

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

The 173rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 20th March, 2024. List of members present in the meeting is at Annexure-I.

Confirmation of minutes of 172nd meeting:

The Authority confirmed the minutes of 172nd meeting of the MCZMA held on 05.02.2024 without any change.

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

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for CRZ status for development of land bearing S. No. 229/1, village Ghodbundar, Tal & Dist. Thane.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai dated Feb, 2021 (MoEF&CC authorised agency) 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 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



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

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

Deliberations:

The said matter was considered in the 157th meeting of MCZMA held on 04.02.2022. The Authority in the said meeting observed that the CRZ status as per approved CZMP, 2011 differs from ground survey. However, the Authority felt that IRS need to re-verify the matter and provide justification in the matter.

The PP has submitted the resurvey and re-verification report dated 01.07.2022 by IRS, Chennai. As per the re-verification area statistics falling in CRZ area:

Survey no.	Total area(sqm)	CRZ Classification	Area (Sqm)	
			As per field surveyed dated on 18.12.2020	As per field resurveyed dated 21.05.2022
S. no. 229 (plot no. 1)	25120	CRZ IA	660.77	660.98
		CRZ IA (50m mangroves buffer)	9384.26	9384.85
		CRZ II	15074.96	15074.17
S. no. 229 (plot no. 2)	12140	CRZ IA (50m mangroves buffer)	7027.27	7027.13
		CRZ II	5112.73	5112.87



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Thane District, under provisions of the CRZ Notification, 2019.

The Authority observed that CRZ status as per approved CZMP, 2011 differs from ground survey. Therefore, matter may be examined by NCSCM, Chennai (MoEF&CC authorised agency).

Decision:

After deliberation, the Authority decided to defer the proposal for want of CRZ map in 1:4000 scale and detailed report from NCSCM, Chennai (MoEF&CC authorised agency).



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Item No. 2: Proposed reconstruction of residential building no. 44 of Kannamwar Nagar Mhada layout bearing CTS no. 356(pt) of village Hariyali, Off E. E. Highway situated in S ward, At. Vikhroli, Mumbai by Shri. Nilesh Dholakia

Introduction:

The project proponent was absent for the meeting.

Deliberation:

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.



Member Secretary


Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 3: Proposed residential building on S. No. 33/3B of mouje Kolshet, Tal & Dist Thane by M/s. Shashi Deshmukh & Associates

Introduction:

The project proponent was absent for the meeting.

Deliberation:

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 4: CRZ status for plot bearing S. no. 4, C S no. 8 at mauje Parighkhar, Tal. Andheri, Mumbai by Shri. Firoj Jafar Kanchvala

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for CRZ status for plot bearing S. no. 4, C S no. 8 at mauje Parighkhar, Tal. Andheri, Mumbai

Deliberation:

The MCZMA in its 159th meeting held on 7.6.2022 discussed the matter, wherein the Authority decided that the PP should submit the CRZ map (1:4000 scale) & survey from one of the MoEF authorized agency as per approved CZMP under CRZ Notification, 2019.

Accordingly, the PP has submitted the CRZ map (in 1:4000 scale) & report prepared by IRS, Chennai dated September, 2022 as per approved CZMP of CRZ Notification, 2019.

As per the said IRS report, the project site of M/s Kurla Glass, LGC 72A, CTS no. 8, Ajd Kurla Court, Kurla (W), Mumbai falls totally outside CRZ as per approved CZMP (Map No. MH 75 & MH 76) of CRZ Notification, 2019.

Decision:

After deliberation, the Authority noted that the project site of M/s Kurla Glass, LGC 72A, CTS no. 8, Ajd Kurla Court, Kurla (W), Mumbai falls outside CRZ area as per approved CZMP (Map No. MH 75 & MH 76) of CRZ Notification, 2019.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 5: Proposed reconstruction on plot bearing C. S. No. 922A, 922B, 922K, at Alibag, Tal. Alibag, Dist. Raigad by M/s. Madhur Developers (Shri. Ishwarlal Devaji Mawani & Ors)

Introduction:

The Chief Officer, Alibag Municipal Council presented the proposal before the Authority. The proposal is for reconstruction on plot bearing C. S. No. 922A, 922B, 922K, at Alibag, Tal. Alibag, Dist. Raigad.

Existing old house (House No. 1430) on plot bearing C. S. No. 922A, 922B, 922K, at Alibag, Tal. Alibag, Dist. Raigad. Proposed reconstruction of existing old house by demolishing the same on site under reference.

Proposed residential cum commercial building comprises of stilt, ground floor + 4 upper floors on the site under reference.

As per sanctioned DP, the plot is situated in Residential Zone and included in congested area. Plot area is 1093.63Sqm, Permissible FSI is 1.8, proposed total built up area is 1959.67 Sqm.

Deliberations:

The Authority noted the PP has submitted the approved CZMP. The Alibag Municipal Council stated that site under reference falls in CRZ II and situated on landward side of existing structures.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Raigad District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 6: Proposed reconstruction on plot bearing CS. No. 892A, 892B, 892C, 892D, 892E, 892/1, at Alibag, Tal. Alibag, Dist. Raigad by Shri. Nitin Suryakant Mhatre

Introduction:

The Chief Officer, Alibag Municipal Council presented the proposal before the Authority. The proposal is for reconstruction on plot bearing CS. No. 892A, 892B, 892C, 892D, 892E, 892/1, at Alibag, Tal. Alibag, Dist. Raigad.

Existing residential building on on plot bearing CS. No. 892A, 892B, 892C, 892D, 892E, 892/1, at Alibag, Tal. Alibag, Dist. Raigad. Proposed reconstruction of existing building by demolishing the same on site under reference.

Proposed residential building with shops comprises of stilt, ground floor + 4 upper floors on the site under reference.

As per sanctioned DP, the plot is situated in Residential Zone and included in congested area. Plot area is 669.73Sqm, Permissible FSI is 1.8, proposed total built up area is 1205.486 Sqm.

Deliberations:

The Authority noted the PP has submitted the approved CZMP. The Alibag Municipal Council stated that site under reference falls in CRZ II and situated on landward side of existing structures.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Raigad District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 7: Proposed construction of residential bungalows scheme on S. No. 93/1, 93/3 & 93/4 of village Guhagar, Dist. Ratnagiri by Shri. Makarand Gajanan Khare

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of residential bungalows scheme on S. No. 93/1, 93/3 & 93/4 of village Guhagar, Dist. Ratnagiri.

Proposed residential bungalows (15 nos.) comprises of ground floor + 1st floor on the site under reference.

Plot area is 8800.00 Sqm, Permissible FSI is 0.78, and proposed total built up area is 4238.48 Sqm.

Deliberations:

The Authority noted the consultant has presented the approved CZMP 2019, as per which, project site falls in CRZ II and situated on landward side of existing road.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Ratnagiri District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.


Member Secretary


Chairman

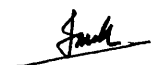
*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 8: Construction of residential building on land bearing plot no. 63A, Sector 50 E, GES, Nerul, Navi Mumbai by Shri. Rampal Mangu Saroj

Introduction:

The NMMC presented the proposal before the Authority. The proposal is for Construction of residential building on land bearing plot no. 63A, Sector 50 E, GES, Nerul, Navi Mumbai.

The Municipal Commissioner, NMMC vide letter dated 06.02.2023 forwarded the proposal as per SOP:

Project details	Project Location	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
Project on plot no. 63A, Sector 50 E, GES, Nerul, Navi Mumbai	The said project is situated on landward side of the existing road & authorised structure	Commencement Certificate dated 12/12/2011	The land bearing plot no. 63A, Sector 50 E, GES, Nerul, Navi Mumbai was not affected by CZMP 1991	The land is affected as per approved CZMP prepared as per CRZ Notification 2011	Residential building is not affected within 50 mtr Mangrove buffer zone area.

Deliberations:

The Authority noted that MoEF&CC, New Delhi vide letter dated 14th March, 2022 sent a clarification to MCZMA, regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011

The clarification letter of MoEF&CC, New Delhi reads as follows:

"This has reference to your letter no. MCZMA-2020/CR-26/TC-4 dated 18th November, 2020 and meetings held with the Ministry on 13th January, 2021 and 26th November, 2021 respectively along with City Industrial Development Corporation (CIDCO) and Navi Mumbai Builders Development Association (NMBDA) regarding issues related to ongoing projects which were not in Coastal Regulation Zone (CRZ) as per old approved Coastal Zone Management Plan (CZMP) under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

2. As you are aware, the Ministry issued the CRZ Notification, 2011 vide S.O. No. 19(E), dated 6th January, 2011 in supersession of the CRZ Notification, 1991. As per the said notification, all the State Government and UT Coastal Zone Management Authority (CZMP) are required to prepare the CZMPs as per provisions of the CRZ Notification, 2011 and get approved by the MoEFCC.

Further, as per the Notification vide S.O. 621(E) dated 31st July, 2017, the validity of CZMPs approved under the CRZ Notification, 1991 was extended till 31st July, 2018 for consideration of the proposal for CRZ clearance under the CRZ Notification, 2011

3. In view of the above, it is to clarify that the CZMPs approved under the CRZ Notification, 1991 shall be considered valid till 31st July, 2018 and the same shall be taken into cognizance for approval of the projects. Thereafter, the projects shall be considered for CRZ clearance as per the CZMP prepared and approved in accordance with the CRZ Notification, 2011 or 2019, as the case may be.

4. It is to further clarify that for the projects not falling in the CRZ area as per the CZMPs approved under the CRZ Notification, 1991 but covered under CZMP prepared under the CRZ Notification, 2011 following procedure may be adopted:-

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification,


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

1991, is as per the CZMPs approved under the said notification and shall forward its recommendation to the concerned authority for Occupation Certificate (OC), as applicable.

- ii. The CIDCO/ concerned regulatory authority shall certify that the proposals for which Commencement Certificate were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991 as mentioned in Para 3 above, was as per extant building development norms in place, at that time for sanction for such projects.
- iii. For all other projects, CZMPs approved in accordance with the CRZ Notification, 2011 or CRZ Notification 2019, as the case may be, shall be applicable.
- iv. All the infrastructure projects shall be considered by the MCZMA as per the extant norms.

The Authority noted that, as per NMMC remarks the plot under reference is situated on landward side of existing road. The Authority also noted that concern planning authority granted the CC in the year 2011, at the relevant time, the plot was not situated in CRZ area, as per approved CZMP under CRZ Notification, 1991. Now, construction is completed on site and pending for Occupation Certificate.

Decision:

In the light of above, the Authority after deliberation decided that Concerned Planning Authority can grant the Occupation Certificate to the building on plot under reference, as per clarification letter dated 14th March, 2022 by the MoEF&CC, New Delhi.



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Item No. 9: Proposed residential building on plot no. 90A, Sector 48, Dronagiri, Navi Mumbai by Mr. Soyuz Talib

Introduction:

The project proponent was absent for the meeting.

Deliberation:

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.


Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Item No. 10: Proposed KLE Society Degree College Building on plot no. 29
Sector 1, Kalamboli, Navi Mumbai by M/s. Karnatak Lingayat
Education Society Degree College

Introduction:

The project proponent was absent for the meeting.

Deliberation:

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 11: Proposed CNG feeling station at plot no. 153-A, BBR scheme block III, Fort division on free press Journal Road Mumbai by Mahanagar Gas Ltd

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for CNG feeling station at plot no. 153-A, BBR scheme block III, Fort division on free press Journal Road Mumbai

M/s Mahanagar Gas Ltd has proposed to set up CNG feeling station and its sales building at plot no. 153-A, BBR scheme block III, Fort division on free press Journal Road, Mumbai for increase demand of natural gas in transportation sector.

Earlier, the MoEF&CC, New Delhi vide letter dated 28.1.2014 granted the CRZ clearance for CNG filling station on plot under reference under. Validity of the said CRZ clearance is expired; hence, the PP has applied afresh.

Deliberation:

Consultant presented that as per approved CZMP, 2019 in 1:25000 scale indicating site under reference, as per which the site is falls in Non CRZ area.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 29.09.2021 has approved the CZMPs of Mumbai City District, under provisions



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 12: Proposed Pipeline passing through Desai Creek (Ulhas River) South side of bridge near Katai Naka, Dist. Thane by Mahanagar Gas Ltd

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Pipeline passing through Desai Creek (Ulhas River) South side of bridge near Katai Naka, Dist. Thane.

M/s Mahanagar Gas Ltd has proposed to set up Natural Gas Distribution pipeline (Dombivali - Taloja Looping) from Manpada junction in Dombivali MIDC along Kalyan Shilphata road passing through Desai Creek (Ulhas River) South side of the bridge near Katai Naka by using Horizontal Directional Drilling (HDD). Length of pipeline is 350 meter across the creek. Total pipeline length is 350 meter having 9.52 mm and 6.4 mm thickness.

A temporary passage will be made from accessing the site from the nearby road, for the movement of men and machinery. Two pits shall be made at either banks of the creek to facilitate pipe launching and receiving and one for storage of Bentonite. These pits shall be backfilled after the completion of the jobs. The HDD shall be carried out in strict compliance with MGL guidelines for HDD works and other applicable statutory guidelines such as PNGRB guidelines. The pipeline shall be laid at a depth more than 2.5 meter from the water bed and designed to transmit Natural Gas. As a result it will not harm the rich flora and fauna present in the creek bed and no contamination of water occurs.

Deliberation:

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai, as per which, proposed

No.	CRZ Zone	Length of CRZ (in meter)
1	CRZ IB	59.5 meter
2	CRZ II	117.3 meter
3	Outside CRZ area	173.2 meter
	Total Length	350 meter



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

The Consultant presented that, to meet the increasing demand of gas for Industrial, Commercial and Domestic Customers in Khidkali, Shilphata, Mumbra & Kausa area. PP is proposing to lay a Pipeline passing through Desai Creek (Ulhas River) South Side of the Bridge near Katai Naka.

The Authority noted that, M/s Mahanagar Gas Ltd has submitted the EIA report prepared by Eco Chem Sales and services (Nabet accredited consultant). The report states that natural course of creek water and tidal regime will not be hampered due to laying of proposed pipeline as it will be laying under 2.5 meter below the water bed without disturbing the aquatic system. There will not be chances of any contamination of creek water. Although air, water, noise and land environment area likely to be effected by the pipeline laying activities. But the impacts will be marginal and for short term only.

As per para 5.1.2 of the CRZ Notification, 2019:

"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

*(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, **pipelines**, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."*

As per para 5.1.2 of the CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable."

As per para 7(iii) of the CRZ Notification, 2019, *"For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"*

The Authority noted that proposed pipeline in CRZ-IB & CRZ II area is permissible activity as per CRZ Notification, 2019 subject to CRZ clearance by MoEF&CC, New Delhi.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Decision:

In the light of above, the Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi under CRZ Notification, 2019 subject to following conditions

1. The proposed pipeline should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Natural course of creek/river water should not be hampered due to proposed activities.
3. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
4. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
5. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
7. PP to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. The Project proponent should effectively implement the mitigation measure and Environment Management Plan during construction and operation phase of the project.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.

SV

Member Secretary


Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 13: CRZ status for setting up a tank farm for storage of A, B & C class products on plot no. 1 & 3 at JNPT, Dist. Raigad by M/s Suraj Agro Infrastructure (India) pvt. Ltd.

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for CRZ status for setting up a tank farm for storage of A, B & C class products on plot no. 1 & 3 at JNPT, Dist. Raigad

Deliberation:

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai, as per CRZ Notification, 2011. As per IRS Report,


- i. The Liquid Terminal of M/s Suraj Agro Infrastructure (India) Pvt Ltd Navi Mumbai lies within the notified port limits of Jawaharlal Nehru Port Trust (JNPT) in Maharashtra State.
- ii. In the Liquid Terminal of M/s Suraj Agro Infrastructure (India) Pvt Ltd in Jawaharlal Nehru Port Trust, Navi Mumbai, 17,794 sqm area falls between HTL creek & 100m from HTL creek on landward side and the remaining area falls in Non CRZ as per existing approved CZMP. Even though 100m from HTL of creek on landward side is classified as No Development Zone (NDZ) under CRZ - III, it is not shown in the map as it is falling within notified port limits.
- iii. The Liquid Terminal of M/s Suraj Agro Infrastructure (India) Pvt Ltd in Jawaharlal Nehru Port Trust, Navi Mumbai falls completely in Non CRZ as per CRZ Notification, 2011.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Raigad District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 14: Construction school on plot no. 9A, Sector 19, Airoli, Navi Mumbai by M/s Swargiya Nagarsevika Meenatai Vijay Chougule Rahivasi Seva Mandal, Airoli

Introduction:

The ADTP, NMMC and Architect presented the proposal before the Authority. The proposal is for Post Facto CRZ Clearance for construction of school on plot no. 9A, Sector 19, Airoli, Navi Mumbai as per Office memorandum dated 19.02.2021.

The plot No. 9A, Sector No. 19, Airoli, Navi Mumbai has been allotted by the CIDCO vide agreement dated 10.3.2004. The NMMC granted the Development Permission on 11.10.2006. Now the construction of school having Basement + Ground + 1st to 5th + 6th (pt) + 7th (pt) is completed and the Architect has applied for the Occupation Certificate to NMMC.

Deliberation:

The Authority noted the MoEF&CC, New Delhi has issued Office Memorandum dated 19.02.2021 prescribing the Procedure for dealing with violations arising due to not obtaining a prior CRZ clearance for permissible activities.

The NMMC has forwarded the proposal for post facto CRZ clearance as per Office Memorandum dated 19.02.2021.

The Authority observed that, Vanashakti has filed PIL No. 8540 of 2021 before Hon High Court challenging the Office Memorandum dated 19.02.2021 issued by the MOEF&CC. Hon. High Court passed an Order dated 07.05.2021 as per which,

"4. In such view of the matter, we restrain the respondents from granting an permission/clearance on the basis of the office memorandum under challenge till August 31, 2021 or until further orders, whichever is earlier.

7. We also make it clear that if an application for permission is received hereafter, the receiving authority shall bring the fact of pendency of this PIL petition and the interim order passed thereon to the notice of the applicant."



Member Secretary


Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Decision:

After deliberation, the Authority decided delist the proposal and inform PP to apply after Court decision in light of Hon. High Court Order dated 07.05.2021.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 15: Proposed extension and addition of existing school building on land bearing CTS no. 1041 village Malonde, Tal. Vasai, Dist. Palghar by Dr. M. G. Parulekar Mitramandal

Introduction:

The project proponent along with architect presented the proposal before the Authority. The proposal is for extension and addition of existing school building on land bearing CTS no. 1041 village Malonde, Tal. Vasai, Dist. Palghar.

Existing Ground + 3rd floor school building constructed on site under reference prior to 1991 as per building permission obtained from vasai Municipal Corporation 17.01.1986 and NA permission obtained from District Collector Thane on 13.08.1986.

PP has proposed extension and addition of 4th to 6th floors on existing school building on site under reference. Utilisation of FSI is proposed on the entire plot.

VVMC remarks states that CTS No. 1041 falls in Residential zone and reserved for General public or semipublic user (HS), Garden (Site no. 677) and 9 & 20 meter DP road. As per plans submitted, Plot area is 8068.50 Sqm, Existing area is 3201.27 and proposed area is 2936.76 Sqm and total area is 6138.03 Sqm

Deliberation:

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

PP has submitted CRZ map in 1:4000 scale & report dated November, 2021 prepared by IRS Chennai as per approved CZMP under CRZ Notification, 2011. As per the said map :

- a) The CTS No. 1041 falls partially in CRZ - IA (50m Mangrove Buffer Zone), CRZ-II and remaining Outside CRZ area and the Existing School Building inside CTS No. 1041 falls entirely in CRZ I-A(50m Mangrove Buffer Zone) as per approved CZMP (MH 82) map vide CRZ Notification 2011.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

- b) The project site extent falling in different zones detail are shown as per approved CZMP in Table

Sr. No.	CTS No.	CRZ category	Area in Sqm	Total area in Sqm
1	1041	CRZ IA (50 m mangrove buffer zone)	7121.11	8068.50
		CRZ II	303.20	
		Outside CRZ	644.18	

The Authority noted as per Para 5.1.1. CRZ-IA of the CRZ Notification, 2019: "These areas are ecologically most sensitive and generally no activities shall be permitted to be carried out in the CRZ-I A area, with following exceptions:-
(ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities."

The Authority noted as per Para 5.2 (ii) & (iii) of the CRZ Notification, 2019: "(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification,"

As per para 7(iii) of the CRZ Notification, 2019, "For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"

The Authority noted that proposed extension and addition of existing school building is public utility project in CRZ-IA (50 m Mangrove Buffer Zone) & CRZ II area is permissible activity as per CRZ Notification, 2019 subject to prior permission from MoEF&CC and Hon. High Court.

Decision:

In the light of above, the Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi under CRZ Notification, 2019 subject to following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. VVMC should strictly ensure that the proposed construction is on the landward side of the existing road and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Prior High Court permission should be obtained, as per Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006, since part of proposed work is situated within 50 m mangrove buffer zone area.
4. VVMC to ensure that Commencement certificate is not issued before Hon. High Court Permission.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.

2

Member Secretary


Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Item No. 16: Proposed construction of 4th floor on existing building on plot bearing C. S. no. 451/1, 451K/1 & 461A/2 at Alibag, Tal. Alibag, Dist. Raigad by Shri. Santosh Damodar More

Introduction:

The Chief Officer, Alibag Municipal Council presented the proposal before the Authority. The proposal is for construction of 4th floor on existing building on plot bearing C. S. no. 451/1, 451K/1 & 461A/2 at Alibag, Tal. Alibag, Dist. Raigad.

The proposal is for construction of 4th floor on existing building on plot bearing C. S. no. 451/1, 451K/1 & 461A/2 at Alibag, Tal. Alibag, Dist. Raigad. Earlier, CRZ recommendation dated 7.2.2017 was granted by MCZMA for Gr + 3 floors. Now, 4th floor is proposed on existing building.

Deliberations:

During the meeting, Chief Officer, Alibag Municipal Council informed that the site under reference falls in non CRZ area as per approved CZMP under CRZ Notification, 2019 and requested to withdraw the proposal.

Decision:

The Authority decided to allow PP to withdraw the proposal.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 17: Proposed reconstruction of industrial building (Galla) on land bearing plot no. 4 & 5, S. no. 310 & 311 of village Gokhiware, Tal. Vasai, Dist. Palghar by Shri. Ashok R. Shah & others

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for reconstruction of industrial building (Galla) on land bearing plot no. 4 & 5, S. no. 310 & 311 of village Gokhiware, Tal. Vasai, Dist. Palghar.

The existing industrial building (Galla) was approved by Collector office Thane vide CR.46/88 dated 31.10.1988. The current existing industrial building is G+1 floor which is currently in abandoned condition.

The proposal is for the reconstruction of existing Industrial Building and proposed Industrial Building (Galla) comprises of Ground +3(P)

As per sanctioned Development Plan, the site under reference is falls in Industrial Zone. Plot area is 1441 Sqm and proposed total construction area is 3047.96 Sqm

Deliberation:

As per remarks of VVMC, the site under reference is falls in CRZ-II and situated on seaward side of existing road.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP under CRZ Notification, 2019. As per the said map, the site under reference partly falls in CRZ-II and partly in non CRZ area.

During the meeting PP informed that the site is falls in industrial zone. The existing industrial building constructed prior to 1991 is in abandoned condition and reconstruction of the same is required.

The Authority noted as per para 4 of CRZ Notification, 2019:
"Prohibited activities within CRZ.- (i) Setting up of new industries and expansion of existing industries, operations or processes."


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that setting up of new industries and expansion of existing industries, operations or processes is prohibited activity in CRZ areas. However, in the instant case, the site falls in industrial zone as per Development Plan and falls in CRZ-II area as per approved CZMP. Further, the existing industrial building constructed prior to 1991 is in abandoned condition.

The Authority opined that, the instant case may be referred to MoEF&CC, New Delhi for CRZ Notification, 2019 issued by the MoEF&CC, New Delhi.

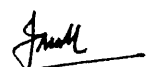
The authority observed that, the instant case may be referred to MoEF&CC for necessary guidance pertains to permissibility from CRZ point of view for reconstruction of existing industrial building (Gala) constructed prior to 1991.

Decision:

In the light of above, the Authority after deliberation decided to refer the proposal to MoEF&CC for necessary guidance pertains to permissibility from CRZ point of view for reconstruction of existing industrial building (Gala) constructed prior to 1991.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 18: CRZ status for land bearing old survey no. 165 (pt), New S. no. 30 at village Khari, Tal. & Dist. Thane by M/s Shree Rahul Education Society

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for CRZ status for land bearing old survey no. 165 (pt), New S. no. 30 at village Khari, Tal. & Dist. Thane.

Deliberation:

PP has submitted the CRZ map (1:4000 scale) & report prepared by IRS, Chennai, superimposing the site under reference as per approved CZMP, 2011. The IRS report states as follows:

- a) The local level CRZ map for the plot was prepared as per CRZ 2011 Notification of MoEF, GoI. As per the prepared local level CRZ map, the area was calculated for the individual sub boundary plots. The survey no. 165/A which is having the area 2766 Sqm fully falls in CRZ II. The Survey NOs. 165/B and 165/C are completely falls outside CRZ as per approved CZMP
- b) Plot area falling in different CRZ zonation:

Survey No.	CRZ zonation	Area (Sqm)
165/A	CRZ II	2766
165/B	Outside CRZ	402
165/C	Outside CRZ	673

The Authority noted that presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Raigad District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019. Accordingly, the matter is deferred.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 19: Proposed redevelopment of property bearing CS no. 166 and 167 of Mazgaon Division situated at D'lima street, E ward, Mumbai by M/s Hoor Constructions

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Proposed redevelopment of property bearing CS no. 166 and 167 of Mazgaon Division situated at D'lima street, E ward, Mumbai by M/s Hoor Constructions.

There exists CESS category and Non CESS category structure comprising Ground + 1st + 2nd upper floor and ground floor out house structure on the site under reference. Old structure having Residential and Non Residential use. At present, old structures are standing on the site.

Earlier, the MCZMA vide letter dated 04.12.2015 has granted the CRZ recommendation for redevelopment on plot bearing C.S. No. 167, Mazgaon Division, Mumbai under CRZ Notification, 2011.

Now, PP has submitted the proposal for redevelopment of the adjoining plot bearing CS No. 167 of Mazgaon Division by amalgamating with the plot bearing CS No. 166, as per CRZ Notification, 2019. Proposed single building having 4 wings i.e. A,B,C & D wing.

- a) **Wing "A"** -Architect has proposed Lower gr. floor for parking and common service, Ground Floor for Non-Residential users + 1st to 16th (pt) for Upper Floors for residential use
- b) **Wing "B" and "C"** - Architect has proposed Lower gr. floor for parking and common service., Ground Floor for Non-Residential users + 1st to 17th for Upper Floors for residential use
- c) **Wing "D"** -Architect has proposed Lower gr. floor for parking and common service, Ground Floor + 1st to 9th (pt) for Upper Floors for residential use

The plans are proposed with Rehab BUA + 60% incentive FSI or 3.00 FSI whichever is more and PAP BUA + 50% incentive FSI as per DCPR 2034 existing prior to CRZ Notification, 2019 i.e. 18.1.2019. Hon. MC, MCGM has approved various concessions on 14.03.2022. MHADA has issued NoC on 14.4.2021 for redevelopment.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

The plans are proposed with Rehab BUA + 60% incentive FSI or 3.00 FSI whichever is more and PAP BUA + 50% incentive FSI as per DCPR 2034 existing prior to CRZ Notification, 2019 i.e. 18.1.2019.

- Plot area - 2253.11 Sqm
- BUA proposed (FSI) - 11275.30 Sqm
- Total Construction area - 17,934.12 Sqm

Deliberations:

Consultant presented the comparative statement of the proposal-

	As per OLD CRZ NOC Dated 04.12.2015 (CRZ Notification 2011)	Proposed Plans (CRZ Notification 2019)
C.S. No.	C.S. No. 167	C.S. No. 166 and 167
Plot Area	C.S. No. 167- 2,065.82 m ²	C.S. No. 166- 187.29 m ² C.S. No. 167 - 2,065.82 m ² Total Plot area - 2,253.11 m ²
Total proposed Built Up Area	4,790.61 m ²	11,275.30 m ²
No. of Buildings	One Building comprising of Wing "A" and "B"	One building having 4 wings i.e. A,B,C & D wing.
Building Height	61.50 M (Maximum)	43.50 (Maximum)

Consultant presented the details of existing and proposed structures-

C.S. No.	Existing structures	Proposed Structures
166	One Ground Floor +1 st Upper floor structures	Single building having 4 wings i.e. A,B,C & D wing.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

	All other existing structures are removed based on previous CRZ NOC	<p align="center"><u>Wing "A" -</u></p> <p>Lower gr. floor for parking and common service, Ground Floor for Non-Residential users + 1st to 16th (pt) for Upper Floors for residential use with height 53.30 mt., upto terrace level.</p>
167	<p>Three Ground Floor +1st Upper floor structures standing on site.</p> <p>All other existing structures are removed based on previous CRZ NOC</p>	<p align="center"><u>Wing "B" and "C" -</u></p> <p>Lower gr. floor for parking and common service., Ground Floor for Non-Residential users + 1st to 17th for Upper Floors for residential use with height 56.35 mt., upto terrace level</p> <p align="center"><u>Wing "D" -</u></p> <p>Lower gr. floor for parking and common service, Ground Floor + 1st to 9th (pt) for Upper Floors for residential use with height 31.95 mt., up to terrace level.</p>

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

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 29.09.2021 has approved the CZMPs of Mumbai City District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.


Member Secretary


Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**


Item No. 20: Construction of Mosque building on plot no. 144, Sector 50 E, Nerul, Navi Mumbai by M/s Islamic Welfare Association, Kalpak Architects

Introduction:

The Architect presented the proposal before the Authority. The proposal is for Construction of Mosque building on plot no. 144, Sector 50 E, Nerul, Navi Mumbai.

The Municipal Commissioner, NMMC vide letter dated 25.07.2022 forwarded the proposal as per SOP:

Project details	project location (whether landward side of existing road or authorized structure or seaward side)	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
Project on plot no. 144, Sector 50E, Nerul, Navi Mumbai	The said plot is situated on seaward side of existing road	CC dated 10.1.2014 Amended CC on 14.6.2017	The land bearing plot no. 144, Sector 50E, Navi Mumbai was not affected by CZMP 1991	The land bearing plot no. 144, Sector 50E, Navi Mumbai was not affected by CZMP 1991	Proposal is not situated within 50 m mangrove buffer zone


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Note: - The Plot is fronting on existing road on eastern side and western
boundary of the plot is abutting HTL

Deliberations:

The Authority noted that, the MoEF&CC, New Delhi vide letter dated 14th March, 2022 sent a clarification to MCZMA, regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011

The clarification letter of MoEF&CC, New Delhi reads as follows:

"This has reference to your letter no. MCZMA-2020/CR-26/TC-4 dated 18th November, 2020 and meetings held with the Ministry on 13th January, 2021 and 26th November, 2021 respectively along with City Industrial Development Corporation (CIDCO) and Navi Mumbai Builders Development Association (NMBDA) regarding issues related to ongoing projects which were not in Coastal Regulation Zone (CRZ) as per old approved Coastal Zone Management Plan (CZMP) under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

2. As you are aware, the Ministry issued the CRZ Notification, 2011 vide S.O. No. 19(E), dated 6th January, 2011 in supersession of the CRZ Notification, 1991. As per the said notification, all the State Government and UT Coastal Zone Management Authority (CZMP) are required to prepare the CZMPs as per provisions of the CRZ Notification, 2011 and get approved by the MoEFCC.

Further, as per the Notification vide S.O. 621(E) dated 31st July, 2017, the validity of CZMPs approved under the CRZ Notification, 1991 was extended till 31st July, 2018 for consideration of the proposal for CRZ clearance under the CRZ Notification, 2011

3. In view of the above, it is to clarify that the CZMPs approved under the CRZ Notification, 1991 shall be considered valid till 31st July, 2018 and the same shall be taken into cognizance for approval of the projects. Thereafter, the projects shall be considered for CRZ clearance as per the CZMP prepared and approved in accordance with the CRZ Notification, 2011 or 2019, as the case may be.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

4. It is to further clarify that for the projects not falling in the CRZ area as per the CZMPs approved under the CRZ Notification, 1991 but covered under CZMP prepared under the CRZ Notification, 2011 following procedure may be adopted:-

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991, is as per the CZMPs approved under the said notification and shall forward its recommendation to the concerned authority for Occupation Certificate (OC), as applicable.
- ii. The CIDCO/ concerned regulatory authority shall certify that the proposals for which Commencement Certificate were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991 as mentioned in Para 3 above, was as per extant building development norms in place, at that time for sanction for such projects.
- iii. For all other projects, CZMPs approved in accordance with the CRZ Notification, 2011 or CRZ Notification 2019, as the case may be, shall be applicable.
- iv. All the infrastructure projects shall be considered by the MCZMA as per the extant norms.

The Authority noted that, Islamic Welfare Association has filed Writ Petition No. 80 of 2024 before the Hon. High Court.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.



Member Secretary


Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

The Authority observed that, as per NMMC remarks the plot is abutting the HTL and plot is situated on seaward side of existing road. The Authority further noted that presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Thane District, under provisions of the CRZ Notification, 2019. The Authority observed that demarcation of CRZ map in 1:4000 scale & report as per approved CZMP, 2019 from MoEF&CC authorized agency is required. Architect agreed to submit the same.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No.21: Proposed storage warehouse on plot bearing S. no. 14/1/A at village Kacherpada, Tal. Uran, Dist. Raigad by M/s MSK Warehousing & Logistics Pvt. Ltd.

Introduction:

The project proponent was absent for the meeting.

Deliberation:

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 22: Proposed construction of new residential building on plot bearing S. no. 6/70 to 6/78 (plot no. 52 to 60) at village Malyan, Tal. Dahanu, Dist. Palghar by Shri. Mihir C. Shah

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of new residential building on plot bearing S. no. 6/70 to 6/78 (plot no. 52 to 60) at village Malyan, Tal. Dahanu, Dist. Palghar.

Proposed residential building comprises of ground floor + 3 upper floors on the site under reference.

As per sanctioned DP, the plot is situated in Residential Zone. Plot area is 1270.99 sqm, Permissible FSI is 1.0 and proposed total built up area is 1264.70sqm.

Deliberations:

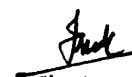
The consultant presented the approved CZMP 2019, as per which, project site falls in CRZ II.

The Authority noted that, Dahanu Municipal Council vide letter dated 19.03.2024 submitted the followings-

- 1) N.A. order was issued for above land by Addl. Collector, Thane vide order No.NAP/DES-9/T-1/NAP/SR/13189 dated 29/11/1990.
- 2) Dahanu Municipal Council published drafts development plan in year 1993
- 3) As per the suggestion from planning committee the 6m.wide road was proposed along the bank of Kankradi River
- 4) In year 2001 CZMP was published for Dahanu Municipal Area which shows that land under reference is out of CRZ area and same 6m. wide road is shown on the plan.
- 5) Project proponent Applied for revised layout permission incorporating 6m. wide road along the river banks Which was approved by order No.mahsul/K-1/T-2/NAP/SR/36/2005 dated 10/06/2005
- 6) Accordingly 6M. wide WBM road was constructed by project proponent in year 2006-2007.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

- 7) As per 2011 and 2019 CZMP the land is affected by CRZ.
- 8) On the seaward side of the Kankradi river behind Kety Nagar one check dam was constructed by Malyan Grampanchayat. Before N.P. was established in year 1985 to stop ingress of saline water and still today the check dam is in working conditions.
- 9) Considering the above fact the 6M. wide road was constructed prior to the CZMP 2011 Map hence the proposed project falls landward side of the existing authorised road.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Palghar District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 23: Proposed for construction of new residential building on plot bearing S. no. 6/64 to 6/69, 6/79 to 6/86 (plot no. 46 to 51 and 61 to 68) at village Malyan, Tal. Dahanu, Dist. Palghar by Shri. Mihir C. Shah

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of new residential building on plot bearing S. no. 6/64 to 6/69, 6/79 to 6/86 (plot no. 46 to 51 and 61 to 68) at village Malyan, Tal. Dahanu, Dist. Palghar

Proposed residential building comprises of ground floor + 3 upper floors on the site under reference.

As per sanctioned DP, the plot is situated in Residential Zone. Plot area is 1921.39 sqm, Permissible FSI is 1.0 and proposed total built up area is 1910.44 sqm.

Deliberations:

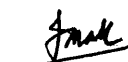
The Consultant presented the approved CZMP 2019, as per which, project site falls in CRZ II.

The Authority noted that, Dahanu Municipal Council vide letter dated 19.03.2024 submitted the followings-

- 1) N.A. order was issued for above land by Addl. Collector, Thane vide order No.NAP/DES-9/T-1/NAP/SR/13189 dated 29/11/1990.
- 2) Dahanu Municipal Council published drafts development plan in year 1993
- 3) As per the suggestion from planning committee the 6m.wide road was proposed along the bank of Kankradi River
- 4) In year 2001 CZMP was published for Dahanu Municipal Area which shows that land under reference is out of CRZ area and same 6m. wide road is shown on the plan.
- 5) Project proponent Applied for revised layout permission incorporating 6m. wide road along the river banks Which was approved by order No.mahsul/K-1/T-2/NAP/SR/36/2005 dated 10/06/2005



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

- 6) Accordingly 6M. wide WBM road was constructed by project proponent in year 2006-2007.
- 7) As per 2011 and 2019 CZMP the land is affected by CRZ.
- 8) On the seaward side of the Kankradi river behind Kety Nagar one check dam was constructed by Malyan Grampanchayat. Before N.P. was established in year 1985 to stop ingress of saline Water and Still today the check dam is in working conditions.
- 9) Considering the above fact the 6M. wide road was Constructed prior to the CZMP 2011 Map hence the proposed project falls landward side of the existing authorised road.

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

The Authority noted that, presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Palghar District, under provisions of the CRZ Notification, 2019. Therefore, CRZ map in 1:4000 scale as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal. Accordingly, the matter is deferred.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 24: Proposed development of Service Industry on land bearing plot no. 08, Sector 13, Koperkhairne, Navi Mumbai for M/s Subhadra Udyog Premises CHSL by M/s Subhadra Udyog Premises CHSL

Introduction:

The ADTP, Navi Mumbai Municipal Corporation presented the proposal before the Authority. PP was absent for the meeting. The proposal is for development of Service Industry on land bearing plot no. 08, Sector 13, Koperkhairne, Navi Mumbai.

Deliberation:

The Authority further noted that presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Thane District, under provisions of the CRZ Notification, 2019. The Authority observed that demarcation of CRZ map in 1:4000 scale & report as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

The Authority further noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 25: CRZ status for development of land bearing S. no. 604/3, 604/10, village Bhayandar, Tal. & Dist. Thane by Shri. Ravishankar Sharma

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for CRZ status for development of land bearing S. no. 604/3, 604/10, village Bhayandar, Tal. & Dist. Thane.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai dated Sep, 2021 (MoEF&CC authorised agency) as per approved CZMP, 2011. As per the report, the proposed project site of survey no. 604/2 (2078.07 Sqm) entirely falls outside CRZ and the proposed project site of survey no. 604/10 (520.95 Sqm) falls in CRZ II and rest of the project site of S. No. 604/10 (697.25 Sqm) falls outside CRZ. The distance between HTL and west side corner (C) of the plot boundary and south side corner (B) were calculated respectively as 9.41 meters and 4.84 meters.

The Authority noted the Project area falling in different zonation is as follows:

Survey nos.	Zonation	Area (Sqm)
604/3	Outside CRZ	2078.07
604/10	CRZ II	530.95
	Outside CRZ	697.25

The Authority further noted that presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Thane District, under provisions of the CRZ Notification, 2019.

Decision:

After deliberation, the Authority decided to inform project area falling in different zonation is as follows-

Survey nos.	Zonation	Area (Sqm)
604/3	Outside CRZ	2078.07
604/10	CRZ II	530.95
	Outside CRZ	697.25



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Item No. 26: Proposed construction of residential cum commercial building on plot no. 9 & 10, Sector 28 B, Airoli, Navi Mumbai Shri. Jayendra Dattatray Madhavi & ors

Introduction:

The project proponent was absent for the meeting.

Deliberation:

The Authority noted that, the MoEF&CC, New Delhi issued Office Memorandum dated 29.11.2022 prescribing the procedure for clearance of permissible activities as per CRZ Notification, 2019. The MoEF&CC also directed Coastal States to process all CRZ clearance proposals online on PARIVESH 2.0 Portal Only. Accordingly, the MCZMA has issued circular dated 20.10.2023 & OM dated 26.02.2024.

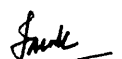
Therefore, Project Proponent shall apply on PARIVESH 2.0 Portal <https://parivesh.nic.in/> with all mandatory documents for seeking prior CRZ Clearance for areas falling in Coastal Regulation Zone as per approved CZMPs under CRZ Notification, 2019.

Decision:

The Authority decided to delist the matter from records of the MCZMA.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 27: Proposed change of user from residential to shop and internal changes on ground floor at flat no. 3A in the existing building known as Ratnadeep Apartment on plot bearing F.P. no. 29-31, 32 C.T.S. no. 1037 T.P.S. II of village Juhu at Juhu Tara Road, Santacruz (west), Mumbai by Shri. Kishore Thakural

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for change of user from residential to shop and internal changes on ground floor at flat no. 3A in the existing building known as Ratnadeep Apartment on plot bearing F.P. no. 29-31, 32 C.T.S. no. 1037 T.P.S. II of village Juhu at Juhu Tara Road, Santacruz (west), Mumbai.

Existing Low rise building known as Ratnadeep Apartment having Ground floor + 1st to 3rd upper floors is existing on site under reference. PP has submitted Occupation Certificate dated 16.10.1976 for existing building.

The proposal is for change of user from residential to shop and internal changes on ground floor at flat no. 3A in the existing building. CFO NoC dated 04.11.2022 has been obtained.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

Plot area is 1371.03 Sqm, FSI area is 51.00 sqm, Non FSI area is 0.00 Sqm, Total Construction area is 51.11 Sqm


Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ II and situated on landward side of existing road

During the meeting, the Authority observed that Bank is already present in the building. PP presented that the said use of the flat No. 1 & 2 is already changed by MCGM earlier and this proposal is for flat no. 3A. The Authority asked PP to submit permissions obtained for change of user for flat No. 1 & 2. PP vide email



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

dated 21.03.2024 submitted the approval for change of user for flat No. 1 & 2 issued by MCGM on 25.06.1999.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed activity in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019 and without change in present land use. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. MCGM should strictly ensure that the proposed activity is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to 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, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 28: Proposed construction of Sewage Treatment Plant No - 9 on Poisar River at Laljipada, Sanjay Nagar, Kandiwali west, Mumbai for Rejuvenation and Beautification by MCGM

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of Sewage Treatment Plant No - 9 on Poisar River at Laljipada, Sanjay Nagar, Kandiwali west, Mumbai for Rejuvenation and Beautification.

MCGM submitted that Poisar River begins from Sanjay Gandhi National Park and empties into the Marve Creek. Currently, a river is contaminated with sewage. Brihanmumbai Municipal Corporation under the project of Mumbai River Transformation has undertaken Rejuvenation and Beautification of Poisar River. The Proposed Proposal is part of the Conservation of the Poisar River Eco System.

The proposal Sewage Treatment Plant No - 9 having capacity 2 MLD will be on platform on Poisar River. The 3 alternative have been studied and present site selected based on following reasons:

- 1) Sea Water Intrusion Concerns: Proposed Alignment was chosen to avoid seawater intrusion. This factor plays a vital role in ruling out Alignment 1 and 2.
- 2) Accessibility: From an accessibility standpoint, Proposed Alignment is deemed more suitable and convenient for operational purposes compared to other options .
- 3) Creek Classification: Alignment 1 and 2 fall under Creek (marine water) . However, functionality of the STP is limited in these areas as the design is specifically for domestic sewage

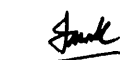
Further, sewage pipeline also proposed for sewage collection from slums areas of Laljipada.

Deliberations:

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, CRZ status of project site are as follows-



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Description	CRZ Classification	Area in sqm	Total Area in sqm
Sewage Pipeline	CRZ-IB	227.61	291.58
	CRZ-II	63.97	
Proposed construction of the STP-9	CRZ-IA (50m Mangrove Buffer Zone)	860.69	2937.38
	CRZ-IB	1824.86	
	CRZ-II	251.83	

Consultant presented that, the forest area involved in Construction of STP 9 is unavoidable and barest minimum i.e. 0.1814 Ha. Forest area includes Mangrove land however there is no cutting or felling of trees. In lieu of Diverted area 100 Mangroves tree shall be planted and maintained for 10 years on degraded Mangroves land at CTS No 3184, Survey No 295, Taluka Borivali of Mumbai Suburban District by the Mangroves Cell.

PP has submitted Environmental Impact Assessment (EIA) and EMP Report prepared by Centre for Envotech & Management Consultancy Private Limited (Nabet Accredited Consultant). The establishment of an STP on the Poisar River is a critical step towards reversing the environmental degradation and safeguarding the health and well-being of the communities that rely on it. It aligns with legal requirements, promotes sustainable economic growth, and showcases a commitment to environmental responsibility.

The Authority asked PP regarding cost benefit analysis for the project. Consultant, presented Cost-Benefit Analysis (CBA) of a Sewage Treatment Plant (STP) has been undertaken as a part of EIA which involves evaluating the economic feasibility and returns associated with the construction, operation, and maintenance of the facility.

Expert Members asked PP regarding design of STP from flooding point of view. Consultant presented that the design of STP is as per suggested model of IIT, Mumbai. Expert Member further asked PP to process all sewage by best possible way.

The Authority noted the permissibility of proposal as per CRZ Notification, 2019.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

As per Para 5.1.1 (CRZ-IA) of the CRZ Notification, 2019:

"(ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities"

As per Para 5.1.2 (CRZ-I B) of the CRZ Notification, 2019:

Activities shall be regulated or permissible in the CRZ-I B areas as under:-

"(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per Para 5.2 (CRZ-II) of the CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable"

As per Para 7 of the CRZ Notification, 2019:

"(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority."

As per Para 10.3 of the CRZ Notification, 2019:

10.3 CRZ areas falling within municipal limits of Greater Mumbai:

"(ii) Construction of sewage treatment plants in CRZ-I area for the purpose of treating the sewage from the municipal area shall be taken only by the municipal authorities in exceptional circumstances, where no alternate site is available to set up such facilities, subject to recommendations of the Coastal Zone Management Authority and approval by the Central Government and in case the construction of such plant is inevitable in a mangrove area, a minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves."

The Authority noted that the PP has proposed project falls in CRZ-IA, CRZ-IB & CRZ-II area as per approved CZMP under CRZ Notification, 2019 i.e. 18th January, 2019. As per provisions of CRZ Notification, 2019 proposed STP & Pipeline is permissible activity with the prior approval from MoEF&CC, New



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. There shall be no disposal of untreated effluent in to the water course and CRZ areas due to project activities.
3. Prior permission from Hon'ble High Court should be obtained as per order dated 17th September, 2018 in PIL 87/2006, since the project activities falls in 50 m mangrove buffer zone.
4. Ecologically sensitive areas like mangroves etc should not be disturbed. There shall not be violation of Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006.
5. Prior approval under the Water Act, 1974 shall be obtained from Maharashtra Pollution Control Board (MPCB) for discharge of treated effluent into the water course.
6. During the work of excavation of depositions, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
7. The Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit and it should be in consonance with the surrounding ecosystem. Specific budget should be allocated for the implementation of EMP.
8. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
9. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 29: Residential cum Commercial building on plot no. 14 & 15, sector - 11, C.B.D. Belapur, Navi Mumbai by M/s Chawla Plaza Owners Co-Operative Housing Society.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential cum Commercial building on plot no. 14 & 15, sector - 11, C.B.D. Belapur, Navi Mumbai.

The Consultant presented that, the construction of Residential cum Commercial building has been completed and pending for Occupation Certificate. The Chronology in the matter areas follows-

The CIDCO awarded the tender and allotted the plot under reference vide Agreement to Lease on 09.01.1989 & 13.02.1989. Further, CIDCO granted Commencement Certificate on 25.03.1991. The CIDCO granted the Part Occupancy Certificate for Building Configuration:

- 1) Shopping at ground - 1458.31 Sq.Mt.
- 2) Wing A (1st to 7th Resi.): 1595.29 Sq.Mt.
- 3) Wing B (1st to 4th Resi.): 904.16 Sq.Mt.

The CIDCO vide letter dated 15.12.1994 granted approval for the revised plans & CC was issued for built up area 7142.70 Sq.Mt. Accordingly, construction has been carried out as under:

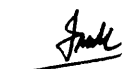
- 1) Shops at Ground - 52 nos.
- 2) Wing A - 1st to 7th Residential floors
- 3) Wing B - 1st to 7th Residential floors
- 4) Wing C - 1st to 7th Residential floors
- 5) Wing D - 1st to 7th residential floors

Accordingly, PP has approached the Planning Authority (NMMC) for full Occupancy Certificate. Planning authority asked for the clarification from MCZMA regarding grant of OC.

NMMC vide letter dated 24.07.2023 mentioned that the plot is falls in CRZ-II (150 m from HTL) as per approved CZMP under 1991. The Plot is falls in CRZ-II (100m from HTL) as per approved CZMP under 2011. The site is not falls in 50 m mangrove buffer zone.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Deliberations:

PP presented that the construction is completed on the site under reference based on the development permission and commencement certificate granted by CIDCO. Now, the matter is pending before NMMC for issuance of Occupation Certificate.

PP further presented that the plot is situated within 150 m from the HTL of the creek as per the approved CZMP under 1991. However, it is situated beyond 50 m CRZ area from the HTL of the creek as per the norms of CRZ Notification, 2019.

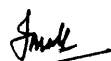
The Authority noted that presently, the MoEF&CC, New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Thane District, under provisions of the CRZ Notification, 2019. The Authority observed that demarcation of CRZ map in 1:4000 scale & report as per approved CZMP, 2019 from MoEF&CC authorized agency is required.

Decision:

After deliberation, the Authority decided to defer the proposal for want of CRZ map in 1:4000 scale & report as per approved CZMP, 2019 from MoEF&CC authorized agency.



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Item No. 30: Amendment of Coastal Berth For Development Of
Mechanized Dust Free Cement Handling System With
Connected Conveying System Including Adequate Silo
Capacity, Bulk Dispatch System, Packing And Loading System
by JNPA

PP requested to consider the proposal listed at Sr. No. 38 submitted in same subject and requested to allow to withdraw the proposal. The Authority decided to allow PP to withdraw the proposal.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 31: The Mauli Iron Ore Block over an extent of 24.26 Ha located in Redi, Kanyale village, Vengurla Taluka Sindhudurg District by M/s Sociedade De Fomento Industrial Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Mauli Iron Ore Block over an extent of 24.26 Ha located in Redi, Kanyale village, Vengurla Taluka Sindhudurg District.

The Project Proponent is in the process of obtaining Environmental clearance for 0.30 Million Tonnes of Iron Ore production per annum. Accordingly, an application was submitted in MoEF&CC for obtaining Environment Clearance for the Project on 18/11/2022. The Expert Appraisal Committee of MoEF&CC considered the Project for grant of Terms of References in its 9th EAC (Non-Coal Mining) Meeting held on 17/01/2023 and accorded TOR for the Project. The MoEF&CC issued the TOR vide its Letter No IA-J-11015/38/2022-IA-II(NCM) dated 6th February 2023 with asked PP to submit SCZMA letter.

Deliberations:

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2011. As per IRS report,

- a) The 'Mauli Iron Ore Block' of M/s. Sociedade De Fomento Industrial Pvt Ltd, over an extent of 24.26 Ha. area, located in Kanyale village, Vengurla taluka, Sindhudurg district, Maharashtra state falls fully Out of CRZ as per CRZ notification 2011.
- b) The shortest distance of the nearest site corners D and F are 504.19m and 510.49m respectively.
- c) No mangroves were present in the vicinity of proposed site.

Consultant presented that Letter of Intent (LOI) obtained vide letter no. MMN-0422/C.R. 78/IND-9A dated 20-05-2022 for the grant of a mining lease.


Member Secretary


Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

Mining Plan has been approved by Indian Bureau of Mines for the production of 0.3 MTPA of Iron Ore vide letter No. MP/MECH-01(MAH)/GOA/2022-23 dated 24.08.2022 .

PP has submitted Environmental Impact Assessment (EIA) report prepared by M/s Mineral Engineering Services (Nabet Accredited Consultant). As per EIA report, the proposed mining industry will improve the economic status of the people in and around the project area, with the direct and indirect employment opportunities and the CSR benefits provided. Iron ore reserves of this area form mineral wealth, as, the iron ore is raw material for the manufacture of steel. Since, the iron ore reserves of this area are economically viable, their proper utilization will improve the economic status of the people and the Country. Apart from Bid premium, Cess, DMF, NMET and Royalty, Govt. will be getting many indirect taxes like Road tax, Sales tax and valuable foreign exchange from the export of Iron ore. The above shows that the proposed mining activity of production of 0.30 MTPA (i.e. 3.0Lakh Tonnes per annum) of iron ore for this proposed mine is remunerative after meeting direct mining costs, environmental costs, cost on health & safety, socio economics, compensation for land, capital and & R&D costs and beneficial in terms of socio economics of the area and national mineral conservation.

The Authority noted that the PP has proposed mining activities beyond 500 m CRZ area as per approved CZMP under CRZ Notification, 2011. Concern planning Authority should strictly ensure that, mining activities is proposed in Non CRZ area as per approved CZMP under CRZ Notification, 2019. The Authority noted that activities proposed beyond CRZ areas are outside the ambit of CRZ Notification, 2019. However, the proposal attracts provisions of EIA Notification, 2006.

Expert Members asked PP to ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. PP to submit undertaking to that effect. Further, PP need to submit mining plan superimposed on CRZ map in 1:4000 scale under CRZ Notification, 2019

Decision:

After deliberation, the Authority decided to defer the proposal for want information.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 32: Proposed Storage/Warehouse On 36/4, 36/5, 36/6, 36/7, 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 38/1, 38/2, 38/3, 38/4, 38/5, 38/6, 38/7, 38/8, 39/3, 39/4, 39/6, 39/7, 40/2, 72/1, 72/2,3 & 72/4 in Bandhpada Village, Uran Taluka, Raigad District by Mr. Mohammed Akhtar Ali Khan M/S. Master Marine Services Pvt Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Storage/Warehouse On 36/4, 36/5, 36/6, 36/7, 37/1, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7, 37/8, 38/1, 38/2, 38/3, 38/4, 38/5, 38/6, 38/7, 38/8, 39/3, 39/4, 39/6, 39/7, 40/2, 72/1, 72/2,3 & 72/4 in Bandhpada Village, Uran Taluka, Raigad District.

PP submitted that proposed Storage/Warehouse is proposed in Non CRZ area.

Deliberations:

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2011. As per IRS report,

Sr. No.	CRZ Classification	Area in sqm
1	CRZ-IB	1911.88
2	CRZ-III (NDZ)	2938.38
3	Outside CRZ	29887.38
Total		34737.64

The Authority observed that, PP need to submit proposed construction superimposed on CRZ map in 1:4000 scale as per approved CZMP under CRZ Notification, 2019 and FSI, NON FSI & Total Construction area.

Decision:

After deliberation, the Authority decided to defer the proposal for want information.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 33: Proposed redevelopment of the building 'Jekor Nivas' no. 11-13, Modi Street and 12-14-16 Manhordas Street, C S no. 1235, Fort division, Fort, Mumbai by Shri. Sanhotra B I and Associates

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of the building 'Jekor Nivas' no. 11-13, Modi Street and 12-14-16 Manhordas Street, C S no. 1235, Fort division, Fort, Mumbai.

Existing building 'Jekor Nivas' was 'A' Category Cessed building on site under reference. Earlier, the Urban Development Department vide letter dated 13.07.2009 granted no objection for redevelopment from CRZ point of view. MCGM has issued IOD on 25.02.2010 and Plinth CC on 15.10.2010. Accordingly, construction of plinth was completed as per approved plan on site. Now, PP has amended the plans as per DCPR 2034.

Proposed construction of residential & commercial building comprises of Ground + 10 upper floors. MCGM has approved concessions on 03.06.2022 and issued IOD on 28.02.2024.

The plot is situated in Commercial Zone and not reserved for public purpose as per DP remarks of 2034.

Plot area is 209.50 Sqm, Total Construction area is 1351.85 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ II and situated on landward side of existing road.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:
"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019 and without change in present land use. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

7. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
8. MCGM should strictly ensure that the proposed reconstruction is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
9. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
10. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
11. Safe disposal of the wastewater should be ensured.
12. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 34: Proposed residential cum commercial building on Plot No.76, Sector -17, Kalamboli, Navi Mumbai by M/s. Tricity Realty LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for residential cum commercial building on Plot No.76, Sector -17, Kalamboli, Navi Mumbai.

Earlier, the MCZMA vide letter No. CRZ 2022/CR8/TC 4 dated 22/06/2022 has issued recommendation from CRZ point of view to concerned planning authority under CRZ Notification, 2011, for a gross built-up area of 18810.03 sq.m. Accordingly, construction was initiated on site and construction up to 2nd floor (part) has been completed on site.

Now, the building plans have been revised and PP has submitted proposal for amendment under CRZ notification 2019.

Sr No.	Component	Details as per CRZ Clearance vide no. CRZ 2022/CR8/TC 4 dated 22106/2022	Details as per proposed Amendment	Remarks
1	Name of the Project	Proposed Residential cum Commercial Building	Proposed Residential cum Commercial Building	No change
2	Project Proponent	M/s. Tricity Developers	M/s. Tricity Developers	No change
3	Location of the Project	Plot No. 76, Sector- 17, Roadpali, Navi Mumbai	Plot No. 76, Sector- 17, Roadpali, Navi Mumbai	No change
4	Plot Area	3,502.32 sqm	3,502.32 sqm	No change
5	Area of Plot under CRZ-II	1,229.04 sqm	47.54 sqm	Reduced by 1181.5 sqm
6	Non CRZ Area	2,273.28 sqm	3454.78 sqm	Increased by 1181.5 sqm
7	FSI Area	15,428.00 sqm	19,506.74 sqm	Increased by 4078.74 sqm


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

8	Non FSI Area	3,382.03 sqm	16,105.39 sqm	Increased by 12723.36 sqm
9	Total construction Built up area	18,810.03 sqm	35,612.13 sqm	Increased by 16802.1 sqm
10	Building Configuration	Ground Floor (Shops + stilt parking) + 1 st floor podium (Parking) + 2 nd floor Void + 3rd floor podium (amenities + recreational area)+ 4 th to 23 rd floor (residential flats)	Ground (commercial shops)+1 st to 4 th floor (podium parking) + 5 th floor (Part Podium and Part Residential)+6 th to 27 th Residential floors	Changed configuration revised planning.

Deliberations:


The Consultant during the meeting presented that construction of residential cum commercial Building is proposed in non CRZ area as per approved CZMP 2019. As per the CRZ notification 2019, the approved Coastal Zone Management Plans (CZMP's) on 25/08/2023, and the CRZ affected area of the plot has reduced, thereby increasing the plot potential and having BUA of 35,612.13 sqm, and hence project now attracts Environmental Clearance also.

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, CRZ status of project site are as follows-

Sr. No.	CRZ - Classification	Area in sqm
1	CRZ-II	47.54
2	Outside CRZ	3,454.78
	Total	3,502.32

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that the PP has proposed construction of building in Non CRZ as per approved CZMP under CRZ Notification, 2019 i.e. 18th January, 2019. Concern planning Authority i.e. Panvel Municipal Corporation should strictly ensure that, construction is proposed in Non CRZ area as per approved CZMP under CRZ Notification, 2019. The Authority noted that activities proposed beyond CRZ areas are outside the ambit of CRZ Notification, 2019. However, the proposal attracts provisions of EIA Notification, 2006.

There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. Ecologically sensitive areas like mangroves if any should not be disturbed.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:

1. Panvel Municipal Corporation to ensure that construction is proposed in Non CRZ area strictly as per approved CZMP under CRZ Notification, 2019
2. PP to obtain the Environmental Clearance under EIA Notification, 2006, since total construction area exceeds 20,000 Sqm.
3. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
4. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area
5. Ecologically sensitive areas like mangroves etc should not be disturbed. There shall not be violation of Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 35: Proposed Tourist Homes at Gat No. 377, Hissa No. 1 to 5, village Kihim, Tal. Alibag, Dist. Raigad by M/s Multiventure Agro & Infrastructure Private Limited

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for Tourist Homes at Gat No. 377, Hissa No. 1 to 5, village Kihim, Tal. Alibag, Dist. Raigad.

Proposed construction of 5 nos. of Tourist Homes comprising Ground + 1st Floor with height of 8.70 m at Gat No. 377, Hissa No. 1 to 5, village Kihim, Tal. Alibag, Dist. Raigad. As per submission, the site falls in Agriculture Zone (G1). Plot area is 22660.00 sqm. FSI area 2644.83 sqm, Non FSI 0.00 and Total Construction area is 2644.83 sqm.

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ III (200 - 500 m)

The Authority noted as per Para 5.3(iii) of the CRZ Notification, 2019:

"(a) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification.

As per Annexure-III of the CRZ Notification, 2019:

"Guidelines for Development of Beach Resorts, Hotels and Tourism Development Projects in the designated CRZ areas"

The Authority noted that proposed Tourist Homes in CRZ III (Beyond NDZ area) is permissible subject to the total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 as per the CRZ Notification, 2019 i.e. 18th January, 2019. Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per the CRZ Notification, 2019.

2

Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed Tourist Homes should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to strictly ensure the compliance of guideline stipulated in Annexure-III of the CRZ Notification, 2019.
3. Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per the CRZ Notification, 2019.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 36: Proposed Beach Resort (Homestay / Second Home) facility at S. No. 9, H. No. 3 of village Malgund, Tal & Dist Ratnagiri by Shri. Sandeep Rao

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Beach Resort (Homestay / Second Home) facility at S. No. 9, H. No. 3 of village Malgund, Tal & Dist Ratnagiri

The proposal is for construction of Beach Resort (Homestay / Second Home) facility on plot bearing S. no. 129, H. no. 3 at village Malgund, Tal. & Dist. Ratnagiri. Plot area is 26100 Sqm. The PP has submitted EIA report prepared by Eco Foot Forward (Nabet Accredited Consultant)

The PP has proposed Type A, B,C,D,E,F, H, I, J bungalows comprising Ground + 1 floors in 200 m to 500 m of CRZ III area.

Sr No.	Type	Building configuration	No of Units	BUA	
1	Type A	G + 1 st Floor	7 Units	446.25	CRZ-III (200-500m from HTL)
2	Type B	G + 1 st Floor	8 Units	450.00	CRZ-III (200-500m from HTL)
3	Type C	G + 1 st Floor	10 Units	758.00	CRZ-III (200-500m from HTL)
4	Type D	G + 1 st Floor	32 Units	1464.00	CRZ-III (200-500m from HTL)
5	Type E	G + 1 st Floor	8 Units	470.80	CRZ-III (200-500m from HTL)
6	Type F	G + 1 st Floor	8 Units	456.40	CRZ-III (200-500m from HTL)
7	Type G (Temporary Structure)	G + 1 st Floor	6 Units	262.42	CRZ-III (NDZ)
8	Type H	G + 1 st Floor	1 Units	60.54	CRZ-III (200-500m from HTL)
9	Type I	G + 1 st Floor	1 Units	536.66	CRZ-III (200-500m from HTL)


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

10	Type J	G + 1 st Floor	1 Units	217.59	CRZ-III (200-500m from HTL)
11	Type K (Temporary Structure)	G + 1 st Floor	1 Units	322.21	CRZ-III (NDZ)

Deliberations:

The proposal was earlier considered in 168th meeting of MCZMA held on 10.08.2023. The Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to MoEF&CC, New Delhi. Now, PP requested to consider the proposal as per CRZ Notification, 2019.

The Authority noted the PP has submitted the approved CZMP 2019, as per which, project site falls in CRZ III (200 - 500 m). PP need to submit CRZ map in 1:4000 scale & report prepared by MoEF &CC authorised agency as per approved CZMP 2019.

The Authority noted as per Para 5.3(iii) of the CRZ Notification, 2019:

"(a) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification.

As per Annexure-III of the CRZ Notification, 2019:

"Guidelines for Development of Beach Resorts, Hotels and Tourism Development Projects in the designated CRZ areas"

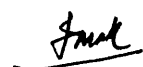
The Authority noted that proposed Tourist Homes in CRZ III (Beyond NDZ area) is permissible subject to the total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 as per the CRZ Notification, 2019 i.e. 18th January, 2019. Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per the CRZ Notification, 2019.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject submission of CRZ map in 1:4000 scale prepared by MoEF &CC



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

authorised agency as per approved CZMP 2019 and compliance of following conditions:

1. The proposed Tourist Homes should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to strictly ensure the compliance of guideline stipulated in Annexure-III of the CRZ Notification, 2019.
3. Concerned Planning Authority to ensure not to give Commencement Certificate before submission of 1:4000 scale CRZ map.
4. Planning Authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per the CRZ Notification, 2019.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 37: Construction of Warehouse and Other Facilities for Upgradation, Equipping and Operation, Maintenance and Transfer of Shallow Water Berth at Sheva, Tal. Uran, Dist Raigad by JNPA

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Construction of Warehouse and Other Facilities for Upgradation, Equipping and Operation, Maintenance and Transfer of Shallow Water Berth at Sheva, Tal. Uran, Dist Raigad.

Jawaharlal Nehru Port, located in Mumbai harbour is one of the twelve Major Ports of India. Commissioned in the year 1989, it is a fast-growing Port with dedicated facility for handling Container and Liquid Cargo. The Port has 5 Container Terminals, one liquid Cargo Terminal and two general cargo berth i.e. (i) shallow water berth (SWB) and (ii) coastal berth. Port is also developing an additional liquid cargo berth, which is under construction.

Earlier, Ministry of Surface Transport has granted Environmental Clearance for the construction of shallow water berth on 25th May 1999. Shallow Water Berth (SWB) was commissioned on September 01, 2002. It has a total length of 445 m and lies between JNPCT and GTI container yard. Vessels of size upto 183 m LOA and up to 10 m draught can be handled at this berth. Back up area of 9.55 ha behind SWB has been developed to support its operations.

Now, JNPA has proposed 4 Nos. of warehouses, Admin Office of G + 1, Canteen, UG tank & Pump Room, Electrical Substation, Toilet Blocks, Workshop, Labour Shed, Gate Complex having Total BUA of 17955.00 sqm at Shallow Water Berth

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, Project Site partly falls in CRZ-II (107789.10 sqm) and partly in CRZ-IA (3679.93 sqm). The proposed utilities and the proposed warehouses falls in CRZ-II area as per approved CZMP (Map Nos: MH 73) under CRZ notification 2019.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

PP has submitted Environmental Impact Assessment (EIA) Report prepared by Mantec Consultants Pvt. Ltd (Nabet Accredited Consultant). The EIA Report concluded that, the proposed project of construction of Warehouses and other Utilities in the existing back-up area of Shallow water Berth shall not cause any significant changes in the environment as proper environment safeguarding measures shall be employed while carrying out construction.

The Authority noted as per Para 5.1.2 of the CRZ Notification, 2019:

"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.

(vi) Storage of non-hazardous cargo i.e. edible oil, fertilizers and food grains in notified Ports."

As per Para 5.2 of the CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable."

As per Para 7 of the CRZ Notification, 2019:

"(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority."

Decision:

After deliberation, the Authority decided to send the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. There shall be no disposal of untreated effluent in to the water course and CRZ areas due to project activities.



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

3. During the work of excavation of depositions, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
4. The Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit and it should be in consonance with the surrounding ecosystem. Specific budget should be allocated for the implementation of EMP.
5. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 38: Amendment of Coastal Berth for development of Mechanized Dust Free Cement Handling System With Connected Conveying System including adequate Silo capacity, Bulk Dispatch System, Packing and Loading System at Sheva, Tal. Uran, Dist Raigad by JNPA

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Amendment of Coastal Berth for development of Mechanized Dust Free Cement Handling System With Connected Conveying System including adequate Silo capacity, Bulk Dispatch System, Packing and Loading System at Sheva, Tal. Uran, Dist Raigad.

Jawaharlal Nehru Port, located in Mumbai harbour is one of the twelve Major Ports of India. Commissioned in the year 1989, it is a fast-growing Port with dedicated facility for handling Container and Liquid Cargo. The Port has 5 Container Terminals, one liquid Cargo Terminal and two general cargo berth i.e. (i) shallow water berth (SWB) and (ii) coastal berth. Port is also developing an additional liquid cargo berth, which is under construction

Earlier the proposal of construction of Coastal Berth and Port Craft Berth was considered in 115th meeting of MCZMA held on 17th& 18th January, 2017. The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA. Construction of Coastal Berth and Approach bridges at Jawaharlal Nehru Port at Between 4th Container terminal berth and existing landing jetty at Jawaharlal Nehru Port was granted Environmental Clearance by State Environmental Impact Assessment Authority (SEIAA), Government of Maharashtra vide no. SEAC-2016/C.R.424/TC-1 (SEIAA-STATEMENT0000000077) dated 18th April, 2017.

Coastal berth is located at latitude 18°56'32.11"N, Longitude 72°56'26.35"E in between Bharat Mumbai Container Terminal (BMCT) and Bharat Petroleum (BPCL) liquid cargo jetty. Coastal Berth is being developed by port as multi user and multi commodity jetty

Now, JNPA proposes to develop a Mechanized dust free cement handling system with connected conveying system including adequate silo capacity, bulk dispatch system, packing and loading system at existing Coastal Berth at JNPA.

2

Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Ground cement will be transported by cement bulk carriers carrying parcel sizes varying from 20,000 MT to 22,000 MT from various coastal cement plants to the coastal berth. Cement will be pumped pneumatically through pipelines in to proposed cement silos. Expected pumping capacity will be 1000 TPH to enable to unload the material from ship into the silo within 20hrs. The silos will be of circular shaped RCC structures with a conical bottom for better extraction. Required quantity of cement will be extracted and transported by air slides to bucket elevator of packing plant for feeding eight rotary packing machines for packing 50 kg bags. Packed bags will be loaded by automatic truck loading machines into the trucks. Simultaneously, extracted cement can be loaded into bulkers to transport bulk cement (loose cement) to RMC plants. There will be a load centre with automation system for total automatic operation of the system. All these operations will be totally a duct free operation. Proposed Silos with capacity as given below-

Phase	Silo Capacity	No. of Silo
Phase-I	10000	4 Nos.
Phase-II	15000	2 Nos.
Phase-III	10000	2 Nos.

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, Project Site boundary falls completely in CRZ-IVA (4613.44 sqm) and CRZ-IVB (95744.41 sqm) areas and proposed construction falls completely in CRZ-IVB area as per approved CZMP (Map Nos: MH 73) under CRZ notification 2019.

PP presented that, the construction of the dedicated berth for coastal shipping was taken up under the 'Sagarmala' program of the Ministry of Ports, Shipping, and Waterways to provide a boost to coastal cargo movement.

PP has submitted Environmental Impact Assessment (EIA) Report prepared by Mantec Consultants Pvt. Ltd (Nabet Accredited Consultant). The EIA Report concluded that, the proposed project of construction of Mechanized Dust Free Cement Handling System in the existing back-up area of Coastal Berth shall not cause any significant changes in the environment as proper environment safeguarding measures shall be employed while carrying out construction.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Expert members asked PP to ensure Environment Management Plan should be implemented effectively during construction and operation phase of the project.

Expert Members further asked PP to monitor air quality. Consultant presented that the incremental emission level of air pollutants due to this project is not likely to induce any significant changes in the ecology because the pollution dispersion will remain confined within plant area. However, deposition of small amount of pollutants may affect the surrounding ecosystem during transportation. The project is therefore planned with adequate and appropriate air pollution control abatement systems.

Most of the fugitive dust emission generation points will be fitted with efficient air pollution control systems (bag filters and dust collectors). These measures are adequate to minimize the adverse impact on nearby area.

Consultant presented that, there is no removal of mangrove involved in the project. Therefore, no impact on mangroves is envisaged.

As per EIA Notifications, 2006, Ports & Harbors with cargo handling capacity <5MTPA have been considered as Category "B" project. Hence, it requires amendment in existing Environment Clearance.

The Authority noted as per Para 5.4 of the CRZ Notification, 2019:

"Activities shall be permitted and permissible in the CRZ-IV areas as under:-

(iii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.

(xiii) Pipelines, conveying systems including transmission lines."

As per Para 7 of the CRZ Notification, 2019:

"(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority."

2

Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

As per Para 8. (ii) of the CRZ Notification, 2019:

"(a) For the projects or activities also attracting the EIA Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to Ministry of Environment, Forest and Climate Change or SEIAA for category 'A' and category 'B' projects respectively, to enable a composite clearance under the EIA Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, however, even for such Category 'B' projects located in CRZ-I or CRZ-IV areas, final recommendation for CRZ clearance shall be made only by the Ministry of Environment, Forest and Climate Change to the concerned SEIAA to enable it to accord a composite Environmental Clearance and CRZ clearance to the proposal."

Decision:

After deliberation, the Authority decided to send the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. 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.
3. PP should carry out simultaneous monitoring of the impact of the project activities on the surrounding area and accordingly, implement the mitigation plan & environment management plan for the protection of the coastal environment.
4. Proper care and effective measures should be taken to avoid spillages or fugitive emission of the material from the backup storage facilities.
5. Cement Handling System with Connected Conveying System should be fully enclosed to ensure zero spillage of the transport material.
6. Green Belt should be developed around the backup storage facilities so as to mitigate the air pollution due to fugitive emission. Trucks/Vehicles should be properly covered during the transportation to avoid spillage of the material.



Member Secretary



Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

7. Vessel Ships/ barges will not be permitted to discharge wastes, treated or untreated effluents in the creek, PP to have monitoring plan to check creek water quality and accordingly implement appropriate mitigation measures.
8. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
9. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
10. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 39: Proposed redevelopment on property bearing C.T.S. No. 182, Village Walkeshwar, D-Ward, Mumbai by M/s Birla Estates Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on property bearing C.T.S. No. 182, Village Walkeshwar, D-Ward, Mumbai.

There exists a Ground Floor + 1st to 2nd Upper floor building structure of residential use and no work has been started on site.

The proposal is for redevelopment of existing residential building into a new residential building of 3 level basements for parking spaces & services + 1 basement/ lower ground + upper ground floor + 1st to 5th podium floors for car parking + 6th podium partly for parking spaces, fitness center & refuge + 7th to 12th floor + 13th part floor for residential & part for refuge + 14th to 15th floor + terrace for changing room, swimming pool, filtration tank & pump room having total height 69.90 mt. from general ground level to top of changing room level.

The project has been proposed with 1.33 zonal FSI + 0.84 additional FSI on payment of premium + 0.83 TDR + 2.50 times set back area over & above permissible FSI as per UD Notification u/No. TPB-4319/CR-25/2019/UD-11 dt:- 24.11.2021 + compensatory fungible F.S.I. over and above the permissible FSI + Lift and Lift Lobby area, staircase area free of FSI as per DCPR 2034. The proposal has received various concessions for latest amended plans from Hon. MC. Vide No. P-19656/ 2023/ (182)/D Ward/MALABAR HILL/337/New dated 30.01.2024.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 1991 & 2034. The residential user was permissible as per land use and zoning as on 19.2.1991.

Plot area is 836.13 Sqm, FSI area is 3344.00 sqm, Non FSI area is 6625.22 Sqm, Total Construction area is 9969.22 Sqm



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ II and situated on landward side of existing road

The Authority asked Consultant to requirement of 3 level basements & its permissibility. Consultant presented that, due to space constraints 3 level basements is proposed for parking purpose. The PP has obtained IOD and CFO NOC for the project.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

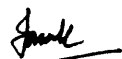
Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.



Member Secretary



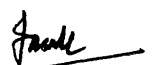
Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 40: Proposed CNG fuel station on land bearing survey no.40/1/1 village vadhkal, Raigad by Shri. Rohan Jage

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for CNG fuel station on land bearing survey no.40/1/1 village vadhkal, Raigad.

The proposal is for fuel station (retail CNG Pump) on site bearing survey no. 40/1/1 at village, Wadhkal, Tal. Pen, Dist. Raigad. Plot area is 4280.00 sqm, Proposed BUA is 264.91 sqm.

Deliberation:

The proposal was earlier considered in 170th meeting of MCZMA held on 02.11.2023. The Authority asked PP to submit CRZ map in 1:4000 scale superimposing the project site as per approved CZMP 2019

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, the proposed construction of the Land bearing Sr. No. 40/1/1 at Wadhkal Village, Pen Taluka, Raigad District, Maharashtra falls Majorly Inside CRZ-III & Minorly Outside CRZ-III as per approved CZMP map (Map No. MH67) prepared by NCSCM, Chennai vide CRZ Notification 2019.

The site area in various CRZ is presented in Table

Sr. No.	CRZ - Classification	Area in Sq.m
1	CRZ - III (No Development zone)	3310.40
2	Outside CRZ	672.71
	Total	672.71

As per para 5.1.2 (v) read with 5.3. CRZ III of the CRZ Notification, 2019, following is permissible.

Facilities for receipt and storage of petroleum products and liquefied Natural Gas as specified in Annexure II to this notification , subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and Guidelines issued by the Ministry of Environment, Forest and Climate Change provide that such



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

facilities are for receipt of storage of fertilizers and raw material required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid etc.

The Authority noted that as per para 5.3. CRZ III and annexure II of the CRZ Notification, 2019, in other than CRZ IA area, storage of petroleum product the permissible in CRZ area.

The Authority observed that no construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density as per para 5.3 (ii) (a) of CRZ Notification, 2019. However, storage of petroleum product along with essential safety related activities may be allowed as per as per para 5.1.2 (v) read with 5.3. CRZ III of the CRZ Notification, 2019. The Authority asked PP to submit under taking to that effect. Accordingly, PP submitted undertaking dated 29.03.2024.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed CNG fuel station should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Concerned Planning Authority should strictly ensure that Facilities for receipt and storage of petroleum products and liquefied Natural Gas as specified in Annexure II only allowed.
3. PP to ensure all safety measures during construction and operation phase of the CNG fuel station.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 41: Proposed Residential & Commercial Slum Rehabilitation Scheme Hanuman Nagar Shubh Shanti CHSL on Plot Bearing CTS No. D/1105 (pt) & D/1079 (pt) of Village Bandra, Taluka- Andheri, Khar Danda, Khar (W), Bandra, Mumbai by M/s. Jasani Realty Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential & Commercial Slum Rehabilitation Scheme Hanuman Nagar Shubh Shanti CHSL on Plot Bearing CTS No. D/1105 (pt) & D/1079 (pt) of Village Bandra, Taluka- Andheri, Khar Danda, Khar (W), Bandra, Mumbai under 33 (10) of DCPR 2034.

The proposed residential and commercial Project having 2 Nos. of Building with Rehab having 2B+GF+1st to 23rd Upper floor with height of 69.90 m and Sale having 3B+G+1st to 4th Podium Floors + 5th to 18th Floor with height of 69.90m. The existing slum houses will be demolished on site under reference. The project is approved by SRA under LOI No HW/MCGM & STGOVT/0001/20210811/LOI dated 29.05.2023.

As per Development Plan of 2034, the plot u/r is situated in Residential Zone & reserved for RR 3.1 (Koli Housing) and affected by proposed 12.20 m & 9.15 m wide DP road.

The plot area is 3,449.26 m², FSI Area is 13,178.66 m², Non-FSI area 14,885.45 m² and Total Construction (BUA) area is 28,064.11 m²

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. The area of project site in CRZ as per IRS Report-

Description	Survey No.	CRZ Classification	Area in sqm
Project Site	1105 (pt)	CRZ - II	3422.85
	1079 (pt)	CRZ-III (NDZ - within CRZ-II Greater Mumbai)	26.41
Grand Total			3449.26


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

SRA mentioned that the site under reference is falls in CRZ-II and landward side of existing road. Consultant presented that no construction is proposed on CRZ-III (NDZ - within CRZ-II Greater Mumbai) i.e. 26.41 sqm.

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20th October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India &Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8th February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.

In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification

In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019,

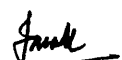
(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification...."

The Authority noted that as per Para 7(iv) of the CRZ Notification, 2019:



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed construction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019. However, the concern planning Authority should strictly ensure that no construction is allowed in Garden/PG reservation, if any on the site.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA and concerned planning Authority subject to compliance of following conditions:

1. The proposed development should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. SRA to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. SRA to strictly ensure that no construction is allowed in Garden/ RG/ PG reservation, if any on the site.
4. SRA should strictly ensure that the proposed construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to provide the STP for the temporary transit camps also.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. SRA to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
12. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 42: Proposed redevelopment on property bearing C. T. S. No 1019, 1020 & 1021 of village Bandra-C, Taluka Bandra, in H/West Ward, at Plot No. 34, Carter Road, Bandra (West), Mumbai by M/S. Tryksha Estate Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment under S. R. Scheme 33(11) of DCPR 2034 on property bearing C. T. S. No 1019, 1020 & 1021 of village Bandra-C, Taluka Bandra, in H/West Ward, at Plot No. 34, Carter Road, Bandra (West), Mumbai.

The existing residential building Varun CHS comprises of G(pt)/S(pt) + 7th floors on site under reference. The MCGM had granted OC to the existing building vide No. 6312/BSII/AH dated. 13.06.1983.

The proposed residential building comprises of 5B + G + 1st (Fitness Centre) + 2nd to 12th + 14th to 19th upper residential floors (65.40 m).

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks.

Plot area is 1027.50 Sqm, FSI area is 4048.00 sqm, Non FSI area is 8452.00 Sqm, Total Construction area is 12500.00 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ II and situated on landward side of existing road

The Authority asked Consultant to requirement of 5 level basements & its permissibility. Consultant presented that, due to space constraints 5 level basements is proposed for parking purpose. The PP has obtained Plan approval from SRA for the project.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. SRA should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. SRA should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to 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, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Item No. 43: Proposed construction of PAP tenement on Land Bearing C.T.S. No. 319/B (Part), 335/8, 346, 347, 349, 352, 354, 363 of Village Dahisar in R/North Ward Dahisar West, Mumbai by M/s Prime Civil Infrastructures Private Limited

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of PAP tenement on Land Bearing C.T.S. No. 319/B (Part), 335/8, 346, 347, 349, 352, 354, 363 of Village Dahisar in R/North Ward Dahisar West, Mumbai as per Reg. 33(10), clause 3.11 of DCPR 2034.

The Configuration for the proposed project Comprising of common part basement to Wing 1 & 2,

- 1) **Wing 1:** Stilt and part shops on Ground floor + 1st to 22nd (pt) upper floors. Part Basement: Fire Pump Room + Plumbing Pump Room + Pump Room + STP. Ground floor & Part Stilt: 30 Nos. of shops + 03 No. LV room + 03 Meter rooms + 02 No. panel Room + Fire Panel + OWC rooms + Stack car parking & Surface parking in stilt area. 1st floor: 13 Nos. of residential flats + 10 Nos. Society office + 05 Nos. Health Center + 05 Nos. Welfare Center + 02 Nos. Library + 05 Nos. Balwadi. 2nd to 7th, 9th to 14th, 15th to 21st Floor: 40 Nos. of residential flats on each floor. 8th floor: Refuge area in parts + 30 Nos. of residential flats. 15th floor: Refuge area in parts + 28 Nos. of residential flats. 22nd floor: 32 Nos. of residential flats + Part Terrace LMR + OHT + Open to Sky (treated as refuge area). Terrace.
- 2) **Wing.2:** Stilt and part shops on Ground floor + 1st to 22nd upper floors. Part Basement: Fire Pump Room + Plumbing Pump Room + Pump Room + STP. Ground floor & Part Stilt: LV room + 02 Nos. Meter room + Panel room + Fire Panel + Substation + Stack car parking & Surface parking in stilt area. 1st floor: 07 no's of residential flats + 03 Nos. Society office + 03 Nos. Library + 06 Nos. Community. 2nd to 7th, 9th to 14th, 15th to 21st Floor: 19 Nos. of residential flats on each floor. 8th floor: Refuge area in parts + 14 Nos. of residential flats 15th floor: Refuge area in parts + 13 Nos. of residential flats. 22nd floor: 19 Nos. of residential flats on each floor. Terrace: LMR + OHT + Open to Sky (treated as refuge area).



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

As per Development Plan of 2034, the plot u/r is situated in Residential Zone & reserved for RR 2.1 (Rehabilitation & Resettlement)

Plot area is 9091.80 Sqm, FSI area is 39620.36 sqm, Non FSI area is 24521.5 Sqm, Total Construction area is 64141.90 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. The area of project site in CRZ as per IRS Report-

CRZ Classification	Area in CRZ in sqm	Total area in sqm
CRZ - II	564.09	6067.47
CRZ-III (NDZ - within CRZ-II Greater Mumbai)	864.01	
Outside CRZ	4639.37	

The Authority noted that as per MCGM remarks, proposed project is on landward side of existing road.

The Authority observed that construction of building no. 1 is partly falls in CRZ II & CRZ II (NDZ) and partly falls in Non CRZ area and building no. 2 is completely falls non CRZ area. The Authority asked consultant about permissibility of the building on portion of land falls in CRZ II (NDZ).

The consultant presented that the part of land shown as CRZ II (NDZ) in approved CZMP, 2019 is an error. There is no any garden / open space reservation on site under reference. As per DP 2034, the site falls in RR 2.1 (reservation of Rehabilitation & resettlement) and ER 2.1 (existing amenity of rehabilitation and resettlement).

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019,

(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures



Member Secretary



Chairman

Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management Authority held on 20th March, 2024

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification...."

The Authority noted that as per para 10.3 of the CRZ Notification, 2019, CRZ areas falling within municipal limits of Greater Mumbai:

(i) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorised as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible.

The Authority noted that as per Para 7(iv) of the CRZ Notification, 2019: "Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed construction of building in CRZ II area is permissible subject to landward side of existing road and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. Therefore, proposed construction in CRZ II and Non CRZ area can be allowed.

Further, the matter pertains to erroneous portion of plot marked as CRZ II (NDZ) in approved CZMP, 2019 needs to be sent to NCSCM, Chennai through MoEF&CC, New Delhi. The Authority asked PP to submit separate application for the same.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The proposed construction allowed in CRZ II and Non CRZ area only.
3. MCGM should strictly ensure that no construction is allowed in CRZ III (NDZ within CRZ II) area of the site i.e. 864.01 sqm.
4. MCGM should strictly ensure that the proposed construction in CRZ II area and landward side of existing road is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 44: Proposed redevelopment on land bearing F.P. No. 184 of TPS II, Mahim division, at Veer Savarkar Marg, Mahim, Mumbai by Mr. Vinit Ajgaonkar (M/s. Sea Link Realtors)

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on land bearing F.P. No. 184 of TPS II, Mahim division, at Veer Savarkar Marg, Mahim, Mumbai.

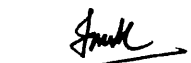
There are 4 nos. of existing structures namely Silver Sand of G + 3rd Floor, Fair Field of G + 6th Floor, Ground + 1st Floor, Ground Structure. The Existing residential structure Silver Sand CHS is categorized under C-1, not safe for human habitation by MCGM and issued notice dated: 04.01.2023 under section 354 of the MMC Act. Accordingly existing structure was demolished on site under reference.

Proposed construction involves 2 Nos. of residential buildings-

- 1) **Building No.1:** Basement for services & Parking Tower pit system + Ground floor partly for entrance lobby, parking system, Substation, Fire Control Room, BMS Room + 1st floor for D.G. Set Room, double height entrance lobby & parking system + 2nd floor partly for Meter Room + double height D.G. Set Room & parking system + 3rd to 6th floors partly for residential & partly for parking system + 7th floor partly for refuge, residential & parking system + 8th to 13th upper floors partly for residential & parking system + 14th floor partly for refuge, residential & parking system + 15th to 20th upper floors partly for residential & parking system + 21st floor partly for refuge & partly for residential + 22nd floor partly for residential & partly for service area + 23rd floor partly for residential & swimming pool with Deck area + 24th to 27th upper residential floors + 28th floor partly for refuge, fitness center & society office + 29th to 34th upper residential floors + 35th floor partly for refuge & residential + 36th to 40th upper residential floors.
- 2) **Building No.2:** Basement for services + Ground floor partly for stilt parking, society office, fitness center & meter room + 1st to 6th upper residential floors.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks.

Plot area is 1934.70 Sqm, FSI area is 10293.08 sqm, Non FSI area is 7736.53 Sqm, Total Construction area is 18029.61 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ II & Non CRZ area.

Consultant presented that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP submitted the superimposition of proposed building maps and old existing authorized building plinth on 1:4000 scale & report prepared by IRS, Chennai.

The area of project site in CRZ as per IRS Report-

CRZ Classification	Area in CRZ in sqm
CRZ - II	1555.75
Outside CRZ	378.95
Total	1934.70

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to ensure no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 45: Amendment for proposed redevelopment of residential buildings on plot bearing C.T.S. No. 560, 560/3 to 6 of Village Juhu, K/W Ward, Juhu Tara Road, Vile Parle (W), Mumbai by M/s. Hotel Horizon Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for amendment for proposed redevelopment of residential buildings under S. R. Scheme 33(11) of DCPR 2034 on plot bearing C.T.S. No. 560, 560/3 to 6 of Village Juhu, K/W Ward, Juhu Tara Road, Vile Parle (W), Mumbai.

The MoEF&CC, New Delhi has granted CRZ Clearance dated 07.05.2008 for residential hotel under CRZ Notification, 1991. Accordingly, PP has started construction on site and till date, constructed the Total BUA of 34,130.15 m².

Now, PP has proposed amendment due to change in planning and user by availing additional permissible FSI as per regulation 33(11) of DCPR 2034. Earlier, the proposal was for residential hotel and only one wing is constructed, PP also proposed to change the use of constructed wing of residential hotel to residential.

Proposed building comprises of 3 Sale Buildings & 1 rehab Building.

Sr. No.	Building Name	Configuration	Height (m)
1	Sale- Wing A1	4 Base + G + 1st to 14th Residential Floors	52.20
2	Sale - Wing A2	4 Base + G + 1st to 14th Residential Floors	52.20
3	Sale-- Wing C 3	Base + LG + UG + 1st to 12th Residential Floors	52.20
4	Rehab - Wing B 4	Base + G + 1st to 16th + 17th Part Residential Floors	52.20

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Plot area is 7554.80 Sqm, FSI area is 40795.92 sqm, Non FSI area is 39.024.42 Sqm, Total Construction area is 79820.34 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which, project site falls in CRZ II & situated on seaward side of existing road.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:
"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. SRA should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Further, the SRA to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:

1. The proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. SRA should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.



Member Secretary


Chairman

***Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024***

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. SRA to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. PP, consultant along with Architect shall submit undertaking to that effect and also submit new proposed building maps superimposed on old existing authorized building plinth from competent Authority.
7. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Item No. 46: Discussion on emoluments of contractual Staff of MCZMA

The Authority felt the necessity of the secretarial assistance and qualified, experienced technical staff to assist in providing technical inputs. There is no regular staff support available from the Environment Department for functioning of the MCZMA. The current contractual staff of MCZMA has satisfactorily assisted for the speedy functioning of the MCZMA. The payment for contractual staff has been paid from the MCZMA account.

In the 117th meeting of MCZMA held on 05.04.2017, decided to follow the stipend pattern on lines of stipends provided by Govt of India to SRF and RA, as MCZMA is also an Authority constituted under Central Act and report to MoEF&CC, New Delhi. MCZMA after deliberation unanimously decided to adopt above said decision from immediate effect to the existing technical and legal staff working on contractual basis.

In the 127th meeting of MCZMA held on 02.11.2018 decided to make a pay of current working staff such as Law Officer, Coastal Officers & Project Analyst shall be Research Associates-C plus Rs. 10,000/- pm as per OM dated 30.01.2019. Clerk cum Typist pay shall be Rs. 25,000/-, Office Boy/ driver pay shall be Rs. 20,000 pm.

Now, Ministry of Science & Technology, Govt of India vide OM dated 26.06.2023 has revised the emoluments of research personnel. Therefore, Coastal Officers & Project Analyst requested extension with emoluments as Research Associates-III plus Rs. 10,000/- pm in accordance with above said OM dated 26.06.2023.

After deliberation, the Authority decided to make a pay of Coastal Officers (2) & Project Analyst (1) shall be Research Associates-III plus Rs. 10,000/- pm (HRA) i.e. Rs. 77,000/- as per OM dated 26.06.2023.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Table Item No. 1: Proposed reconstruction of residential bungalow on plot bearing CTS No. 844 of Juhu Village situated in K/W ward, Ville Parle (West), Mumbai by Mr. Nayan Sharad Parekh

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction of residential bungalow on plot bearing CTS No. 844 of Juhu Village situated in K/W ward, Ville Parle (West), Mumbai.

Proposed residential building comprises of 2 Basement + Ground + 1st to 6th Upper Floor's. (1st floor: Lounge + Kitchen area + Powder room + Service area + Multipurpose Room + Toilets. 2nd to 4th Floor: 01 No. of Residential Triplex flat. 5th Floor: 01 No. of Residential duplex flat (lower level) + Part Terrace. 6th Floor: Gym + SPA + Salon + Rest room (upper level) + Part Terrace. Terrace: OHT + LMR + Open to sky treated as refuge area).

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

Deliberations:

The Authority noted that the proposal was considered in 172nd meeting of MCZMA held on 05.02.2024. The Authority asked PP to submit the following information:

- 1) Authorisation details, configuration & use of existing structure
- 2) FSI, Non FSI and total construction area of proposed building
- 3) Current status of construction on site under reference

Now, PP presented the compliance as per which, 1) Existing residential structure having Ground + 2 upper floors was present on site, 2) Plot area is 926.60 Sqm, FSI area is 3009.42 sqm, Non FSI area is 1171.10 Sqm, Total Construction area is 4180.52 Sqm, 3) Existing Structure was demolished as per Pull Down Notice 354 dated 07.10.2022 issued by MCGM.

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai, as per which, project site partly falls in CRZ



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

II (887.44 sqm) and partly falls outside CRZ area (39.16 Sqm) and situate on landward side of existing road as per approved CZMP 2019.

The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to 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, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Table Item No. 2: Proposed Ship Building and Repair Facility at SadaMirya, Taluka and District Ratnagiri, Maharashtra by M/s. Yeoman Marine Services Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Ship Building and Repair Facility at SadaMirya, Taluka and District Ratnagiri.

The proposed activity is to be carried out on an existing Ratnagiri Shipyard formally known as M/s Bharti Defence& Infrastructure Ltd. which was established in 1976. M/s. Yeoman Marine Services Pvt. Ltd recently acquired this Shipyard from National Company Law Tribunal (NCLT) and the charge has been taken over on 3rd December 2022.

The existing shipyard is spread over 12.5 acres (around 50,000 sq. m.) of land and the proposed activity will be carried out on this existing shipyard after some repair and modifications.

S. No.	Structure	CRZ Category	Status
a	Block assembly skid-1	Non CRZ	Proposed
b	Block assembly skid-2	Non CRZ	Proposed
c	Block assembly skid-3	Non CRZ	Proposed
d	Block assembly skid-4	Non CRZ	Proposed
e	Block Fabrication Unit	Non CRZ	Proposed
f	Contractors office	Non CRZ	Existing
g	DG	CRZ III	Existing
h	Driver cabin	Non CRZ	Existing
i	Gate no. 1	Non CRZ	Existing
j	Gate no. 2	Non CRZ	Existing
k	Gate no. 3	Non CRZ	Existing


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

I	Gate no. 4	Non CRZ	Existing
m	Gate no. 5	Non CRZ	Existing
n	Gate no. 6	CRZ III	Existing
o	Godown	CRZ III	Existing and to be modified
		Non CRZ	
p	Hauling winch	Non CRZ	Existing
q	Jetty	CRZ III	Existing
r	Loose Material Storage Area	Non CRZ	Existing
s	Material Storage Rack	Non CRZ	Existing
t	MSEB Metering Unit	Non CRZ	Existing
u	Office Building	Non CRZ	Existing and to be modified
v	Open Bonded Warehouse	Non CRZ	Existing
w	Paint Store	Non CRZ	Existing
x	Parking Shed	Non CRZ	Existing
y	Security Cabin	Non CRZ	Existing
z	Security Cabin	Non CRZ	Existing
aa	Security Cabin	Non CRZ	Existing
ab	Side Shifting Track	CRZ III	Proposed
		Non CRZ	Proposed
ac	Slipway	CRZ III	Existing and to be modified
		Non CRZ	Existing and to be modified


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

ad	Ten sheds	Non CRZ	Existing
ae	Toilet & Water Tank	Non CRZ	Existing
af	Vehicle Parking Shed	Non CRZ	Existing
ag	WC	CRZ III	Existing
ah	Winch	Non CRZ	Existing

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019, as per which,

- The Phase-I facilities of the shipyard namely Block Assembly Skid-1, Block Assembly Skid-2, Block Assembly Skid-3, Block Assembly Skid-4, Block Fabrication Unit-1, Contractors Office, Driver Cabin, Gate No.2, Gate No.3, Gate No.4, Gate No.5, Hauling Winch, Loose Material Storage Area, Material Storage Rack, Office Building, Open Bonded Warehouse, Paint Store, Parking Shed, Security Cabin, Ten Sheds, Toilet With Tank, Winch falls fully Outside CRZ as per approved CZMP (Map No.MH 28).
- The Godown, Side Shifting Tract, Slipway and Gate No.1 falls partly in CRZ-III (No Development Zone) with remaining area outside CRZ. Other facilities namely WC, DG, Gate No.6 and Jetty fall fully inside CRZ-III (No Development Zone) as per approved CZMP.
- The area of the phase I facilities of shipyard in various CRZ are tabulated below:

Facility	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Godown	CRZ - III(NDZ)	245.42	292.96
	Outside CRZ	47.54	
Side Shifting Track	CRZ - III (NDZ)	44.83	3438.05
	Outside CRZ	3393.22	
Slipway	CRZ - III (NDZ)	98.74	942.44
	Outside CRZ	843.7	


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Gate No.1	CRZ - III (NDZ)	2.29	10.36
	Outside CRZ	8.07	

The consultant presented that the existing Ratnagiri shipyard Sadamirya was constructed by Bharti Defence and Infrastructure Ltd. (Bharti Shipyard Ltd) in 1976 prior to CRZ Notification, 1991. Now, PP intend to carried out ship building and ship repair facility on this existing shipyard after construction and modification of foreshore facilities. PP has proposed block assembly skid - 1, 2, 3 ,4 in Non CRZ area, side shifting track is proposed in CRZ III and Non CRZ area. Existing structures in CRZ III and Non CRZ area such as godown, office building, slipway will be modified.

The Authority noted as per Para 5.1.2 of the CRZ Notification, 2019:

Activities shall be regulated or permissible in the CRZ-I B areas as under:-

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.

The Authority noted as per para 5.3.1. of the CRZ Notification, 2019:

(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that proposed construction and modification of foreshore facilities are permissible activities as per the CRZ Notification, 2019

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned Planning Authority subject to compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC 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, as per MSW Rules, 2016.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

3. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
4. Safe disposal of the wastewater should be ensured.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

Table Item No. 3: Proposed construction of Slum Rehabilitation Scheme known as Maya Nagar/ Achanak Nagar on CS No. 20 (pt), 22(pt), 23 (pt), 24 (pt) & 38 (pt) of Worli Division, Mumbai by M/s Hubtown Ltd.

Introduction:

The Architect presented the proposal before the Authority. The proposal is for construction of Slum Rehabilitation Scheme known as Maya Nagar/ Achanak Nagar on CS No. 20 (pt), 22(pt), 23 (pt), 24 (pt) & 38 (pt) of Worli Division, Mumbai.

PP presented that, construction on site under reference is ongoing as per approvals issued by SRA in 1996. The Chronology in the matter are as under

- a) The subject S.R. Scheme was originally approved under S.R.D. Scheme on 14/03/1996 & LOI was issued on 13/06/1996.
- b) Thereafter, the conversion proposal from S.R.D to new S.R. Scheme was approved and LOI issued on 20/08/1998.
- c) The S.R. scheme was approved for 1.76 FSI & entire 1.76 FSI was allowed to be constructed in-situ. However, as per D.P. Remarks, the plot u/ref falls under CRZ-II.
- d) Therefore, as per clarification received from Ministry of Environment & Forest, Govt. of India, the parameters of the S.R. scheme under reference have been revised by restricting the in-situ FSI upto Zonal FSI i.e. 1.33 and Revised LOI was granted on 18/12/2007.
- e) Thereafter, the LOI is further revised on 23/02/2011, with in-situ FSI upto 1.6625 i.e. with addition of 25% FSI over permissible zonal FSI, as per Government directives u/no. TPB/4387/4350/D-11 dated 04/11/1988, to make the S.R. scheme viable. Further, the Revised LOI was granted on 14/08/2018 due to change in parameters.
Thereafter, Revised LOI was granted on 01/10/2019 due to change in planning of composite building.
- f) Further, revised LOI as per DCPR-2034 & as per clause 11(1)(iii)(b) of para 8 of CRZ Notification dated 06/01/2011 has been granted on 06/11/2020 by restricting the CC beyond 1.6625 FSI & the same shall be granted only after the receipt of NOC from MCZMA. Lastly, TDR was released and hence Revised LOI was granted on 09/12/2021.



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

g) Now, Architect has submitted the application for revision of LOI of the subject S.R. scheme vide u/no. SOP/353/GS dtd.21/03/2022 and requested to issue revised LOI as per revised CRZ Notification dated 18/01/2019.

h) Proposed Building configuration are as under

Sr. No.	Building	Configuration	Status
1	Rehab Building 1	G + 7	OC received
2	Rehab Building 2	G + 7	OC received
3	Rehab Building 3	G + 22	OC received
4	Rehab Building Wing A	B + G + 22	Under Construction
5	Sale	B + G + 38 th Floors	Under Construction

Deliberations:

The Architect presented that the SRA Scheme on plot under reference was sanctioned in the year 1996 by the SRA (Planning Authority), Now, PP has applied for the CRZ clearance under CRZ Notification, 2019.

The Authority noted that, the proposal was earlier considered in 167th meeting of MCZMA held on 18.05.2023 and sought certain information. The Authority noted the reply dated 02.11.2023 issued by SRA. Details of year-wise LOI and approved built-up area & constructed built-up area are as follow-

Sr.no.	Detail of LOI	Date of LOI	Total build-up area approved(in sq.mt.)	Permissible FSI	Constructed BUA(in sq.mt.)
1	Initial SRD LOI	13.6.1996	--	1.94	--
2	SRD to SRA Conversion	20.8.1998	12417.62	1.76	--
3	Revised LOI	18.12.2007	6443.81	1.33	--
4	Revised LOI	23.2.2011	9096.93	1.6625	--


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

5	Revised LOI	14.8.2018	9096.93	1.6625	--
6	Revised LOI	1.10.2019	9096.93	1.6625	--
7	Revised LOI	6.11.2020	14636.37	2.63	--
8	Revised LOI	9.12.2021	13170.50	2.37	Approx.7901.3

SRA Mentions that, as per lastly approved revised LIO, the SRA Scheme consist of Rehab Building No.1, 2, 3 and composite building. There was no proper records of PRS at time of initial LOI hence demarcation was obtained and C. S. No. are to be considered as per demarcation plan.

Architect vide letter dated 28.03.2024 submitted the building wise construction status as given below-

Name of building	Bldg Configuration	Proposed FSI in sqm	Proposed Non-FSI in sqm	Approved FSI	Constructed FSI	Present status	Approval dates
Rehab 1	G+7 FL	1830.37	527.15	1830.37	1830.37	OCC received on 31.05.2002	I.O.A. dated 16.11.1998
Rehab 2	G+7 FL	780.14	393.40	780.14	780.14	OCC received on 07.03.2006	I.O.A. dated 04.02.2002 Amended Approval dated 7.4.2021
		2440.07		2440.07		OCC with amendment	I.O.A. dated 31.07.20


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Rehab 3	G+22 FL		2461.45		2440.07	received on 24.8.2021	10 Amended Approval & Further CC for Rehab - 3 dated 18.03.2013
Rehab A	B+G+22 FL	1996.09	1829.79	1458.79	946.63	Proposed & approved B+G+22 but as on date 11 th floors constructed	I.O.A. dated 30.11.2011 Amended Approval I.O.A. dated 21.8.2018 Amended Approval I.O.A. dated 1.11.2019
Sale building	B+G +38 th	8419.60	6274.31	2536.60	2158.37	Proposed B+G +38 th & approved B+G +12 floors but constructed on site B+G	I.O.A. dated 30.11.2011 Amended Approval I.O.A. dated 21.8.201


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

						+11 th floors	8 Amende d Approval I.O.A dated 1.11.2019
Total BUA		(A)+ (B) = 26952.37	9045.9 7	8042.67			

Above construction is carried out on project site as per SRA Approval, LOI was granted by the SRA on 20.08.1998, giving due consideration to CRZ notification. FSI sanctioned then was 1.76 .Total Build up Area approved was 12417.62 sqmt and CRZ NOC was for 12417.62 sq.mt. Later the LOI was revised on 23.02.2011 with sanctioned FSI of 2.266 which was restricted to in situ FSI of 1.66. Max. Permissible BUA permission to restricted in situ was 9096.93 sq.mt. As per IOD approval dated 1st Nov 2019 permissible area is 9045.97 sq.mt from which we have constructed area is 8042.67 sqmt. As per SRA Approval, PP have not exceeded the permissible FSI of 12417.62 sq.mt as per earlier CRZ NOC. Further, as per earlier LOI was granted by the SRA on 20.08.1998, C.S. No. mentioned are 32(pt), 38(pt) of worli division G/South Ward. There was no proper record of PRC at the time of initial LOI hence demarcation was obtained and C.S nos. are to be considered as per Demarcation Plan. C.S no as per demarcation plan are 22(pt), 23(pt), 20(pt), 24(pt), 38(pt).

PP has submitted CRZ map in 1:4000 scale & report dated April, 2024 prepared by IRS Chennai as per approved CZMP 2019 (Map no. MH 72). As per IRS report, the proposed project site bearing CTS no. 20 (pt), 22 (pt), 23 (pt), 24 (pt) & 38 (pt) of Worli division, G/S ward, Greater Mumbai falls partly in CRZ III (NDZ within CRZ II-Greater Mumbai) and CRZ II. The proposed buildings falls completely in CRZ-II. Project site in various CRZ area are as below-

Sr. No.	CRZ Classification	Area in sqm
1	CRZ III (NDZ within CRZ-II- Greater Mumbai)	2306.51
2	CRZ II	4664.20
3	Total	6970.71

As per CRZ map in 1:4000 scale, the site is situated on landward side of existing road as per approved CZMP.


Member Secretary


Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

Architect presented that the plot is partly situated in partly CRZ II (NDZ) area, being RG/ PG reservation and rest of the plot is situated in CRZ II area. The proposed construction of buildings in CRZ-II area and garden is proposed on CRZ II (NDZ) area.

The Architect presented that proposal details are as follows-

Sr. No.	Description	Remark
1)	Proposal	1. SRA Scheme as per LOI dt. 6/11/2020 as per prevailing DCPR 2034 as on 18.01.2019
		2. As per LOI 271 no of tenants & 8 no of amenities shall be rehab in situ and provided safe & hygienic rehab units.
2)	Plot Area (Sq.m)	6970.71 Sq.m
3)	FSI (Sq.m)	15,466.27 Sq.m
4)	Non FSI (Sq.m)	11,486.10 Sq.m
5)	Construction Area (Sq.m)	Rehab:- 12,258.46 Sq.m Sale:- 14,693.91 Sq.m Total:- 26,952.37 Sq.m
6)	Building Configuration	Rehab: Rehab 1: G + 7 Fl.; Rehab 2: G + 7 Fl.; Rehab 3: G + 22 Fl.; Rehab Wing A: B + G + 22Fl
		Sale: Sale :- Basement + G + 38 th Floors.

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20th October, 2022 in WP (L) No. 32454/2022 (AkshaySthapatyaPvt Ltd V/s Union of India &Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification


Member Secretary


Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8th February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.

In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification

In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."

The Authority noted that as per para 5.2 (ii) and (iii) of the CRZ Notification, 2019, (ii) *Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures*

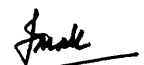
(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification...."

The Authority noted that as per para 10.3 of CRZ Notification, 2019:
CRZ areas falling within municipal limits of Greater Mumbai:

(i) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorised as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible



Member Secretary



Chairman

**Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024**

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed construction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019. However, the concern planning Authority should strictly ensure that no construction is allowed in Garden / RG/ PG reservation on portion of the site i.e. 2306.51 sqm. which is NDZ area.

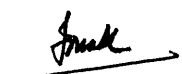
DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. SRA should strictly ensure that the proposed construction is on the landward side of the existing road and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. SRA should strictly ensure that no construction is allowed in Garden / RG/ PG reservation on portion of the site i.e. 2306.51 sqm which is NDZ area
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. PP to obtain the Environment clearance, if the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

6. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.



Member Secretary



Chairman

*Minutes of the 173rd Meeting of Maharashtra Coastal Zone Management
Authority held on 20th March, 2024*

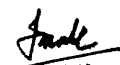
Annexure I

List of members/officials present in the online meeting:

1. Dy. Che. Engg. DP, MCGM, Member, MCZMA
2. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
3. Mr. A.K. Chaubey, Expert Member, MCZMA
4. Dr. Mahesh Shindikar, Expert Member, MCZMA
5. Mr. Maruti Kudale, Expert Member, MCZMA
6. Mr. Rahul Khot, BNHS, Member MCZMA
7. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA



Member Secretary



Chairman