

*Minutes of the 183rd Meeting of Maharashtra Coastal Zone Management
Authority held on 17th July 2025*

The 183rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 17th July, 2025. List of members present in the meeting is attached as Annexure-I.

Item No. 1: Proposed Retail Fuel Outlet at Plot no. 17 & 18 P. D'Mello Road Near Jay Centre Building Dana Bundar, Mumbai by M/s Hindustan Petroleum Corporation Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Retail Fuel Outlet at Plot no. 17 & 18 P. D'Mello Road Near Jay Centre Building Dana Bundar, Mumbai.

Consultant presented that, development of retail fuel (Petrol Diesel) outlet, sale office building at plot no 17 18 P D M'ello Road near Jay Centre Building Dana Bundar, Mumbai 400 009 proposed by Hindustan Petroleum Corporation Limited. The proposal is for the construction of retail fuel outlet and sale office comprising G+ 1 floor with height of 6.90 mtrs.

The plot under reference is accessible from 30.0 mt wide P D M'ello road east side of the plot and 12.0 mt wide road north and south side

The total area of the plot is 2719.97Sqm and completely under NDZ within CRZ II as per approved CZMP 2019. The total proposed construction area is 58.74 Sqm in accordance with existing FSI as on date of CRZ Notification, 2019.

PP has obtained PESO NoC dated 16.07.2025.

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 IRS report, the project site falls in NDZ within CRZ-II and landward side of existing road.

The Authority noted that, as per Development Plan 2034 the site under reference falls in Commercial Zone and reserved as ROS 1.5 i.e. Garden / Park.

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As per para. 10.3 of CRZ notification 2019 for CRZ areas falling within municipal limits of Greater Mumbai which states as "(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 categorized 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 10.3 of CRZ Notification, 2019, the site under reference categorized 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.

Consultant presented that, the said plot is under the jurisdiction of Mumbai Port Authority and Mumbai Port Authority has offered the land on lease to HPCL vide letter dated 27th May 2024.

Consultant further presented that, as per para 2.3.3 of CRZ notification 2019, the NDZ shall not be applicable in the areas falling within notified Port limits.

The Authority observed that the matter needs to be referred to MoEF&CC, New Delhi for guidance.

Decision:

The Authority after deliberation decided refer the matter to MoEF&CC New Delhi for guidance on consideration of proposed Retail Fuel Outlet as per para 10.3 of CRZ Notification 2019 or as per para 2.3.3 of CRZ Notification, 2019.



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Item No. 2: Proposed Multi Sports Synthetic Turf on plot beside NMMC School No. 93, Sector 50, Nerul, Navi Mumbai by Navi Mumbai Municipal Corporation

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Multi Sports Synthetic Turf on plot beside NMMC School No. 93, Sector 50, Nerul, Navi Mumbai.

Consultant presented that, the proposed multi sports synthetic turf, with a plot area of 544.50 Sq.Mt. having temporary M.S. structure & Nylon net of 6.0 M height. The proposed Multi Sports Synthetic Turf beside NMMC School No. 93, Sector 50, Nerul, Navi Mumbai, is essential for creating a dedicated training space for students. Currently, the school lacks a proper facility for sports practice, limiting the potential of students.

As per the NMMC DP Reservation the plot is in the play ground & recreational.

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 IRS map, the project site falls in CRZ-II and seaward side of existing road. The shortest distance from HTL (Creek) is 4.66 m.

The Authority noted that as per para 5.2 CRZ-II 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.

The Authority noted that, there is no existing road or authorized structure between project site and High Tide Line.

Consultant requested to consider as Public Utility project that supports skill development and promotes sports excellence, for school children.


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The Authority observed that the matter needs to be referred to MoEF&CC, New Delhi for guidance.

Decision:

The Authority after deliberation decided refer the matter to MoEF&CC New Delhi for guidance on permissibility of the proposed Multi Sports Synthetic Turf project for school children as per 5.2 of CRZ Notification 2019.



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Item No. 3: Proposed Retail Fuel Outlet at land at plot adjacent to HPCL RR No. 1952 & 2039 between Mansion Road & P.D'Mello Road at Elphinstone Estate Mumbai by Hindustan Petroleum Corporation Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Retail Fuel Outlet at land at plot adjacent to HPCL RR No. 1952 & 2039 between Mansion Road & P.D'Mello Road at Elphinstone Estate Mumbai.

Consultant presented that, proposed Retail Fuel (Petrol Diesel CNG) Outlet at additional Plot Adjacent To Hpcl RR No 1951 & 2039 between Mansion Road P D'mello Road At Elphinstone Estate Mumbai By Hindustan Petroleum Corporation Ltd. Currently the plot is having fuel outlet which is operational since 1969. The proposal is for the construction of retail fuel outlet and sale office comprising G + 1 floor with height of 6.90 mtrs

The plot under reference is under MPT and not reserved for any public purpose. The plot under reference is accessible from 30.0 mt wide P D M'ello road west side of the plot and 30.0 mt wide mansion road east side.

Consultant presented that, the said plot is under the jurisdiction of Mumbai Port Authority and Mumbai Port Authority has offered the land on lease to HPCL vide letter dated 31th May 2024.

The total area of the plot is 1469.42 Sqm and completely under CRZ II as per approved CZMP 2019. The total proposed construction area is 612.54 Sqm in accordance with existing FSI as on date of CRZ Notification, 2019.

PP has obtained PESO NoC dated 02.11.2024.

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 IRS report, the project site falls in CRZ-II and landward side of existing road.


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The Authority noted that as per para 5.1.2 CRZ-I B of the CRZ Notification, 2019,

"(v) 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, provided that such facilities are for receipt and storage of fertilizers and rawmaterials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid, etc."

The Authority noted that 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.*

(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.."

The Authority noted that as per para 5.2. CRZ II and annexure II of the CRZ Notification, 2019, in other than CRZ IA area, storage of petroleum product the permissible in CRZ area along with essential safety related activities.

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 Retail Fuel Outlet 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.




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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 Retail Fuel Outlet.
4. PP to ensure that proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable.
5. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.
6. PP to ensure all safety measures as recommended in guidelines of Petroleum & Explosives Safety Organization (PESO).
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 Urban Local Body.


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Item No. 4: Proposed Extension and Widening of Existing jetty at BatteriKoliwada, Worli, Mumbai by Maharashtra Fisheries Development Corporation Ltd (MFDCL)

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Extension and Widening of Existing jetty at BatteriKoliwada, Worli, Mumbai.

Consultant presented that, the existing facility is a small jetty with broken wharf which is inadequate for fisheries activities. MFDCL has proposed multiple facilities alongside the existing jetty. It includes cold storage, winch room, utility shed etc.

- Extension of Existing jetty: 50m X 7.5m
- Provision of new jetty: 25m X 7.5m
- Sloping Hard: 30m X 12m

The project (Construction of Extension and Widening Existing solid Jetty) is located on BatteriKoliwada, The Site (19°1'33.8"N ,72°48'55.5"E) and near the Costal Road (Banda -worli Sea link) also known as the Koliwada Jetty, is a jetty in Worli, Mumbai,

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 IRS report,

Sr. No.	CRZ Classification	Area in sqm
1	CRZ-IB	382.85
2	CRZ-IVA	403.32
Total		486.17

The Authority noted that the PP has submitted the EIA/ EMP report prepared by M/s Ghatpande Associates (Nabet Accredited consultant). As per EIA report, the proposed activities will be located at existing Solid Jetty, village Koliwada, Worli Dist. Mumbai Suburban of Maharashtra state. MFDC is proposing to develop fishing Solid jetty Basic raw materials for construction work will be sourced from nearby marketplaces. The proposed project will meet its water and energy requirement by MCGM and MSEDCL respectively. Study


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area and data from Government agencies is assessed to check socio-economic status of the region. The area is urban in nature and has moderate sex ratio and good literacy rate. The area has good transportation facility, infrastructure, education, and banking and health facilities etc. Major source of income in the area is fishing and employment etc. The Environmental Management Plan is prepared giving roles and responsibilities throughout the EMC for implementation of EMP. The proposed project of Maharashtra Fisheries Development Corporation Ltd., GoM will have low adverse impact with due implementation of control measures as suggested. Continued vigilance with budgetary support is required from the industry in order to implement the EMP. By conducting an Environmental Cost-Benefit Analysis, it is possible to weigh the socioeconomic benefits of the fish drying platform and jetty extension against the environmental costs. The analysis can guide decision-making to ensure that the project's benefits to local communities and economies are maximized, while environmental impacts are minimized through careful planning, sustainable practices, and effective mitigation measures. The goal is to achieve a balanced approach that supports both development and environmental conservation.

The Authority noted that the mitigation measures and environment management plan as suggested in the EIA report should be strictly implemented by the MFDCL. During construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project.

The Authority instructed the MFDCL to keep the area of the platform to bare minimum as per requirement of local fishermen only, for natural fish drying. Under any circumstance, No other activities of residential and commercial nature should be allowed on proposed fish drying platform.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

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

- (i) Land reclamation, bunding, etc. shall be permitted only for activities such as,-
 - (a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc;**
- (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.*
- (vii) Hatchery and natural fish drying"*



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The Authority noted that as per para 5.4 (CRZ-IV) of CRZ Notification, 2019:

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

- (i) Traditional fishing and allied activities undertaken by local communities.*
- (ii) Land reclamation, bunding, etc to be permitted only for activities such as:-*
 - (a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, sea links and hover ports for coast guard ,etc;"*

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

Moreover, as per OM dated 29.11.2022 published by MoEF, New Delhi, Project activities such as Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) require clearance by the CZMA.

The Authority noted that Extension and Widening of Existing jetty are permissible in CRZ-IB & CRZ-IVB area as per CRZ Notification, 2019 and as per OM dated 29.11.2022 published by MoEF&CC, New Delhi. These proposed activities are in the interest of local fishermen community and it would help in improving their livelihood, which is one of the primary intent of the CRZ Notification, 2019.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concern 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.



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2. Construction of Fish Drying platforms & extension of jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. MFDCL to keep the area of the platform to bare minimum as per requirement of local fishermen only, for natural fish drying. Under any circumstance, No other activities of residential and commercial nature should be allowed on proposed fish drying platform.
4. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project.
5. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
6. 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.
7. 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.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 5: Proposed Residential Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai by M/s Ajmera Realty & Infra India Limited.


Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai

Consultant presented that, PP has obtained the CRZ clearance from the MCZMA vide no. CRZ 2012/CR 18/TC-2 dated 26.12.2012. The clearance was obtained for the construction in non-CRZ area of the plot as per DCR as on 19.02.1991 as the development was permitted only on the landward side of the existing road, or on the landward side of existing authorized structures as per Para 8 (i) (ii) of CRZ Notification, 2011. Further, MCZMA has issued a clarification was taken for the utilization/computation of BUA of CRZ plot on non-CRZ continuous portion of plot on basis of 1991 norms as amended from time to time in 2018.

The proposed residential project will have 5 residential Buildings. Total 1,854 nos. of flats & Commercial shops (Area): 2,558 m² of tenements will be developed.

Sr.	Particulars	Details	
1	Total Plot Area	1,11,732.32	
2	FSI Area	2,13,933.09	
3	Non- FSI Area	2,53,848.00	
4	Total construction area	4,67,781.09	
5	Building Configuration	Bldgs.	Bldg. Conf.
		Bldg.1 (A	B + S + G + 8P + 01 st to 30th Floor
		Bldg. 2	B + S + G + 5P + 1 st to 34th Floor
		Bldg.3 (A & B)	3 Basements + Gr/Stilt + Mezz + 1st To 5th Podium
		Building 4 (A&B)	1 Basement + Gr/stilt + mezz + 1st to 5th
		Bldg. 6 (A,B, C & D)	S + 22


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6		Parking Tower	1 No. (32 Levels)
7	No. of Flats	Residential: 1,854 Nos.	
8	Population	10,025 Nos.	
9	Water requirement	1,333 KLD	
10	Waste water	1,242 KLD	
11	STP Capacity	1,490 KLD (5 STPs)	
12	Solid waste generation	Total: 4,936 kg/day Biodegradable: 2,468 kg/day Mechanical Composting Units of total 2,550	
13	Power Requirement	Demand: 18.0 MW	
14	D.G set	5,560 kVA (2 x 1000, 2 X 630, 2 X 750 & 2 x	
15	Green belt	Required: 19,883.05 m ² and Proposed:	
16	Rain Water Harvesting	5 RWH tanks of 465 KL	
17	Parking provided	2-wheeler: 881 Nos. And 4-wheeler: 3,586	
18	Project cost (Rs.)	535.0 Cr	

The plot area of the project is 1,11,732.32 m², FSI area is 2,13,933.09 m² and Total construction area is 4,67,781.09m². PP has submitted application Environmental Clearance vide proposal No. SIA/MH/INFRA2/520207/2025 dated. 06.11.2024.

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 IRS report, the project site falls in CRZ-IB, CRZ-II, CRZ-III (NDZ within CRZ-II Greater Mumbai) and out of CRZ.

Sr. No.	Zonation	Area (Acres)	Area in Sqm
1	CRZ-IB	0.34	1408.69
2	CRZ-II	15.79	63868.12
3	CRZ-III (NDZ within CRZ-II Greater Mumbai)	10.10	40889.19
4	Out of CRZ	34.60	140016.60
Total		60.63	246182.60


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Consultant presented that, The development will be carried out only in CRZ II (landward side of existing road) and Non-CRZ area as per CZMP 2019. There is an existing road of 6.0 m wide abutting to Mahul creek and the same had been mentioned in Nalla Remark issued by MCGM dated. 07.04.2007.

The Authority noted that, concerned Planning Authority should strictly ensure that no construction is proposed in CRZ-IB and CRZ-III (NDZ within CRZ-II Greater Mumbai) area as per approved CZMP, 2019.

The Authority noted that Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.

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."

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. The concerned Planning Authority shall ensure that construction in CRZ-II will be on landward side of existing road as per CRZ Notification, 2019
3. The concerned Planning Authority shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
4. The concerned Planning Authority should strictly ensure that no construction is proposed in CRZ-IB and CRZ-III (NDZ within CRZ-II Greater Mumbai) area as per approved CZMP, 2019.

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5. The concerned planning authority to strictly ensure that there will be no violation of Hon. High Court order dated 17th Sep, 2018 in PIL 87/2006.
6. PP to ensure that Environment clearance under EIA Notification, 2006 should be obtained from competent Authority before commencement of project activities.
7. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
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. All other required permission from different statutory authorities including Civil Aviation NoC, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Item No. 6: Proposed redevelopment on C.T.S. No. 397/6, Village Bandra-G, H/W Ward, Santacruz (W), Mumbai by M/s Montage Infra Developers Pvt. Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on C.T.S. No. 397/6, Village Bandra-G, H/W Ward, Santacruz (W), Mumbai

Consultant presented that, currently there is one Ground + 4 Floor RCC structure on the site, which is Residential in nature.

The proponent envisages a new, 3 Level Basement (Parking) + Ground + 1st to 3rd Podium Parking + 4th Amenities Floor + 5th to 17th Upper Residential Building, at the site, after demolition of the old structure.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 560.20 Sqm, FSI area is 2942.60sqm, Non FSI area is 2979.68Sqm, Total Construction area is 5922.28Sqm

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 IRS report, the proposed project site and the proposed structure inside the project site falls in CRZ-II and outside CRZ area as per approved CZMP (Map No. MH 75) map vide CRZ Notification, 2019.

Description	CRZ Classification	Area in sqm	Total Area in sqm
Project Site Boundary	CRZ-II	89.48	560.20
	Outside CRZ	470.72	
Proposed Structure	CRZ-II	6.38	308.88
	Outside CRZ	302.50	

The site under reference is situated on landward side of existing road, as per CRZ map.


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Consultant further presented that, existing residential building is present and no construction has been started on site under reference.

The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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 Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority 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 concerned Planning Authority shall ensure that 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.
2. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. The concerned Planning Authority shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
4. PP should implement all environment measures such as STP, rainwater


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harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.

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 Urban Local Body.


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Item No. 7: Proposed redevelopment of community hall at survey number 49 pt. and 50 pt. at Navyuvan Co-Op. Housing society of village Penkarpada, Tal. & Dist. Thane by M/s Navyuvan Co-Op. Housing society

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of community hall at survey number 49 pt. and 50 pt. at Navyuvan Co-Op. Housing society of village Penkarpada, Tal. & Dist. Thane.

Consultant presented that, the existing building has received Completion Certificate vide letter dated 02.11.1993 and OC vide letter dated 29.03.1996. The residential building comprised of Ground + 4 floors along with community hall of ground floor structure with a BUA of 930 sqmt.

The present proposal is for redevelopment of community hall and residential building will be retained. The community hall was in dilapidated condition and demolished as per notice dated 20.03.2023.

Plot area is 9331.50Sqm, FSI area is 930.00sqm, Non FSI area is 641.14Sqm, Total Construction area is 1571.14Sqm

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 IRS report, the project site bearing Survey No. 49 (pt) & 50 (pt) Penkarpada village Mira Bhayanadr Municipal Corporation, Thane partly falls in CRZ-IA (50 m Mangrove Buffer Zone) , CRZ-II with remaining area out side CRZ as per approved CZMP (Map No. MH 82) prepared as per CRZ Notification, 2019.

S. No.	Survey No.	CRZ Classification	Area in Sqm	Total area in Sqm
1	49 (pt)	CRZ-IA (50 m Mangrove Buffer Zone)	1732.80	2610.20
2		CRZ-II	654.53	
3		Out of CRZ	222.87	


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4	50 (pt)	CRZ-IA (50 m Mangrove Buffer Zone)	1791.20	
5		CRZ-II	1698.56	
6		Out of CRZ	3031.54	
Total				9131.50

The Authority observed that, proposed redevelopment of community hall partly falls in CRZ-IA (50 m Mangrove Buffer Zone), CRZ-II and Non CRZ area.

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 that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) 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 Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.

The Authority observed that part of community hall falls in CRZ-IA (50 m mangrove buffer zone). However, construction of community hall is not permissible in CRZ-IA as per para 5.1.1 of the CRZ Notification, 2019 and as per Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006. Therefore, the Authority asked PP to submit detailed note regarding permissibility of project.

Accordingly, PP vide letter dated 17.07.2025 requested CRZ Clearance in CRZ-IA (50 m mangrove buffer zone) in view of Hon. High Court Order dated 29.07.2015 in WP No. 3592 of 2024 (Kannamwar Nagar Gulmohor CHSL Vs Union of India) and since the existing building received OC prior to CRZ Notification, 2011.


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The Authority observed that,

- 1) PP to submit justification about applicability of Hon. High Court Orders in WP No. 3592 of 2024 (Kannamwar Nagar Gulmohor CHSL Vs Union of India) to present proposal under consideration
- 2) PP to explore possibility to plan proposed construction beyond mangrove 50 m buffer zone and submit revised plan.

Decision:

The Authority after deliberation decided defer the proposal for want of above information.



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Item No. 8: Proposed Liquid & Gas Storage Terminal at Plot No. EN-211, Sector 2, Eastern Node, Behind Port Users Building, JNPA, Sheva, Uran, Dist. Raigad by M/s Aegis Vopak Terminals Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Proposed Liquid & Gas Storage Terminal at Plot No. EN-211, Sector 2, Eastern Node, Behind Port Users Building, JNPA, Sheva, Uran, Dist. Raigad

Consultant presented that, AEGIS Vopak Terminals Limited (Project Proponent) has Proposed Liquid & Gas Storage Terminal at JNPA, Uran, Navi Mumbai, Maharashtra. The proposed terminal will be of capacity 5,19,500KL and the total area of the plot admeasures 1,21,076 Sqm, (12.1076 Ha). The capacities of proposed facilities are as under

- Petroleum Class A/B/C & Chemical Tanks -2,07,063KL (30 nos. of tanks)
- LPG Refrigerated Tanks - 1,32,566 KL (2 Nos. X 66, 283 KL)
- LPG Mounded vessels - 210 MT (2 Nos. X 105 MT) & 20 MT (2 Nos. X 10 MT) Above ground Pressure vessels
- Ammonia Refrigerated Tanks- 1 No. X 66, 283 KL
- Ammonia above ground vessels - 54 MT (2 Nos. X 27 MT) Pressure vessels
- Non- Petroleum products-1,13,100 KL (29 nos. of tanks)
- LPG Bottling Plant Estimated daily cylinder filling capacity - 150 MT/Day
Estimated Cylinder storage capacity

PP submitted that, total covered Built up area (BUA) of buildings / sheds is 16,613 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 project site of M/s. AEGIS VOPAK Terminals Limited, Plot No. EN-211, Sector 2, Eastern Node, Jawaharlal Nehru Port Authority, Sheva, Uran, District Raigad 400 707 for the construction of proposed Liquid & Gas Storage Terminal and associated facilities at Plot No. EN-211, Sector 2, Eastern Node, behind Port Users Building, Jawaharlal Nehru Port Authority, Sheva, Uran, District Raigad, Maharashtra majorly falls outside 50m setback line from HTL of Nhave Creek

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with remaining area inside CRZ-II as per approved CZMP (Map No.MH 73) published vide CRZ Notification 2019.

All the proposed storage tanks falls outside CRZ and small portation of the project site and proposed construction in CRZ-II as indicated in locallevel CRZ map. The project sire fully out side 50 m mangrove buffer zone as indicated in the local level CRZ map. The area of project site in various CRZ zones:

CRZ Classification	Area in Sqm
CRZ-II	6548
Outside CRZ	114527
Total	121076.00

PP has submitted Rapid Environmental Impact Assessment (EIA) Report prepared by M/s. Enviro Resources (Nabet Accredited). Consultant presented the Anticipated Impacts and Mitigation Measures as follows:

Component	Impact Description	Precautionary / Remedial Measures
CONSTRUCTION/DESIGN PHASE		
BITOTIC ENVRIONMENT		
Tree Felling	Habitat loss	Tree cutting is not required
Terrestrial Flora and Fauna	Dusting settling & adverse impact on flora in down wind direction of construction sties and route of construction vehicles	Engineering practices during construction will be as such so that dust generation is minimal. Regular water sprinkling will be done to capture & settle the fugitive dust at the construction site itself.
	The immediate surroundings of project site may be unfavoured by birds & other fauna due to noise & vibrations; however, such impact will be temporal only	Nevertheless such impacts cannot be mitigated completely however severity of these impacts will be significantly reduced by avoiding construction works during early morning & evening hours.


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	during construction phase.	
Aquatic Flora and Fauna	Spillage of concrete and construction material	Engineering practices during construction will be as such so that there will not be spillage generation. Using environmentally friendly materials and construction methods Cement concrete M-20 and M-25 with tremix treatment will be used with proper shuttering. There will be minimum excavation and excavated material will be reused. None of this will be disposed off in CRZ Areas elsewhere. Implement sediment control measures (e.g., silt curtains, dredge containment) Install fish screens and passage systems. Develop a spill response plan and emergency preparedness measures.

CONSTRUCTION/DESIGN PHASE

Water Source	No impact on underground water sources Effluent from tank/pipeline washing as well as domestic sewage will be generated to the tune of 28 KLD	The effluent will be treated in ETP of 30 KLD
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Component	Impact Description	Precautionary / Remedial Measures
ENVIRONMENTAL QUALITY		
Air Quality	Construction phase of proposed project will lead to slight incremental levels of dust & construction machinery and	Good engineering practices will be adopted, regular water sprinkling will be done to capture the dust emissions, vehicles with valid PUC will only be engaged during construction phase. The incremental values predicted for



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	vehicular emissions	operational phase are considering BS-II version vehicles as worst case scenario, however BS-IV or higher version accommodating engines will be adopted in future.
Noise Level	The construction activities such as transportation of raw materials for civil works, construction machinery, DG sets are likely to cause increase in the ambient noise levels marginally and locally. As the magnitude of construction activity is not huge, the noise outside the terminal is unlikely to increase. The impact will be localised, short term and reversible in nature	All construction activities will have to comply with local noise regulations. Night time work could require a variance for local noise regulations The contractor will be required to comply with any noise regulations permits acquired for the Project. Construction hours could be set, and construction activity noise level emission criteria could be determined and compliance required during construction. Contractor has to ensure personal protective measures are strictly observed with in work site
OTHERS ISSUES		
Accident risk from construction activities	Mild/ Severe injuries / loss of life of construction works & personnel's involved in site / construction activities	To ensure safe construction in the temporary accesses during construction, lighting devices and safety signal devices will be installed. Safety of workers under various operations during construction should be ensured by providing them helmets, masks, safety goggles etc The electrical equipment should be checked regularly to avoid risks to workers At every work place, a ready available first aid unit including an adequate supply of dressing materials, a mode of transport


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		(ambulance), nursing staff and an attending doctor to be provided Lighting device and signals at workplace to be installed
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The Authority asked consultant about details of Products to be Handled at site under reference. Consultant presented the followings:-


1.	Liquefied Petroleum Gas (LPG)
2.	Propane
3.	Butane
4.	Ammonia
5.	Propylene
6.	Butadiene
7.	VCM
8.	Butene
9.	Ethane
10.	Acetone
11.	Motor Spirit (Blended as per Government Directive)
12.	Kerosene
13.	Aviation fuel
14.	High speed diesel
15.	Naphtha
16.	Furnace oil
17.	Methanol
18.	Styrene Monomer
19.	Toluene
20.	Xylene
21.	Crude oil
22.	Benzene
23.	Solvent C9- C11
24.	Ethanol
25.	Hexane
26.	VLSFO
27.	LSHS
28.	CBFS


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29.	Paraffins
30.	White Oil
31.	HFHSD
32.	LDO
33.	2- Ethyl Hexanol
34.	2-Ethyl Hexyl Acrylate
35.	2-Methyl 1,3 Propanediol
36.	2-Propyl Heptanol
37.	Acetic Acid
38.	Acetic Anhydride
39.	Acrylic Acid
40.	Acryl Nitrile
41.	Alpha Olefins
42.	Aniline
43.	Base Oils
44.	Bio Diesel
45.	Bitumen
46.	Butanol
47.	Butyl Acetate
48.	Butyl Acrylate Monomer
49.	Butyl Glycol
50.	CARADOLS
51.	Carbon Black Feed Stock
52.	Carbon Tetrachloride
53.	Caustic Soda Lye
54.	Chloroform
55.	Crude Glycol
56.	Cyclohexanol
57.	Dibutyl Maleate
58.	Di Ethylene Glycol
59.	Diethyl Oxalate
60.	Di Methyl Formamide
61.	Di-Octanol
62.	Ethyl Acetate
63.	Ethyl Acrylate
64.	Ethyl Alcohol
65.	Ethylene DI Chloride
66.	EXXSOL


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67.	Fatty Acids
68.	Fatty Alcohol
69.	Glycerin
70.	IsoButanol
71.	IsoNonyl Alcohol
72.	Iso Propyl Alcohol
73.	Linear Alkyl Benzene
74.	luhe Oils
75.	Methyl Acrylate
76.	Methyl DipheylDiisocyanat
77.	Methyl Ethyl Ketone
78.	Methyl Iso Butyl Ketone
79.	Methyl Methacrylate
80.	Methyl Oleate
81.	Methyl Tertiary Butyl Ether
82.	Methylene Di Chloride
83.	Mono Ethanol Amine
84.	Mono Ethylene Glycol
85.	Mono Propylene Glycol
86.	Nitric Acid
87.	Ortho Nitro Toluene
88.	Paraffin
89.	PFAD
90.	Phenol
91.	Phosphoric Acid
92.	Polyols
93.	Prop'ionic Add
94.	Propylene Glycol
95.	Rubber Processing Oil
96.	Sulphuric Acid
97.	'rezone!
98.	Tri ethylene Glycol
99.	Vegetable Oils
100.	Vinyl Acetate Monomer
101.	Ethylene Di Amine

Expert members asked details about mangrove vegetation present near site. Consultant presented that, Mangrove vegetation present beyond 50 m from the


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project site. No mangrove cutting involved in the project. The Authority observed that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference. PP to obtain NOC from Mangrove cell.

The Authority observed that NOC from Petroleum & Explosives Safety Organization (PESO) is required for the project. Consultant presented that PP has obtained PESO NoC. PP to ensure that Proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.

The Authority noted as per para 5.1.2 (CRZ-IB) of CRZ Notification, 2019,

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

(iv) Transfer of hazardous substances from ships to Ports, terminals and refineries and vice versa.

(v) 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, provided that such facilities are for receipt and storage of fertilizers and raw materials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid, etc.

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

The Authority noted as per para 5.2 (CRZ-II) of CRZ Notification, 2019

"(i) - Activities as permitted in CRZ-IB shall also be permissible in CRZ-II."

The Authority noted as per Annexure-II of CRZ Notification, 2019,

"List Of Petroleum and Chemical Products Permitted for Storage in CRZ, Except CRZ-I A: (i) Crude oil; (ii) Liquefied Petroleum Gas; (iii) Motor spirit; (iv) Kerosene; (v) Aviation fuel; (vi) High speed diesel; (vii) Lubricating oil; (viii) Butane; (ix) Propane; (x) Compressed Natural Gas; (xi) Naphtha; (xii) Furnace oil; (xiii) Low Sulphur Heavy Stock; (xiv) Liquefied Natural Gas; (xv) Fertilizers and raw materials for manufacture of fertilizers; (xvi) Acetic acid; (xvii) Mono ethylene glycol; (xviii) Paraxylene; (xix) Ethane; (xx) Butadine; (xxi) Methanol; (xxii) Caustic; (xxiii) Bitumen."



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The Authority noted as per para 7 of 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."

The Authority noted the proposed Liquid & Gas Storage Terminal in CRZ-II & Non CRZ area can be allowed.

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. PP to ensure that Petroleum and Chemical Products listed in Annexure-II of CRZ Notification, 2019 shall be only permitted for Storage in the CRZ area.
3. PP to ensure that no construction allowed in mangroves & 50 m mangrove buffer zone.
4. PP to ensure that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference.
5. PP to ensure that there will be no violation of order dated 17th Sep, 2018 passed by Hon. High Court in PIL 87/2006.
6. PP to obtain NOC from Mangrove cell.
7. PP to ensure that free flow of tidal influence water should not be hampered.
8. PP to ensure that proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable.


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9. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.
10. PP to ensure all safety measures as recommended in guidelines of Petroleum & Explosives Safety Organization (PESO).
11. PP to submit undertaking regarding Petroleum and Chemical Products listed in Annexure-II of CRZ Notification, 2019 be only stored in the project site.
12. PP to submit comprehensive safety assessment / risk management aspects with Mitigation plan for the project.
13. 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.
14. 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.
15. 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.
16. Safe disposal of the wastewater should be ensured.
17. This CRZ Recommendation is subject to final outcome of Hon'ble NGT Matter bearing OA No. 175/2024 (Paramparik Machimar Bachao Samajik Kruti Samitee Vs MCZMA & Ors)
18. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Item No. 9: Proposed redevelopment on Plot Bearing C. S. No: 346 Of Malabar Hill Division, at LaxmibaiJagmohandas Marg (Nepean Sea Road), Mumbai by Shree Kishore Vardhan Developers Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on Plot Bearing C. S. No: 346 Of Malabar Hill Division, at LaxmibaiJagmohandas Marg (Nepean Sea Road), Mumbai.

Consultant presented that, the following existing authorised structures on site under reference:

Component	BUA in sqm
Building (Five Storied)	1640.22
Two Floor Bungalow	1238.96
Chawl (G+1)	367.98


Proposed residential building comprises of Lower Ground Floor+ Upper Ground Floor (Stilt)+1st to 9th (Part) Residential floor and part podium floor+10th amenity floor +11th to 33rd Residential Floor, at the site, after demolition of the old structures. Plot area is 2136.76Sqm, FSI area is 9171.66sqm, Non FSI area is 15681.19Sqm, Total Construction area is 24852.85Sqm

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 IRS report, the proposed project site falls in CRZ-II as per approved CZMP (Map No. MH 72) map vide CRZ Notification, 2019. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority asked PP to submit following information:

- 1) Details of Land Ownership
- 2) Details of Provision of Sewage treatment
- 3) Details of environment measures such as STP, rainwater harvesting, solar lighting, OWC etc
- 4) Provision for Solid Waste Management


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Decision:

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

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Item No. 10: Construction of balance work of Dighi Port, Taluka Murud and Taluka Shrivardhan, District Raigad, Maharashtra by M/s Dighi Port Limited.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of balance work of Dighi Port, Taluka Murud and Taluka Shrivardhan, District Raigad.

Consultant Presented that, Dighi Port Limited has obtained Environmental and CRZ Clearance vide letter dated 30th September 2005 and subsequent amendment dated 26th December 2005, 25th June 2012 and 27th January 2022 for the following major components:

- Total 5 berths (strengthening of existing berth on south bank (Dighi side) + 1 new berth on south bank and 3 new berths on North side (Agardanda side) of Rajpuri creek.
- Breakwater on south bank
- Reclamation of 141 Ha area
- All kinds of dry cargo, project cargo, container cargo, liquid cargo including LPG.


At present, Dighi Port Limited has completed reclamation of 114 Ha area, strengthening of existing berth on south bank, construction of 1 multipurpose berth on South and 2 on North Bank (all berths are in operations). Now Dighi Port Limited wants to complete the balance work i.e Construction of one berth (berth no 5) on the north side, reclamation of 27 Ha and construction of 1400 meter breakwater on the south side, which are already approved in earlier CRZ and Environmental Clearance

The ToR was granted for Balance Work proposal in 308th EAC meeting dtd.15th and 16th Sept 2022. ToR letter was issued on 7th November 2022.

Deliberation:

Consultant presented the comparative statement of existing and proposed work:

Sr. No	Component	As per EC, CRZ - 2005	Construction Completed	Balance Work (Current proposal)
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a)	Total length of berth	5 multipurpose berths having total quay length of 1625 meter	4 multipurpose berths are constructed: 2 on North side and 2 on South side	Construction of multipurpose berth (325m) on the North side (Agardanda) of Dighi port.
b)	Cargo handling	23.65 Million Metric Ton Per Annum (MMTPA)	-	No addition in the approved quantity
c)	Total reclamation	141 Ha	114 Ha	Reclamation of 27 Ha on North side behind the proposed berth
d)	Total acquisition	139.5 Ha	139.5 Ha	No land proposed
e)	Total area	280.5 Ha	-	No change in approved total area of project
f)	Breakwater	Approval to construct breakwater on south side	-	To construct breakwater of 1400 meter on the south side
g)	Total water requirement	Million liters per day (MLD) 14	-	No additional requirement
h)	Power requirement	240 MW	-	No additional power requirement
i)	Type of cargo	All kinds of dry cargo (coal, bauxite, Fertilizer and Fertilizer raw material, molasses, cement, clinkers, Iron, Steel, sugar, project cargo, break bulk, container cargo, POL, LPG, all types of chemicals and other miscellaneous cargo)		No additional cargo proposed


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

- The proposed project activities such as Berth Connectivity, Backup yard and Berth fall within the CRZ IB (Intertidal Zone) category. The proposed Basin Area falls in CRZ IB (Intertidal Zone) and CRZ IVB (Creek) categories.
- The proposed Breakwater falls in CRZ IB (Intertidal Zone) and CRZ IVA (Sea) categories. The Part of the existing Backup Yard and existing Basin Area falls in CRZ IB, No Development Zone and CRZ IVB categories.
- The Existing Berth falls in CRZ IB and No Development Zone categories. Existing Berth Connectivity falls in CRZ IB category. The existing Channel falls in CRZ IVA and CRZ IVB categories.
- The existing Turning Circle falls in CRZ IVB category.
- The details of the proposed/existing project activities falls under different CRZ categories (based on the approved CZMP as per CRZ Notification, 2019) are shown in Table:-

Proposed/Existing Project Activities		CRZ categories (area in Sqm)				Out Side of CRZ Area
		CAL IB - Intertidal Zone	No Development Zone	CRZ IVA	CRZ IVB	
Proposed Activities	Proposed Berth Connectivity (P5)	2126	-	-		
	Proposed Backup yard (P4)	27956	-	-	-	
	Proposed Basin Area (P3)	350985	-	-	763279	
	Proposed Berth (P2)	11210.3	-	-	-	
	Proposed Breakwater (P1)	43653 3	-	66944	-	-
Existing activities	Existing Backup Yard (E1)	47130	164994	-	1347.7	1261958
	Existing Basin Area (E2)	113186	11554	-	816468	-
	Existing Berth (E3)	31886.1	13288.1	-	-	-
	Existing Berth Connectivity (E4)	2825.9 3	-	-	-	-
	Existing Channel (E5)	-	-	242307	621657	-


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	Existing Turning Circle (E6)	-	-	-	196100	
Total area		95156 5	17139 9	2490011	1711900	1261958

The proposed project site falls within the Sheet No. E 43 G 15/SE and Map No MH 57 of approved CZMP prepared as per CRZ Notification, 2019. A CRZ map covering about 7Km radius of the project site representing CRZ categories based on approved CZMP is given.


PP has submitted Environmental Impact Assessment (EIA) & EMP Report prepared by Aditya Environmental Services Pvt. Ltd (Nabet Accredited). Consultant presented the Anticipated Impacts and Mitigation Measures as follows:


Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsibility of Implementation
Transportation of construction material creation of backup land Construction of breakwater.	Air Quality	<ul style="list-style-type: none"> Exhaust emissions from vehicles and vessel transporting boulders for breakwater Fugitive dust during material handling, storage etc. 	<ul style="list-style-type: none"> Providing adequately sized construction yard for storage of construction materials, equipment tools, earthmoving equipment, etc. Provide enclosures on all sides of construction site Movement of material will be mostly during non-peak hours. Construction equipment and transport vehicles will be periodically washed to remove accumulated dirt Water sprinkling will be carried out to suppress fugitive dust Environmental awareness training will be imparted to personnel involved in developmental works 	Construction Contractor/DPL


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Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsibility of Implementation
Transportation of construction material creation of backup land Construction of breakwater.	Noise	Noise from following activities <ul style="list-style-type: none"> Vehicles transporting construction material Diesel run engines of construction machinery 	<ul style="list-style-type: none"> Noise levels will be maintained below threshold levels stipulated by Central Pollution Control Board (CPCB)/MPCB Procurement of machinery/construction equipment will be done in accordance with specifications conforming to source noise levels less than 85 dB (A) Well-maintained construction equipment, which meets the regulatory standards for source noise levels, will be used Any equipment emitting high noise, wherever possible, will be oriented so that the noise is directed away from sensitive receptors Noise attenuation will be practiced for noisy equipment by employing suitable techniques such as acoustic controls, insulation and vibration dampers High noise generating activities such as piling and drilling will be scheduled to minimize noise impacts Personnel exposed to noise levels beyond threshold limits will be provided with protective gear like earplugs, muffs, etc. Ambient noise levels will be monitored at regular intervals 	Construction Contractor/DPL
				

Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsibility of Implementation
Transportation of construction material creation of backup land Construction of breakwater.	Marine Environment	Shoreline Change: The historical shoreline changes are analyzed using Landsat satellite imageries (2013-2022) along with beach profile data which concludes Dighi region is well protected by headlands along with rocky cliffs which remains stable with no erosion and deposition	Monitoring of shoreline with the help of high-resolution satellite imageries during operation phase shall be carried out for over 30 years.	
	Existing Traffic	Traffic addition	External connectivity is available. During the internal road construction, special care will be taken to protect road from heavy load vehicular movement damage.	Construction Contractor/DPL
Capital Dredging for berth pocket. Construction of Breakwater	Marine Environment	Loss of benthic organisms at construction site of breakwater and at berth pocket due to dredging activity Biomass: Avg. 31.5gm/m ² Population no: 389no/m ²	The benthic strata lost during direct & indirect impact shall re-instate itself & stabilise over the time gradually.	Construction Contractor/DPL
	Water Quality	Increase in turbidity of water	Containment of the work area with a silt curtain to prevent excessive release of fine sediments Use of suction dredger instead of bucket dredger	
			Dewatering of fines through sediment traps No dredging works during storms	

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Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsibility of Implementation
Solid Waste Management	Soil quality	<ul style="list-style-type: none"> Land contamination due to disposal of solid waste on ground Hazardous waste generated includes paint drums, waste oil from construction vehicles/ equipment's etc. Improper waste disposal can lead to unhygienic conditions and hazards at site and to nearby population. 	<ul style="list-style-type: none"> The color coded bins will be provided for domestic waste collection and it will be disposed of by the existing mechanism in place. The collection and segregation of inert and hazardous waste will be done at designated places. Burning of refuse at construction sites will be prohibited. Hazardous waste will be stored at designated covered place having impervious flooring. The area will be provided with leachate collection system preventing it from runoff. 	Construction Contractor/DPL

Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsi- bility of Implement- ation
Cargo handling	Air Quality	Emissions from loading/unloading equipment, DG sets, vehicular dust emissions, fugitive emissions from storage areas, spillage of cargo	Using vacuum collectors at dust-generating activities Using slurry transport, pneumatic or continuous screw conveyors, and covering other types of conveyors Scientific and regulated stacking of cargo piles Regularization of truck movement Periodic cleaning of cargo spills, Greenbelt Development	DPL
	Noise	Due to equipment handling and vehicular movement Ship unloading/loading operations	Acoustic Barriers and Enclosures Personal Protection Equipment (PPE) Greenbelt Development traffic regulation	

Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsi- bility of Implement- ation
Maintenance dredging		The disposal of 6.2 million cum/year of dredged material produced by maintenance dredging will cause a change in bed level w.r.t to disposal site	Impact predicted maximum bed level change at the dredged disposal location is not significant and it is limited to localized areas only.	DPL
Discharge in creek/basin area Accidental Cargo and Oil spills	Marine water quality and ecology	Change in marine water quality/ecology due to discharge of ship wastes, sewage, ballast water, bilge water, solid waste etc.	As a mitigation measure for accidental spillages an Oil spill contingency plan will be prepared and implemented. In case of any cargo spillage during transfer from/to ships, it will be attempted to recover the spills. Oil spill control equipment such as booms / barriers will be provided for containment and skimmers will be provided for recovery. Response time for shutting down the fueling, containment and recovery will be quicker.	DPL


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Project Activities/ components	Environmental Attributes likely to be impacted	Likely Impacts in Absence of Mitigation measures	Proposed Mitigation Measures	Responsibility of Implementation
Wastewater discharge	Water Quality	Impact due to runoff and disposal of untreated sewage/ effluent	currently 2 STPs of capacity 15 KLD are in operation at north and south terminal respectively. For future requirement it is proposed to install 50KLD STP and 180 KLD ETP for treatment of wastewater generated in operations. Treated wastewater from STP will be used for the greenbelt	DPL
Other	Socio-economic conditions of the region	The port is likely to generate 200 nos. employment during construction phase and in operational phase, direct and indirect employment for 50 and 250 persons respectively. Local people will be given preference based on their qualification and skill set. Together with this employment potential, project will help to enhance the socio-economic conditions of the area with better employment opportunities		
	Natural Hazards	Disaster Management Plan (DMP) has already been prepared, same shall be used for balance work proposal. Port Conservator will act as the overall in-charge of the control of educative, protective and rehabilitation activities to ensure least damage to life and property.		
	Induced Development	Offers an efficient and cost-effective supply chain/ value proposition to the local importers and exporters in Maharashtra and nearby states,		

The Expert members asked PP regarding presence of mangrove vegetation at the site. Consultant presented that, the proposed Site is devoid of mangroves, with the nearest mangroves area present at distance of 180 m near Dighi village

The Authority noted the para 5.1.2 (i) of CRZ Notification 2019

a) *foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc.;*

The Authority noted the para 5.1.2 of CRZ Notification 2019

(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 the para 5.4 of CRZ Notification 2019

(ii)(d) *maintenance and clearing of waterways, channels and ports;*

(iii) *Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like.*

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ


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clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

"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 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 project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time.
2. The health, safety, and environmental compliance measures should be thoroughly documented. Additionally, periodic training must be provided at all levels. This training should also be meticulously documented to ensure effective implementation and adherence to standards.
3. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
4. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
5. During the construction phase, sustainable construction practices & exploration of other alternatives needs to be explored by the PP to maintain the stability & integrity of the shorelines. 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
6. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project. Noise barriers are erected at appropriate locations.
7. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is


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- protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
8. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats. All recommendations of the EIA studies concerning the fisheries/fishermen shall be complied with.
 9. Noc from the Fisheries Department/ office of Commissioner Fisheries should be obtained by the PP.
 10. PP to ensure planning trees with dense foliage around the project site periphery to mitigate noise pollution from traffic. Development of green belt with trees and other vegetation helps minimize the overall noise level in the area. CPCB guidelines for greenbelt parameters should be followed for effective mitigation of air and noise pollution. Regular maintenance of green belt should be ensured.
 11. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
 12. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
 13. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
 14. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
 15. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.


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Item No. 11: Proposed addition alteration to the existing residential building on plot bearing C.T.S. No. C/1615 of village Bandra, Sherly Rajan Road, Bandra (West), Mumbai by M/s Raghuleela Estates Pvt. LTd.

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for addition alteration to the existing residential building on plot bearing C.T.S. No. C/1615 of village Bandra, Sherly Rajan Road, Bandra (West), Mumbai

Earlier, the proposal is for redevelopment of dilapidated ground + 2 floor building on plot bearing CTS No. C/1615 of village Bandra (W), Mumbai was considered on 119th & 120th meeting of MCZMA as per CRZ Notification, 2011. Accordingly MCZMA vide letter dated 11.10.2017 issued CRZ recommendation for proposed building involves Basement + Ground floor /stilt + 1st parking floor + end service floor + 3rd to 12th (pt) upper floors for residential use. Accordingly, the building has been completed and Occupation certificate obtained on 09.11.2020.

Now, present proposal is for addition alteration to the existing building by proposing 12th and 13th floor above the existing building. The two nos. of additional floors are proposed over the existing building comprising of two-level basement + ground floor partly having double height and partly having mid-landing level for society office + 1st to 3rd floor as residential floors, 4th floor as service floor, 5th to 7th floor as residential floors + 8th as service floor, + 9th to 11th residential floors having height 54.25 mt. from general ground level up to terrace level. After addition of two floors, the building will have height of 61.45 meters from general ground level up to terrace level.

The plot falls in Residential zone and not under any reservation as per DP of 2034.

Plot Area	754.20 Sq. Mtrs.
Total FSI Proposed To Be Consumed	2.82 FSI
FSI Area	Existing FSI Area : 2,232.58 Sq. Mtrs. Proposed Fsi Area: 542.40 Sq. Mtrs.


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Non FSI Area	Existing Non FSI Area :2,363.79 Sq. Mtrs. Proposed Non FSI Area: 162.04 Sq. Mtrs.
Total Construction Area	Existing Construction Area : 4,596.37 Sq. Mtrs. Proposed Construction area: 704.44 Sq. Mtrs. Total Construction Area (Existing + Proposed) : 5300.81 sq. Mtrs.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the IRS report, the project site is situated in CRZ II area, as per approved CZMP, 2019. As per the presentation, the site is situated on landward side of existing road.

The Expert Members asked PP to submit Structural Stability certificate of existing building. PP submitted the same.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II 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.."

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.



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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 concerned Planning Authority shall ensure that 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 concerned Planning Authority should strictly ensure that proposed construction is subject to local town and country planning regulations as applicable from time to time and it 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. PP to explore the option of installation of the STP for treatment of the wastewater.
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.



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Item No. 12: Amendment in CRZ Clearance of proposed Redevelopment of the existing building known as Madhusudan House situated on plot Bearing C. S. No. 2L/738 of Malabar-Cumballa Hill Division at M.L. Dahanukar Road, D Ward, Mumbai, by M/s. Godrej Properties Ltd

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for Amendment in CRZ Clearance of proposed Redevelopment of the existing building known as Madhusudan House situated on plot Bearing C. S. No. 2L/738 of Malabar-Cumballa Hill Division at M.L. Dahanukar Road, D Ward, Mumbai.

The Authority observed that, earlier MCZMA has issued CRZ recommendation for redevelopment on site under reference. The Authority noted that the Project proponent has not mentioned about earlier CRZ recommendation to the project and not submitted the application in its prescribed format under CRZ Notification, 2019. Further, it is also observed that, Total BUA of the project is 19987.73 sqm which is slightly below the applicable limit of EIA Notification, 2006. PP need to submit clarification on maximum plot potential of the plot area of 1791.82 sqm. PP need to submit maximum Permissible BUA and applicability of EIA Notification, 2006, considering the plot potential.

Accordingly, the Authority after deliberation decided to delist the proposal for submission of the application in prescribed format under CRZ Notification, 2019 along with above mentioned information on Parivesh Portal of MoEF&CC.



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Item No. 13: **Construction of Residential Building on Plot no. 78, Sector 50, Nerul, Navi Mumbai by Namdev Mahadeo Tipu**

Introduction:


The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of Residential Building on Plot no. 78, Sector 50, Nerul, Navi Mumbai.

Consultant presented that, NMMC has issued Commencement Certificate dated 15.01.2005 for construction of residential building on site under reference. Accordingly, construction of residential is completed on site. However, NMMC has refused to grant Occupation Certificate and asked PP to submit clarification / clearance from MCZMA to grant Occupation Certificate.

The MoEF&CC, New Delhi vide letter dated 14th March, 2022 issued SOP 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 Municipal Commissioner, NMMC vide letter dated 06.02.2023 submitted the proposal as per SOP :

Project details	Project Location (Whether landward side of existing road & authorised structure)	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. 78, Sector -50, Nerul, Navi	The said project is situated on landward side of the	Commencement certificate dated 15.01.2005	The land bearing plot no. 78, Sector 50, Nerul, Navi Mumbai was not affected	The land is affected as per approved CZMP prepared as per CRZ Notification,	Residential building is affected within 50 mtr Mangrove


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Mumba i	existing & authorised structure		by CZMP 1991	2011	buffer zone area.
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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 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.


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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 PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the IRS report, the proposed project site in plot No. 78, sector 50, Nerul, Navi Mumbai, Maharashtra falls near creek and Mangroves. The proposed project site bearing plot No. 78, sector 50, Nerul, Navi Mumbai, Maharashtra falls completely outside CRZ as per CRZ Notification 1991 (Sheet No. 47 E 4 SW), completely fall inside CRZ II as per CRZ Notification 2011 and partially in CRZ II with the remaining area outside CRZ as per CRZ Notification 2019. The existing building in the project site completely fall outside as per as per CRZ Notification 2019. The area details under various CRZ are presented in Table :-

S.No	CRZ - Classification	Area (1991) in Sq.m	Area (2011) in Sq.m	Area (2019) In Sq.m
1	CRZ - II	0.00	849.90	88.83
2	Outside CRZ	849.90	0.00	761.07
	Total	849.90	849.90	849.90


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The Authority observed that, the Municipal Commissioner, NMMC need to certify that Commencement Certificate dated 15.01.2005 was issued by NMMC is as per extant building development norms in place, at that time for sanction for project.

Decision:

In the light of above, the Authority after deliberation decided to defer the proposal for want of above information.


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Item No. 14: Proposed Slum Rehabilitation Scheme Known as Sahayog Kalpana C.H.S. on Plot bearing CTS No1103(Pt) of Village Versova, Aram Nagar, Andheri (W) Mumbai by M/s Soar High Infracon LLP

Consultant informed that the present proposal has been wrongly submitted again. They have already presented the proposal in 182nd meeting of MCZMA.

In the light of above, the Authority after deliberation decided to delist the present proposal.



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Item No. 15: Establishment of a resort facility, encompassing accommodation, dining, recreational amenities, and associated infrastructure at Gat No. 385, 386, 387, 390, 391, 392, 394, 395, 396, 397 of village ihm, tal Alibag, Dist Raigad by M/s. Praved Tentz

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Establishment of a resort facility, encompassing accommodation, dining, recreational amenities, and associated infrastructure at Gat No. 385, 386, 387, 390, 391, 392, 394, 395, 396, 397 of village ihm, tal Alibag, Dist Raigad.

Consultant presented that MTDC has been awarded the work for set up, operations and management of Tent City at Kihim Beach in Dist Raigad on PPP basis vide work order no. MTDC/Works/WO/Kihim /2023/1558 dated 16/10/2023.

Proposed resort facility involves followings:

Sl. No.	Proposed Project Activities (Temporary Tourism Facility)	Sand Dune - CRZ IA (sq.m)	No Development Zone (sq.m)
1	Bar	179.06	-
2	Car Parking	-	615.74
3	Conference Hall	-	209.98
4	D G Set	-	22.39
5	Electric Room	-	20.91
6	General Washroom	-	25.97
7	HOD Accommodation	-	58.52
8	House Keeping Store	-	44.59
9	Linen Store	-	20.06
10	Main Store	-	59.45
11	Open Space	5583.29	8352.42


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12	Physical Challenged People	-	43.21
13	Reception	-	140.09
14	Restaurant + Kitchen	116.35	223.72
15	RMU	-	1.11
16	Security	-	9.10
17	SPA	-	113.47
18	Staff Accommodation	-	166.54
19	Staff Dining	-	28.62
20	Staff Washroom	-	59.45
21	STP	-	20.88
22	TENT	840.55	844.85
23	Transformer	-	3.42
24	Water Tank	-	34.42
25	Well	-	81.27
26	Road	1220.77	622.95

The PP has submitted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai. As per the NCSCM report,

- CRZ Map of 1:4000 scale with HTL, LTL and CRZ categories is prepared in accordance with the approved CZMP of Maharashtra State as per CRZ Notification, 2019. The proposed project activities superimposed in 1:4000 Scale CRZ map.
- As per approved CZ MP, The proposed project activities such as Proposed Road, Bar, Restaurant, DIM and Open Space falls within the CRZ IA (Sand Dune) and No Development Zone categories.
- The proposed project activities such as Proposed Building, Car Parking, Conference Hall, Water Tank, Well, SPA, Reception, Physically Challenged People, Linen Store, Tent, Staff Accommodation, Transformer, Staff Toilet, House Keeping, Main Store, Electric Room, D G Set, RMU, Security, Staff Dining falls within the CRZ III category.
- Based on the field survey the proposed project activities such as Proposed Building, Car Parking, Conference Hall, Water Tank, Well, SPA, Reception, Physically Challenged People, Linen Store, Tent, Staff Accommodation, Transformer, Staff Toilet, House Keeping, Main Store, Electric Room, D G Set, RMU, Security, Staff Dining falls Road, Bar, Restaurant, DIM and Open Space within the No Development Zone


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category. As stated by the Project Proponent all proposed project activities are temporary structure.

The Authority observed that project site situated in CRZ-IA (Sand dunes) and CRZ-III (NDZ) as per approved CZMP, 2019. The Authority informed that, proposal will be considered as per CZMP by MoEF&CC New Delhi under CRZ Notification, 2019.

Further, it was also observed from presentation existing trees present on site under reference. The Expert Members asked PP regarding whether tree cutting involved in the project. Consultant presented that, Approximately 70 trees will be affected due to project requirements.

The Authority observed that, PP need to submit the followings:

- 1) Clause wise permissibility of the each component in the project as per approved CZMP under CRZ Notification, 2019.
- 2) Environmental Impact Assessment (EIA) Report & Environmental Management Plan (EMP) Prepared by Nabet Accredited Consultant.
- 3) Details of Compensatory Tree Plantation
- 4) Details of Sewage Treatment Plan

Decision:

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


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Item No. 16: Proposed Residential building project located at Plot no.98, Sector 21, Ulwe, Navi Mumbai by Shri. Sanjay Dattatray Patil

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential building project located at Plot no.98, Sector 21, Ulwe, Navi Mumbai

Consultant presented that, Proposed residential building comprises of 2 Basement + ground + 9 Floors.

Plot area is 2499.66 Sqm, FSI area is 10635.96 sqm, Non FSI area is 5811.053 Sqm, Total Construction area is 16497.93 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 Authority observed that, as per IRS map, the project site falls in CRZ-II and seaward side of existing road. The shortest distance from HTL (Creek) is 1.48 m.

Consultant requested to consider the road on north side of the plot and grant CRZ Clearance.

The Authority noted that as per para 5.2 CRZ-II 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.

The Authority noted that, there is no existing road or authorized structure between project site and High Tide Line of creek from West side of the plot.



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The Authority observed that the proposal is not permissible as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019.

Decision:

After deliberation, the Authority decided to reject the proposal from CRZ point of view as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019.



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Item No. 17: Proposed Expansion in Residential project on plot bearing C.T.S. No. 307/1-B/2 of Village Valanai, Malad (West), Mumbai, Maharashtra by Shri. Sanjay K Patel C. A. to Owner.

The Authority noted that, PP vide email dated 17.07.2025 informed that they have withdrawing the proposal.

In the light of above, the Authority after deliberation decided to delist the present proposal.



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Item No. 18: Proposed amendment cum Addition /Alteration work carried out in existing high-rise residential building on plot bearing CTS No. C/1419 A, B & C at Pali Hill Road, Bandra West Mumbai by M/s. Pali Hill Homes Private Limited.


INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for amendment cum Addition /Alteration work carried out in existing high-rise residential building on plot bearing CTS No. C/1419 A, B & C at Pali Hill Road, Bandra West Mumbai.

Earlier, CRZ NoC dated 29.09.2006 was obtained from UDD for redevelopment on site under reference. Accordingly, the building has been completed and Occupation certificate obtained on 28.12.2016.

Now, present proposal is for amendment cum Addition /Alteration work carried out in existing high-rise residential building on plot bearing CTS No. C/1419 A, B & C at Pali Hill Road, Bandra West Mumbai

Floors	Existing Configuration	Proposed Configuration
Ground + Stilt Floor	Entrance lobby+ parking with 2 no's of car lift	No Change
1st to 3 rd Podium	Parking + 2 No's of car Lift	No Change
4th Podium	Fitness Centre + partly parking + swimming pool open to sky + Society Office	Fitness centre additional area + children's play area + relocation of Society Office
5 th to 6th floor	2 no's of car lift + void	Proposed Residential flats 4 BHK (1 No of flat each floor)
7th floor	Partly void and partly refuge on road side	Proposed 1 no of 4 BHK flat + Refuge Area
8th to 12th floors	2 no's of Residential flats (1 BHK & 2 BHK) + Parking Deck with 2 No's of Car Lift	1 no of Residential flats (4 BHK) + Parking Deck with 2 No's of Car Lift
13th & 14th Floor	Duplex Flat: 1 no's of Residential flats (4 BHK) + Parking Deck	1 no's of Duplex Residential flats (4 BHK)


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	with 2 No's of Car Lift	
15th Floor	Terrace Floor Open to sky	Proposed 1 No of residential flat (1 RK) Access from 14th floor proposed internal lift.

	Existing	Proposed	Remarks
Total Plot Area	1431.00 Sq.mt.	1431.00 Sq.mt.	No Change
FSI Ratio	0.97	2.97	Increased by 2.00 FSI
FSI	1394.94 Sq.mt.	4250.07 Sq.mt.	Increased by 2855.13 Sq. Mt.
NON FSI Area	5304.06 Sq.mt.	3349.93 Sq.mt.	Decreased by 1954.13 Sq.mt.
Total Construction Area	6699.00 Sq.mt.	7600.00 Sq.mt.	Increased by 901.00 Sq.mt.
Height	53.85 mt	53.85 mt	No Change
Parking	43 No's (AS per DCR 1991)	34 No's (As per DCPR 2034)	Decreased by 9 No's

The plot falls in Residential zone and not under any reservation as per DP of 2034.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the IRS report, the project site is situated in CRZ II area, as per approved CZMP, 2019. As per the presentation, the site is situated on landward side of existing road.

The Authority noted that as per para 5.2 (ii), (iii) & (iv) CRZ-II 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


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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..

(iv) 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 amendment cum Addition /Alteration work in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

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 concerned Planning Authority shall ensure that 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 concerned Planning Authority should strictly ensure that proposed construction is subject to local town and country planning regulations as applicable from time to time and it 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. PP to implement STP for treatment of the wastewater.



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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.


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Item No. 19: Proposed construction of Holiday Resort at S. No. 25/1/1A/2, 25/1/1A/5, 25/1/1A/6, 26/2, 26/3/1, 27/2A of Navedar Nagaon Village, Taluka Alibag, Dist. Raigad by Neha Rishab Jain

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of Holiday Resort at S. No. 25/1/1A/2, 25/1/1A/5, 25/1/1A/6, 26/2, 26/3/1, 27/2A of Navedar Nagaon Village, Taluka Alibag, Dist. Raigad.


Consultant presented, that, the proposed project activities such as Unit Type - A, Unit Type - B and Unit Type - C having Ground + 1st Floor on site under reference. Existing store room will be demolished on site under reference. As per the approved CRZ Map, the portion of the site falls under CRZ IA (Mangrove Buffer Zone), CRZ IIIA, and the No Development Zone (NDZ). However, all construction activities will be strictly confined to the CRZ IIIA zone.

Plot area is 12100 Sqm, FSI area is 2595.41 sqm, Non FSI area is 199.73 Sqm, Total Construction area is 2795.14 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM report, The proposed project site has HTL on the sea coast. As per 2011 census data Navedar Nagaon Village having population density is more than 2161 per Sq.km. As per CRZ Notification, 2019 "where the population density is more than 2161 per sq.km as per 2011 census base shall be designated as CRZ-III A". Area up to 50 meters from the HTL on the landward side shall be earmarked as the 'No Development Zone (NDZ)' and 50 meters to 500 meters classified CRZ IIIA category.

The proposed project activities such as Unit Type - A, Unit Type - B and Unit Type - C falls under CRZ categories CRZ IIIA (50m to 500m from HTL) category. The part of proposed project boundary falls under CRZ categories such as CRZ IA (50m Mangrove Buffer Zone), No Development Zone and CRZ IIIA (50m to 500m from HTL).


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Area of the Proposed Project Activities under each CRZ categories as per approved CZMP of Maharashtra State as per CRZ Notification, 2019:-

SI.No	Proposed Project Activities	CRZ Categories (Area in Sq. m)		
		50m Mangrove Buffer Zone - CRZ IA	No Development Zone	50m to 500m from HTL - CRZ IIIA
1	Unit Type A			1395.61
2	Unit Type B			214.75
3	Unit Type C			68.45
4	Project Boundary	5403.25	201.19	7250.82
Grand Total		5403.25	201.19	8929.63

The proposed project activities falls within the Sheet No. E 43 G 14 / NW (Map No- MH 65) of approved CZMP prepared as per CRZ Notification, 2019.

The Authority noted that, project boundary falls in CRZ-IA (50 m mangrove buffer zone), CRZ-III (NDZ) and CRZ-III (Beyond NDZ) area. Proposed construction is falls in CRZ-III (Beyond NDZ) i.e. 50m to 500m from HTL - CRZ IIIA.

The Authority noted that the PP has submitted the EIA/ EMP report prepared by MITCON Consultancy and Engineering Services Ltd (Nabet Accredited consultant). As per EIA report, It could be concluded based on the Environmental Impact Assessment study that the proposed project being a small resort project has low environmental footprint. Anticipated impacts during construction and operation phase are non-significant and can be minimised with effective implementation of the mitigation measure. The project is designed considering many eco- friendly aspects. Therefore, the proposed project would promote the tourism in environmentally sound manner.

The Authority observed that mangrove vegetation observed inside the creek let. During the construction & Operation phase, the mangrove vegetation must be protected and mangrove vegetation should not be disturbed. PP to ensure


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that there will be no violation of order dated 17th Sep, 2018 passed by Hon. High Court in PIL 87/2006. NOC from Mangrove Cell need to be obtained by PP.

The Authority noted that as per para 5.3 CRZ-III of the CRZ Notification, 2019, (iii) *Regulation of activities for CRZ-III areas beyond NDZ:*

(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:

"Construction of beach resorts and hotels in designated areas of CRZ- III for occupation of tourists or visitors shall be subject to the certain conditions"

The Authority noted that, proposed construction of Holiday Resort could be allowed between 50 m to 500 m from the HTL of seafront (beyond NDZ) as per 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 concerned Planning Authority shall ensure that 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 concerned Planning Authority should strictly ensure that proposed construction in resort buildings are allowed between 50 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019
3. The concerned Planning Authority should strictly ensure that no construction is allowed within CRZ-IA (50 m mangrove buffer zone) and No Development Zone of CRZ-III as per CRZ Notification, 2019
4. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
5. During the construction & Operation phase, the mangrove vegetation must be protected and mangrove vegetation should not be disturbed.
6. PP to ensure that there will be no violation of order dated 17th Sep, 2018 passed by Hon. High Court in PIL 87/2006. NOC from Mangrove Cell need to be obtained by PP.



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7. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms.
8. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
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 should be obtained before starting construction at the site shall be ensured by District Collector.

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Item No. 20: Proposed reconstruction of existing authorized residential building on land bearing survey nos. 391, 393, 394, 395 at village Dahanu, Tal. Dahanu, Dist. Palghar by Mr. Rajesh S Akre

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction of existing authorized residential building on land bearing survey nos. 391, 393, 394, 395 at village Dahanu, Tal. Dahanu, Dist. Palghar

Consultant presented that, the site has existing authorized structure which are prior to 1991. Now, reconstruction is proposed by demolishing the old structures. At present the structure has been demolished as per approval letter of DMC dated 04.04.2024.

The proposed residential building having Gr/St + 1st floor + 2nd floor + Over stilt raised 2nd floor on site under reference.

As per D P Remarks, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 601.10 Sqm, FSI area is 901.05 sqm, Non FSI area is 225.26 Sqm, Total Construction area is 1126.31 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 IRS report, the site under reference is falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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.."*

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

Expert Members suggested that considering the wastewater generation of around 7.65 KLD, the PP to explore the option of installation of the STP for treatment of the wastewater.

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 concerned Planning Authority shall ensure that 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.
2. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. PP to explore all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.
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.



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Item No. 21: Proposed reconstruction of existing authorized residential building on land bearing survey nos. 46, 47, 48A, 48B, 49A, 49B at village Dahanu, Tal. Dahanu, Dist. Palghar by Mr. Deepak Kastiya & Mr. Vaibhav Bhafna

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction of existing authorized residential building on land bearing survey nos. 46, 47, 48A, 48B, 49A, 49B at village Dahanu, Tal. Dahanu, Dist. Palghar.

Consultant presented that, the site has existing authorized structure which are prior to 1991. Now, reconstruction is proposed by demolishing the old structures. At present the structure has been demolished as per approval letter of DMC dated 28.05.2021.

The proposed residential building Stilt + 1st floor + 2nd floor + 3rd floor on site under reference.

As per D P Remarks, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 571.29 Sqm, FSI area is 715.85 sqm, Non FSI area is 234.15 Sqm, Total Construction area is 950.00 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 IRS report, the site under reference is falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority noted that as per para 5.2 (iv) CRZ-II of the CRZ Notification, 2019, (iv) *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..*"


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The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority 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 concerned Planning Authority shall ensure that 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.
2. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it 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. PP to explore all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.
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.


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Item No. 22: Proposed expansion of Existing Facility at village Rohini, Taluka Mhasala, District Raigad by M/s Das Offshore Ltd.

Introduction:

The Consultant along with project proponent presented the proposal before the Authority. The PP presented that the DAS Offshore Ltd. (DOL) was established as an engineering and construction company mainly for fabrication of offshore structures in 1992. The company operates in Offshore installation, fabrication (Rohini Yard), Electrical, instrumentation works, designing, marine, infrastructure, logistics etc.

The Maharashtra government has developed cluster-based approach to develop shipbuilding and ship repairing industries. The proposed project site is assigned for shipyard development same is shown Regional Development Plan of Raigad.

Consultant presented that the existing facility (Fabrication yard) for fabrication of components of offshore oil and gas exploration rig has obtained Environmental and CRZ clearance dated 17th January 2012 under Sector 7(e) - Port, Harbour, Breakwaters and dredging, category B from SEIAA, Maharashtra.

The existing facility has valid consent to operate (Valid upto 30th March 2027). The construction work of existing facility is 70% completed and it is operational.

The current proposal is expansion of existing facility by addition of shipyard (Ship building and ship repairing yard) within same project area.

The consultant presented that the project site falls within CRZ IA (50 m mangrove buffer zone), CRZ IB, CRZ III (NDZ), CRZ IV B and Non CRZ area. The project is permissible as per the para CRZ I B - 5.1.2 (i), CRZ IB - 5.1.2 (ii), CRZ III - 5.3 (i), CRZ IV - 5.4 (ii), CRZ IV B - 5.4 of the CRZ Notification, 2019.

DELIBERATION:

The Authority noted that the PP has submitted the EIA report prepared by M/s Aditya Environmental Services Pvt Ltd. Observations, anticipated



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impacts, mitigations measures and Environment Management Plan have been discussed by the Authority.

As per the EIA report, the project site situated on southern bank of Rajpuri Creek and towards North of Rohini Village in Gut no. 70 to 83 and 96. The proposed shipyard is situated in proximity (~10 km) to a prominent maritime route in the Arabian Sea. Its geographical positioning provides a sheltered and easily navigable access point, accompanied by appropriate supporting infrastructure. This advantageous location holds the potential to decrease the operational expenses of the shipyard, thereby enabling more cost-effective ship construction and repair processes.

The total plot area of DOL is 521411.14 m² out of which 25637.32 Sqm area kept unutilised. Out of total plot area, an area of 495773.82 Sqm is utilised for fabrication yard, whereas proposed expansion will also be accommodated within same area (495773.82 Sqm).

As mentioned in the EIA report, the proposed activities are as follows:

Sr. No.	Proposed Facility	Magnitude (Area in m ² / Volume in M ³)
1.	Reclamation	151657.37 m ²
2.	Synchrolift within wet basin	90000 m ²
3.	Jetty	10600 m ²
4.	Slipway	25500 m ²
5.	Berth Pocket	19435.77 m ²
6.	Warehouse	21000 m ²
7.	Watch tower/Security cabin	100 m ²
8.	Fuel Station	900 m ²
9.	Dredging	146742.41 m ³

There are certain facilities which will be used in common for both existing Fabrication Yard and shipyard such as Workshop, STP, Electric Control Room, Office, Canteen, Officers Accommodations, Fire Fighting Facility, Dispensary, Training school.

The observations and mitigation measures as stipulated in the EIA report is as follows:

- After the construction of shipyard there will be no impact on shoreline of Rajpuri Creek. The sediment transport modelling studies for existing condition and proposed development are compared and bed level change and rate of bed level change in the


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coastal region and Rajpuri creek region are not observed any significant variations in the sediment and harmful impact on the development of reclamation at west side of the existing Rohini yard. It is concluded that the sediment transport modelling studies shown normal movement of sediment during flooding and ebbing from the river mouth and river discharges. The rate of bed level change during the neap tide condition of the simulation observed in the Rajpuri creek region is -0.15 m. it is evident that erosion near the Rohini shipyard observed. It is suggested that the protection measure shall be constructed in the upstream side as training wall to protect the shipyard from the erosion problem.

- It is requested to DOL to monitor the erosion and deposition in the vicinity of the Rohini yard. The periodic monitoring of tidal level, current speed and sediment movement near the Rohini yard shall be conducted as real time monitoring programmes or pre monsoon, monsoon and post monsoon period of the year. The bathymetry survey of the area shall be surveyed every year to protect the Rohini yard from the natural calamities.
- The river discharges would be monitored every season like pre monsoon and monsoon and post monsoon periods of every year.
- To prevent turbidity and protect marine life in Rajpuri Creek, stormwater and wash water will be managed through sediment traps, silt fences and oil-water separators. Proper containment and treatment before discharge will be ensured to minimize impact on the marine environment.
- Solid waste generated will be stored and re-used wherever possible or disposed through solid waste system.
- Hazardous solid waste from surface preparation, welding, and painting will be collected in designated containers and disposed of through authorized hazardous waste handlers.
- Vehicle maintenance will be ensured and oil leaks will be cleaned up immediately to prevent environmental contamination. All antifouling residues shall be treated as contaminated wastes, as they are all contaminated with biocides. Such wastes shall be collected and segregated for disposal at hazardous waste disposal site and thus prevented from entering adjacent waterways.
- Hazardous solid waste will be disposed as per MPCB norms.
- Bilge water will be treated separately and sent to STP for further treatment.



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- Before coming to shipyard, the ballast water is removed from ship and do not allowed to enter in marine environment.
- To mitigate air and noise pollution which will generate during construction of ships and repairing of works, a proper plantation will be done in term of Green belt. Green belt will be developed in two levels i.e. tall, native and evergreen broadleaved species towards outer periphery whereas dwarf and native species towards inner side of it. This arrangement provides better screening effect.

The Authority noted that, the proposal was earlier considered in 174th MCZMA meeting held on 4th June 2024, wherein the Authority sought certain information / studies in the matter.

1. CRZ map in 1:4000 with superimposition of proposed activities as per approved CZMP, 2019 from MoEFCC authorized agency.

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per approved CZMP, 2019. As per the said CRZ map, the project site falls within CRZ IA (50 m mangrove buffer zone), CRZ IB, CRZ III (NDZ), CRZ IV B and Non CRZ area.

CRZ Category	Area (Sqm)
CRZ IA (50 m mangrove buffer zone)	17750.46
CRZ I(B)	167686.05
NDZ (CRZ III)	80877.07
CRZ IVB	44184.11
Non-CRZ	185276.13
Total	495773.82

2. Erosion studies of Site.

Consultant presented that, the sediment transport modelling studies compared for both Existing condition and proposed development. The bed level change and its rate in the coastal region and Rajpuri creek region are not observed any significant variations in sediment. No harmful impact observed on the development of reclamation at west side of the existing Rohini yard. The rate of bed level change during the neap tide condition of the simulation observed in the Rajpuri creek region (near


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site) is -0.15 m. which is insignificant. Training wall proposed on upstream side to protect shipyard from erosion.

3. Impact of proposed project activities including Shoreline Management Plan.

Consultant presented that, after the construction of shipyard there will be no impact on shoreline of Rajpuri Creek. The Rohini Yard situated in the Rajpuri Creek this is 10 to 12 km away from the open ocean or shoreline region. The nearshore wave breaking phenomena is observed in the mouth of the Rajpuri creek and not observed near the Rohini yard.

4. Hydrodynamic study of the area

Consultant presented that, the hydrodynamic modelling studies shown normal flooding and ebbing at Rohini shipyard and from the river mouth and river discharges. Comparison of existing vs. proposed tidal hydrodynamic flow conditions conducted. No significant change in circulation or velocity observed in, Coastal region, Rajpuri Creek and Reclamation on west side of Rohini Yard has no harmful impact.

The hydrodynamic modelling studies shown normal flooding and ebbing at Rohini shipyard and from the river mouth and river discharges. The sediment transport modelling studies shown normal movement of sediment during flooding and ebbing at Rohini shipyard and from the river mouth and river discharges with maximum deposition of 0.2 m. The erosion near the Rohini shipyard observed is very small. Hence it is suggested that the protection measure shall be constructed in the upstream side as training wall to protect the shipyard from the erosion problem.

Consultant presented that, the spectral wave modelling studies shown normal movement of wave action from the river mouth and not in front of Rohini shipyard. The wave action near the Rohini shipyard observed as 0.15 m that the Rohini shipyard is located 15 km from the river mouth of Rajpuri creek. Hence Rohini shipyard is well protected region for normal wave action and not in the wave breaking zone.



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Consultant presented that, it is recommended to the Project Authorities to monitor the erosion and deposition in the vicinity of the Rohini yard. The periodic monitoring of tidal level, current speed and sediment movement near the Rohini yard shall be conducted as real time monitoring programmes or pre monsoon, monsoon and post monsoon period of the year. The bathymetry survey of the area shall be surveyed every year to protect the Rohini yard from the natural calamities. The river discharges would be monitored every season like pre monsoon and monsoon and post monsoon periods of every year. In case excessive erosion is observed over the years, training wall is recommended for the control of erosion near the Rohini shipyard and reclamation area. The mitigation measures include provision of gabion wall-Made up of simple wire mesh and stone of various gradation

The Authority deliberated on the erosion & accretion status near the site. Consultant presented that, modelling studies for existing and proposed developments have been carried out. 9 year satellite images of the Rajpuri creek reveals erosion and accretion trends along this coast. Comparison of the 2011 image and 2019, the sediment deposited near the Rohini shipyard was observed. The evolution of the creek bank has minimum erosion and accretion due to proposed expansion and reclamation at Rohini shipyard at inside Rajpuri creek may not have significant impact on the creek region. Consultant further presented that, the tidal hydrodynamics flow field of existing condition and proposed development are compared and circulations and velocities in the coastal region and Rajapuri creek region are not observed any significant variations and harmful impact on the development of reclamation at west side of the existing Rohini shipyard. It is concluded that the hydrodynamic modelling studies shown normal flooding and ebbing at Rohini shipyard and from the river mouth and river discharges.

From the presentation by the Consultant, the Authority noted that there are seven ship building and ship repairing facilities in India at Mazgaon, Cochin, Calcutta, Vishakhapatnam, Goa, Ratnagiri and Gujarat respectively and facing heavy overload. The project site is strategic location due to proximity with various ports and other relevant facilities. The project is as per Government of Maharashtra's cluster based approach to develop shipbuilding and ship repairing industries. The Project site is identified in Raigad Regional Development Plan for shipyard facilities. To utilize existing facilities fully and provide employment to skilled, semi-skilled workforce.



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The Authority asked the PP whether any construction is proposed within 50 m mangrove buffer zone area. Consultant and PP presented that part of site falling within Mangrove Buffer Zone will not be utilised for any project activities except green belt.

The Authority further asked the PP and Consultant, whether any court matter is sub-judiced against the company with respect to environment & CRZ issue. The PP & Consultant during the meeting stated that, there is no court matter pending/ subjudice before any court of law

The Authority noted that, as per provisions of the CRZ Notification, 2019, "*Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like*" as permissible activity.

The project is permissible as per the para CRZ I B - 5.1.2 (i), CRZ IB - 5.1.2 (ii), CRZ III - 5.3 (i), CRZ IV - 5.4 (ii), CRZ IV B - 5.4 of the CRZ Notification, 2019.

As per the para 8(ii) of the CRZ Notification, 2019, *For the projects or activities also attracting the Environment Impact Assessment Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to the Central Government or State Environment Impact Assessment Authority for Category "A" and Category "B" projects respectively, to enable a composite clearance under the Environment Impact Assessment Notification, 2006.*

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 project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time and with a commitment of protection and conservation of coastal environment.
2. PP to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the coastal ecology.



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3. No construction is allowed in mangrove or its 50 m mangrove buffer zone area. There shall not be violation of the Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006.
4. PP to obtain the NoC from the Mangrove Cell since the project site is affected by 50 m mangrove buffer zone area.
5. A comprehensive carbon footprint assessment for the project should be meticulously documented. All feasible measures and techniques should be implemented to minimize the carbon footprint of the project
6. PP should formulate a Marine Biodiversity conservation plan and implement it with the assistance of reputed concern expert agency in the field. PP shall set up inhouse Environment Management Cell for effective implementation of the Environment Management Plan including monitoring, Marine Biodiversity conservation plan and recommendations of the various studies which are part of the EIA studies. Specific Budget shall be allocated for the said set up of the Environment Management Cell.
7. As suggested in the EIA report, PP on consultation with the concern repeated agency to monitor the erosion and deposition in the vicinity of the Rohini yard. The periodic monitoring of tidal level, current speed and sediment movement near the Rohini yard shall be conducted as real time monitoring programmes or pre monsoon, monsoon and post monsoon period of the year.
8. In order to protect marine life in Rajpuri Creek, proper containment of waste water and its treatment before discharge should be ensured to minimize impact on the marine environment.
9. The design criteria and engineering of the project should incorporate considerations for climate change factors. This ensures that the project is resilient and adaptable to the potential impacts of climate change.
10. Adequate measures should be implemented in order to mitigation fugitive dust emission Periodic monitoring of air quality will be carried out and prompt remedial action should be undertaken in case deviations from NAAQS are recorded.
11. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
12. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
13. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project. Noise barriers are erected at appropriate locations.


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14. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
15. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats. All recommendations of the EIA studies concerning the fisheries/ fishermen shall be complied with.
16. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
17. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
18. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
19. All Hazardous material should be disposed of scientifically as per Hazardous material management Rules.
20. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
21. The CRZ recommendation is subject to outcome of court matter with respect to environment & CRZ issue, if any, pending / subjudiced before any court of law.
22. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.



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Item No. 23: Proposed construction of "Tourist Home" located at survey nos. 122/1/1A/1A/1B/23 at village Revdanda, Tal. Alibag, Dist. Raigad by Farogh Gulam Rasool Mukadam.

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of "Tourist Home" located at survey nos. 122/1/1A/1A/1B/23 at village Revdanda, Tal. Alibag, Dist. Raigad.

Consultant presented, that, the proposed configuration is 3 nos of cottages, 1 no of 2BHK Villa, Service building (kitchen + staff room) + Swimming pool with deck. As per the approved CRZ Map, The proposed construction falls under CRZ - IIIB 200 M from 500 M from HTL.

Plot area is 2330 Sqm, FSI area is 273.75 sqm, Non FSI area is 91.56 Sqm, Total Construction area is 365.31 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 IRS report, The proposed land bearing survey No. 122/1/1A/1A/1B/23 in Revdanda village, Alibag taluka, Raigad district, Maharashtra partly falls in CRZ II (NDZ) and remaining area in CRZ II B (200 m to 500 m from HTL) as per CRZ Notification 2019. The proposed developments are fully falls in CRZ III B (200 m to 500 m from HTL) as per CRZ Notification 2019. The shortest distance of the nearest site corners A and D are 5.24 m and 2.16 m respectively from HTL of Arabian Sea.

Area Statement of the proposed site in various CRZ:

CRZ Classification	Area in Sqm
CRZ-III (NDZ)	335.57
CRZ-IIIB (200 m to 500m from HTL)	1994.43
Total	2330.00

The Authority noted that, Project site falls in CRZ-III (NDZ) and CRZ-III (Beyond NDZ) area. Proposed construction is falls in CRZ-III (Beyond NDZ) i.e. CRZ-IIIB (200 m to 500m from HTL).


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The Authority noted that the PP has submitted the Environment Management Plan.

The Authority noted that as per para 5.3 CRZ-III of the CRZ Notification, 2019, (iii) *Regulation of activities for CRZ-III areas beyond NDZ:*

(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:


"Construction of beach resorts and hotels in designated areas of CRZ- III for occupation of tourists or visitors shall be subject to the certain conditions"

The Authority noted that, proposed construction of Holiday Resort could be allowed in CRZ-III (Beyond NDZ) i.e. CRZ-IIIB (200 m to 500m from HTL) as per 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 concerned Planning Authority shall ensure that 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 concerned Planning Authority should strictly ensure that proposed construction in resort buildings are allowed in CRZ-III (Beyond NDZ) i.e. CRZ-IIIB (200 m to 500m from HTL) as per CRZ Notification, 2019.
3. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
4. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms.
5. PP to explore environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
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.


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7. 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.
8. Safe disposal of the wastewater should be ensured.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector.


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Item No. 24: Proposed Residential Development on Plot bearing C.T.S. No. C/1101 to C/1105, Sherley Rajan Road, Bandra village, Bandra, Mumbai by M/s. Gulnar Infra LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential Development on Plot bearing C.T.S. No. C/1101 to C/1105, Sherley Rajan Road, Bandra village, Bandra, Mumbai.

Consultant presented that, the proposed building will have configuration of G + 1st (Society Office) + 2nd to 9th upper residential floors (31.70 m).

As per D P Remarks, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 205.60 Sqm, FSI area is 418.09 sqm, Non FSI area is 480.06 Sqm, Total Construction area is 898.15 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 IRS report, the site under reference is falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority noted that as per para 5.2 (CRZ-II) 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...."

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

The concerned planning authority i.e. MCGM should strictly ensure that the proposed construction is on land ward side of existing road or exiting authorized structure and as per local town and country planning regulations as applicable from time to time and it 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.

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 concerned Planning Authority shall ensure that 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. The concerned planning authority i.e. MCGM should strictly ensure that the proposed construction is on land ward side of existing road or exiting authorized structure and as per local town and country planning regulations as applicable from time to time and it 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. PP to explore all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.
6. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.


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Annexure I

List of members/officials present in the online meeting:

1. Mr. Pravinsingh Pardeshi, Chairman, BNHS, Member, MCZMA
2. Dy. Che. Eng. DP, MCGM, Member, MCZMA
3. Representative from CMFRI, Member, MCZMA
4. Shri. Mirashe, Representative from Industries Dept,
5. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
6. Dr. Milind Sardesai, Savitribai Phule Pune University, Expert Member, MCZMA
7. Dr. Amit Bansiwala, Neeri, Expert Member, MCZMA
8. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA


Member Secretary


Chairperson