the MMB could not be considered. The said application shall be kept in abeyance till final decision of the Hon'ble High Court. Considering the observation of the above mentioned site inspection carried out, MMB need to submit the report of competent agency like CWPRS, pune covering studies whether beautification work has resulted in reduction of the width the creek by examination of the time series creek sections. In case of reduction of creek, impact of the same on flow of the creek needs to be reported along with remedial actions by the CWPRS. Accordingly, the matter is deferred.

Discussion Item: Regarding Adarsh CHS, Colaba Mumbai matters before Hon'ble Supreme Court, New Delhi.

The Authority noted that that the matter of the post facto CRZ sanction to Adarsh CHS was deliberated in 140th, 144th, 145th, 148th and 150th meetings of the MCZMA held on 26th November, 2019, 11th June, 2020, 7th July, 2020, 24th November, 2020 and 21st December, 2020 respectively, in the backdrop of Hon. Supreme Court Order dated 07.11.2019 in Civil Appeal No(s). 668-670/2017 (Lt. Gen. Shantonu Choudhry and Ors versus Union of India and Ors). Accordingly, as per decision taken in 150th meeting, the MCZMA vide letter dated 23rd December, 2020 communicated the decision to MoEF&CC, New Delhi.


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With respect to Civil Appeal and Civil Writ petitions in Hon'ble Supreme Court pertaining to Adharsh CHS, the matter was discussed with Sr. Counsel of MCZMA. Pursuant to said deliberations, the Authority felt that the two Notifications of the MMRDA dated 10th June, 1977 and 5th October, 1989 may be brought to the kind notice of MoEF&CC, New Delhi. Accordingly, the above said two notifications shall be sent to MoEF&CC, New Delhi.

Annexure I

List of members/officials present in the online meeting:

1. Mr. Reddy, 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, Ex Regional Director NIO, Expert Member, MCZMA
5. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
6. Dr. Anish Andheria, Expert Member, MCZMA
7. Dr. Bibhash, Director, BNHS, Expert Member, Mr. Narendra Toke, Director, Environment, Member Secretary, MCZMA

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


Member Secretary


Chairperson