

**Minutes of the 190th Meeting of Maharashtra Coastal Zone Management
Authority held on 07th November, 2025**

The 190th 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 07th November, 2025. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 189th meeting of MCZMA:

The Authority decided to confirm the Minutes of 189th meeting of MCZMA held on 06.10.2025 with following changes:-

- 1) In Item No. 5, FSI area & construction area shall be read as 9500.00 sqm
- 2) In Item No. 17, details of Plot area and FSI shall be read as Plot area is 17224.12 sqm, FSI area is 68181.10 Sqm, Non FSI area is 137189.96 Sqm, Total Construction area is 205371.06 Sqm

Item No.1: Proposed Construction of 100 Bedded Sub District Hospital at Dronagiri Node of Uran , Taluka Uran, District Raigad by Public Works Department

INTRODUCTION:

The PWD officials presented the proposal before the Authority. The proposal is for construction of 100 Bedded Sub District Hospital at Dronagiri Node of Uran, Taluka Uran, District Raigad.

The project is spread over a land area of 1.48 acres (approximately 64,408 sq. ft.), designed meticulously to cater to all healthcare necessities. Required administrative approval. The Plot area is 5983.67 Sqm and FSI is 11967.34 Sqm.

PWD officials presented that, the project site is partly in 50 m mangrove buffer zone area and partly outside CRZ area, as per approved CZMP, 2019 and construction of the hospital building is proposed beyond CRZ area.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, project site falls partly in CRZ IA (50 m mangrove buffer zone area) and partly outside CRZ area. The


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Authority noted that the proposed construction of the hospital is situated beyond CRZ area. Recreational open space is in 50 m mangrove buffer zone area.

The Authority noted that the information filled by the applicant in the project detail information is incorrect. Nowhere in the said form, it is mentioned that the project is for construction of hospital, Instead at Sr. no. 12, it is mentioned that the project is for construction of excise building and no MPCB consent is required. The PWD officials clarified that the project is for construction of hospital building only. He further agreed that errors in the said form will be rectified. Accordingly, revised form will be submitted. Accordingly, as instructed by the Authority, the PWD officials agreed to withdraw the application.

DECISION:

In the light of above, the Authority after deliberation decided that the Project proponent shall resubmit the application with correct information. Accordingly, the current proposal stands withdrawn and delisted from the records of MCZMA.



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Item No.2: Proposed construction of 4-Lane Approach Road of 45m wide to proposed ShahpurDherand Industrial Estate at Village Shahpur, Dherand, Taluka Alibag, Dist. Raigad, Maharashtra by M/s. Maharashtra Industrial Development Corporation (MIDC)

INTRODUCTION:

The officials from the MIDC along with consultant presented the proposal before the Authority. The MIDC has proposed the development of a new Industrial area at Shahapur- Dherand in Raigad district.

The Shahapur Dherand Industrial area is being envisioned as a hub for industries, including fertilizers and paper manufacturing industries. To ensure efficient logistics, worker movement, and raw material supply, the approach road is a critical enabler. To support this initiative, MIDC is planning the construction of a 4-lane approach road, 45 meters wide, connecting the proposed estate to the nearest major road network. The proposed road will be a 4-lane carriageway, stretching across 6,102.15 meters (approximately 6.1 km).

The proposed approach road will begin at the existing Road No. 166A (Alibaug-Vadkhal Road) and extend to the planned Shahapur-Dherand Industrial area, the approach road which spans a total area of 27.69 hectares. Currently, the industrial area lacks direct access to a high-capacity road network, which hinders movement of goods, raw materials, and workforce. The proposed road will remove this logistical bottleneck.

The proposed road will enhance connectivity to the Industrial area improving regional accessibility. The project will facilitate the development of the 387.75-hectare industrial estate, envisioned as a key economic and employment-generating hub in Alibaug Taluka, Raigad District. The project will promote balanced regional development by enabling industrial operations, generating employment, and increasing ancillary business opportunities. The new approach road will divert industrial traffic from smaller local roads, reducing congestion and improving road safety for local commuters.

Consultant presented that the proposed approach road will pass through the CRZ IA (mangrove area), CRZ IA (50m buffer from mangroves), CRZ IB & CRZ-III (NDZ) with remaining area outside of CRZ area as per approved CZMP


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(Map No: MH 66, 67, 69 & 70). The proposed approach road is permissible as per para 5.1, 5.2 and 5.3 of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. The CRZ categorization of the approach road as stated in the CRZ report of IRS is tabulated as follows-

Particulars	Area (in ha)
CRZ-IA	0.27
CRZ- IA (50 m buffer from mangroves)	1.63
CRZ - IB	0.92
CRZ-III (NDZ)	2.77
Outside CRZ	22.10
Total	27.69

The Authority noted that the CRZ map mentioned about the proposed company names. Consultant clarified that the present proposal is only for approach road and not for companies. (Consultant presented that on certain portion road on stilt is proposed).

The Authority noted that the CRZ map and report of the IRS also mentions about the CRZ status of industrial estate and companies like M/s Sinar Mas and M/s UPL Ltd and approach Road. Consultant during the meeting clarified that present proposal before the Authority is for construction of approach road only and not for industrial estate and companies.

The PP has submitted the EIA report prepared by M/s Cognitive Sustainable Solutions Pvt Ltd (Nabet Accredited). The Authority noted the observations, anticipated impacts of the EIA report along with mitigation measures and Environment Management Plan.

The EIA report states that, for the proposed 4-lane approach road to the Shahapur-Dherand Industrial area, multiple alignments were considered during the planning phase. The key principles adopted for evaluating each alignment included minimizing forest land diversion, avoiding mangrove and CRZ-I areas, and reducing disturbance to local ecology and biodiversity. The final alignment was selected based on a balanced approach considering acquisition of


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land, socioeconomic acceptability, and environmental sustainability. The environmental study has been carried out for the selected alignment as proposed by the project proponent

Dr Amit Bansiwala asked about the impact of the project on mangroves. The Consultant during the meeting presented that proposed alignment of the approach road will not pass through mangrove area. Approach road will be on stilt in CRZ IA and CRZ IB area.

The Expert Members noted the findings of the EIA report, which states that, No construction is proposed in CRZ-IA (mangrove area) and total construction will be done within CRZ-III and CRZ-IB only. There are few Mangroves present at some instance along the alignment of project site. Mangroves affected due to the said project is approx. 0.27ha. Dominant species observed during study is *Avicennia officinalis* (Indian mangrove), *Avicennia marina* (Grey mangrove) and *Aegiceras corniculatum* (River mangrove), which are common mangrove species. Other species like *Bruguiera cylindrica* (Orange mangrove), *Rhizophora mucronata* (Asiatic mangrove) also found in small patches during study.

The EIA report further states that, the proposed construction of the 4-lane approach road to Shahapur Dherand Industrial area has been planned in such a manner that it avoids any significant tree cutting along the alignment. As per the site assessment and alignment finalization, the selected route passes through primarily open land and avoids areas with dense vegetation or ecologically sensitive patches. Therefore, no tree cutting is involved in the execution of this project. This approach ensures minimal ecological disturbance and reflects the project's commitment to environmental sustainability. The project also has mangroves in the vicinity of the project. Care will be taken during construction phase so harm comes to mangroves. Mangrove cutting is not envisaged in the project. Minor bridges/ culverts are being designed to avoid any mangrove cutting.

Expert Members opined that in order to confirm the nos of mangroves tree proposed to be cut/ affected, if any, MIDC need to approach the Mangrove Cell. It is observed that findings of the EIA report with respect to quantification of mangroves and its buffer zone need to be confirmed by the ground survey by the Mangrove Cell. The report of the Mangrove Cell with respect to impact on mangroves shall be considered for Forest clearance and obtaining Prior High Court permission.

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

Project activity	CRZ classification	Permissibility
Approach Road	CRZ IA	5.1.1(ii) and (iii)
	CRZ IB	5.1.2 (i)(c)
	CRZ III (NDZ)	5.3(ii)(c)
	Outside CRZ	-


As per para 7 (iii) of the CRZ Notification, 2019-

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

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 approach road 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. This CRZ recommendation is only for approach road and not for industrial estate and industry. Setting up of industry in CRZ area is prohibited as per provisions of CRZ Notification, 2019.
3. As proposed by the MTDC, in CRZ IA and CRZ IB area, approach road should be on stilt.
4. MIDC to submit the application to Mangrove Cell for confirmation on the nos of mangroves tree proposed to be cut/ affected, if any. The report of the Mangrove Cell with respect to impact on mangroves shall be considered for Forest clearance and obtaining Prior High Court permission


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5. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, if the project is affected by mangrove or its 50 m mangrove buffer zone area.
6. PP to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the coastal ecology. Minor bridges/ culverts should be proposed for saline ingress in mangrove area.
7. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
8. 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.
9. 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
10. 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.
11. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
12. 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.
13. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.

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Item No.3: Proposed 6-Lane Access Controlled Highway Section of NH-348B (Greenfield) from Pagote (Km. 0.100) to Chowk (Km. 29.319), Raigad District in the state of Maharashtra by National Highways Authority of India.

INTRODUCTION:

The officials from the NHAI along with consultant presented the proposal before the Authority.

The Govt. of India has taken up development of Economic Corridors, Inter Corridor, Feeder Routes to improve the efficiency of freight movements in India under BharatmalaPariyojana. Pagote to Chowk section (NH-348B) has been notified by MoRTH on 23rd February, 2024.

The NHAI has proposed Greenfield section of NH-348B starts JNPT Road near Pagote village (Ch: 0+100) and ends near NH-48 near Chowk village (Ch: 29+319) in Raigad in the state of Maharashtra. Total length of the project is 29.219 Km with 60m RoW. The proposed Greenfield alignment will provide direct connectivity from JNPT Port to NH-48. This project also provide connectivity to Patalganga Industrial Area.

Consultant presented that being a category "A" project, the project was granted Terms of Reference by the MoEF&CC on 5.3.2025. Revised TOR was issued by the MoEF&CC on 4.5.2025

The proposed project highway is 6 lane highway with paved shoulder and earthen shoulder. This project will follow the National Highway standards as per IRC guidelines.

The NHAI has proposed 6-Lane Access Controlled Section of NH-348B (Greenfield) from Pagote (Km. 0.100) to Chowk (Km. 29.319), Raigad District in the state of Maharashtra.

The proposed project starts near JNPT Junction (Ch: 0+100) and terminates near Chowk Junction (Ch. 29+319) in Raigad in the state of Maharashtra. This alignment is traverse through the stretch passes through Uran, Panvel, and Khalapur in Raigad district in the State of Maharashtra. Total length of the proposed alignment is 29.219 Km with 60m Row.


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The proposed project will improve connectivity from the alignment is passes through Uran, Panvel, and Khalapur and ends at Chowk in the state of Maharashtra. The development of proposed highway will improve the connectivity Raigad districts of Maharashtra. The proposed highway will act as a significant axis of entry to / from different part of Maharashtra. Moreover, the proposed highway facility will provide good riding quality, better safety and a reliable infrastructure. All these elements will result in cost savings and efficiency improvement.

Consultant presented that, the proposed alignment passes through the CRZ-IA. CRZ-IA (50m mangrove buffer zone) CRZ-IB, CRZ-III(NDZ), CRZ-IVB. The proposed road project is permissible as per as per para 5.1.1(ii) and (iii), 5.1.2 (i)(c), 5.3(ii)(c) of CRZ Notification, 2019,

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, project site falls in CRZ IA, CRZ IB, CRZ III and outside CRZ area.

The PP has submitted the EIA report prepared by M/s Mantras Innovation and Solutions Pvt Ltd (Nabet Accredited). The Authority noted the observations, anticipated impacts of the EIA report along with mitigation measures and Environment Management Plan.

The EIA report states that, about 175.914 Ha land is required for proposed highway. About 11500 nos. of trees are likely to be felled within the RoW, out of which 3903 nos. are mangroves. Compensatory plantation shall be undertaken in 1:3 ratio for each tree to be felled. Tree enumeration for forest area shall be conducted with forest dept. About 27.133 ha of notified forest along the existing roads and canals shall be diverted for the project. Compensatory afforestation according to Forest Conservation Act, 1980 shall be undertaken to mitigate the loss of plantation cum forest area.

Expert Members opined that in order to confirm the nos of mangroves tree proposed to be cut/ affected, if any, MIDC need to approach the Mangrove Cell. It is observed that findings of the EIA report with respect to quantification of mangroves and its buffer zone need to be confirmed by the ground survey by the Mangrove Cell. The report of the Mangrove Cell with

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respect to impact on mangroves shall be considered for Forest clearance and obtaining Prior High Court permission.

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

Project activity	CRZ classification	Permissibility
Highway Section of NH-348B	CRZ IA	5.1.1(ii) and (iii)
	CRZ IB	5.1.2 (i)(c)
	CRZ III	5.3(ii)(c)
	Outside CRZ	-

As per para 7(iii) of the CRZ Notification, 2019-

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

As per para 8(ii) (a) 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 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 and with a commitment of protection and conservation of coastal environment.
2. PP to ensure that the design and construction method of the Highway should be implemented ensuring minimal disturbance to the coastal environment


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3. PP to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the mangroves and coastal ecology.
4. PP to submit the application to Mangrove Cell for confirmation on the nos of mangroves tree proposed to be cut/ affected, if any. The report of the Mangrove Cell with respect to impact on mangroves shall be considered for Forest clearance and obtaining Prior High Court permission
5. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project affected by mangroves and its 50 m mangrove buffer zone area.
6. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
7. NoC from the Mangrove Cell should be obtained by the PP.
8. PP shall undertake compensatory mangrove plantation in accordance with provisions of the CRZ Notification, 2019, in consultation with the Mangrove Cell.
9. Adequate measures should be implemented in order to mitigation fugitive dust emission during construction phase. Periodic monitoring of air quality shall be carried out and prompt remedial action should be undertaken in case deviations from NAAQS are recorded.
10. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
11. 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 Coastal environment. 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.
12. 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.
13. 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
14. 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.
15. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.

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16. 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.
17. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.



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Item No.4: Amendment (removal of Existing substation and replacement of existing transformer with new transformers (2 Nos.) of capacity 1000 kVA) in CRZ Clearance for proposed building known as Centre for Advanced Financial Research And Learning Centre (CAFRAL) on plot bearing F. P. no 1166 of Town Planning Scheme Mahim no -IV, at Mahim, Mumbai By Reserve Bank of India (B J Mehta Architectural & Structural Consultants Private Limited).

INTRODUCTION:

The officials from the Reserve Bank of India along with consultant presented the proposal before the Authority.

The proposal is for amendment (removal of Existing substation and replacement of existing transformer with new transformers (2 Nos.) of capacity 1000 kVA) in CRZ Clearance for proposed building known as Center for Advanced Financial Research And Learning Center (CAFRAL) on plot bearing F. P. no 1166 of Town Planning Scheme Mahim no -IV, at Mahim, Mumbai.

The MCZMA vide letter dated 26th November, 2015 granted the CRZ recommendation for the project. Now the amendment in the said CRZ recommendation is requested.

Particulars	As per CRZ recommendation dtd. 26 th November 2015	Proposed amendment	Remarks
Name:	Proposed redevelopment of Center for Advance Financial and Learning (CAFRAL) on Plot bearing F.P. No. 1166 of Town Planning Scheme Mahim No. IV at Mahim by Reserve Bank of India	Removal of Existing substation and replacement of existing transformer with new transformers (2 Nos.) of capacity 1000 kVA)	Redevelopment of buildings has been completed as per CRZ recommendation 26 th November 2015, No change in building configuration.
Plot Area	8883.57 sq. m	8883.57 sq. m	No Change
Others	To retained the existing substation of Capcity 630 kVA	To remove existing substation and to replace existing transformer with new transformers (2 Nos.) of capacity 1000 kVA)	Addition of two new transformers
Project Cost (Rs.)	60 Cr.	50 lakhs	Additional cost for installation of new transformers

DELIBERATIONS:

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The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, project site partly falls in CRZ II and partly in outside CRZ area.

Description	CRZ - Classification	Area in Sq. m	Total Area in Sq. m
Project Site Boundary	CRZ - II	3210.30	8883.57
	Outside CRZ	5673.27	
Proposed transformers (Within project site boundary)	CRZ - II	29.26	100.45
	Outside CRZ	71.19	

The Authority noted that the amendment is only for replacement of existing transformer with new transformer on site under reference.

DECISION:

After deliberation, the Authority decided to recommend the proposal of amendment in CRZ recommendation under CRZ Notification, 2019 to concerned planning Authority. All conditions mentioned in CRZ recommendation letter dated 26th November, 2015 remains unchanged.


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Item No.5: Proposed construction of a Groyne-type bund and maintenance and clearing of a navigational channel at Waravade Creek, Ratnagiri, Maharashtra by Maharashtra Maritime Board.

INTRODUCTION:

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of a 564 m-long rubble-mound groyne bund parallel to Waravade creek and Clearing and maintenance of a navigational channel at the entrance of Waravade creek up to - 2 m chart datum to maintain the required draft, at Ratnagiri, Maharashtra.

The proposal pertains to the construction of a groyne-type bund to prevent sediment from entering Waravade creek. The project also involves the maintenance and clearing of navigational channel for fishing boats near the mouth of Waravade creek up to -2 m. Dredging quantity in navigational channel - 122837 cum.

MMB presented that, as a vital fish landing centre in Ratnagiri, Waravade supports the livelihoods of local fishermen whose economic stability depends on accessible and well-maintained waterways. Currently, regular sediment deposition happens in Waravade creek and creates obstruction for fishing activities. It is also observed that some parts of Waravade creek are totally exposed during low tide. These factors hamper the movement of fishing boats and thus impact the local economy. Therefore, the local fishermen's society has repeatedly requested that sediment blocking the navigational channel at Waravade creek be removed for ease of access for fishermen.

As Waravade creek (between the bridge and the mouth) has sediment deposition, they are unable to navigate the creek except during high tide. This wastes their time and causes losses. Hence, fishermen from Waravade have had to go to Jaigad and Mirakwada fish landing centres for fishing. Therefore, they have requested the Maharashtra Maritime Board to clear the navigational channel by removing muck/sediment, build a groyne bund, build a protection wall, and increase the height of the current jetty.

Hence, MMB has proposed to develop a groyne-type bund at Waravade, Ratnagiri for streamlining fishing activities and overall development of the area. The proposed project will prevent excess sediment from entering Waravade creek and maintain year-round access to the sea for local fishing boats through

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clearing of a navigational channel. By addressing sedimentation and waterlogging through a groyne-type bund and clearing of the navigational channel, the project will ensure the long-term sustainability of fishing operations, safeguarding the economic well-being of the community.

Consultant presented that the, project activity falls in CRZ IB, CRZ IVA and CRZ IVB area as per approved CZMP, 2019 and project activity is permissible as per clause 5.1.2 (i)(e), (i)(f), and (ii); in CRZ-IVA area as per clause 5.4 (ii)(d), (ii)(e), and (iii); and in CRZ-IVB area as per Clause 5.4 (ii)(d) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the CRZ categorization is tabulated as below:


Project Activities	CRZ IB	CRZ IVA	CRZ IVB
Maintenance and clearing of Navigational Channel	1937.66	29693.22	6466.85
Gryone Type Bund	1031.83	22584.79	
Total	2969.49	52278.01	6466.85

The major land use and land cover within the proposed project site consist of a sandy beach and areas along the river channel. The peripheral area of the proposed project site includes land use and land cover features such as rocky coast, habitation with vegetation, fishing harbour, mixed hilly vegetation, road network, Agricultural land and water bodies.

The PP has submitted the EIA report prepared by the Aditya Environment Services Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The PP has submitted the EIA report prepared by M/s Aditya Environmental Services Pvt Ltd (Nabet Accredited). The Authority noted the observations, anticipated impacts of the EIA report along with mitigation measures and Environment Management Plan.

As per the EIA report, currently, there is an old jetty, a net mending area and a boat parking area at Waravade. An existing concrete embankment/revetment is also present along the northern side of the creek. No


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other facilities for the local fishermen are currently available at Waravade creek. The proposed coastal interventions in Waravade hold significant importance for both the region and the country. As a vital fish landing centre in Ratnagiri, Waravade supports the livelihoods of local fishermen whose economic stability depends on accessible and well-maintained waterways. By addressing sedimentation and waterlogging through a groyne-type bund and efforts to clear the navigational channel, the project ensures the long-term sustainability of fishing operations, safeguarding the economic well-being of the community. Moreover, the restoration of the creek's depth and flow capacity enhances flood resilience and improves tidal flushing, contributing to ecological conservation efforts in the Konkan region.

The EIA report states that, a significant portion of the project area lies along the coastline, making fisheries one of the key occupations within the study area. The development initiatives undertaken by the Maharashtra Maritime Board (MMB) for the fishermen community in Waravade village—such as clearing of the navigational channel and installation of a groyne-type bund—will support and enhance fishing activities. These efforts are expected to benefit not only Waravade but also neighbouring villages that rely on fishery-based livelihoods, including fish catching, marketing, and transportation. The project will create employment for 150 temporary workers in the construction phase. There will be no employment in the operational phase. Thus, it won't change significantly change the demography of this area.

The Authority asked the MMB about the studies regarding tidal flow conditions around the project site. The Consultant presented that, IIT Bombay has been commissioned to carry out hydrodynamic modelling studies to understand dredge plume dispersal, concertation, etc. and suitability of disposing dredged material on Undi beach. Additionally, to prepare a dredging plan including the technology and method to be used for dredging and dumping of dredged material. Recommendations of IIT-B will be implemented in letter and spirit as mitigation measures, adequate budgetary provision earmarked, and responsibility assigned for the same

The Authority noted the impact of the dredging from the EIA report which states that, Dredging activities within the creek are expected to result in temporary disturbances to the marine environment, primarily due to an increase in turbidity levels, which may affect light penetration and may cause gill choke in aquatic organism. Disturbance to mangrove seedlings located along the northern bank due to proposed dredging. The construction of groyne-type bunds may lead to benthic habitat loss because of substrate modification and direct physical displacement of benthic communities Consultant presented that the mitigation measures will involve Deployment of floating silt curtains around


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dredging zones to cover suspended sediments and prevent turbidity plumes from spreading. EIA recommends the use of natural or eco-friendly materials for construction of groynes to facilitate support for benthic organisms.

The EIA further recommends the Muck (dredged material) should be disposed of properly as per the approved dredging plan only.

The Authority noted that the certain part of the project is situated in Critically Vulnerable Coastal Area (CVCA). Further, the location of the project site is at the mouth of the warawade creek, hence, the right understanding of the tidal flow pattern around the project site is crucial so that water movement in the creek is not hampered. Dr. Ranganathan, Expert Member suggested that regular monitoring of the tidal flow in the creek for 5 years is necessary, so that siltation in the creek does not hamper the creek ecosystem and block the navigational channel of the Fishermen boats. Natural coastal Hazards like cyclonic conditions need to be taken into account.

Consultant presented that, protection bund and dredging in the creek channel will improve the flow conditions in the creek and improve the navigability for fishermen's boats in the project area which will lead to multiple operational and economic benefits. It will reduce travel time and minimize the risk of damage to boats, while streamlining daily activities such as loading and unloading of catch. Enhanced safety at the creek mouth will ensure secure anchorage and smoother access to fishing grounds. These improvements are expected to boost fish catch, particularly in the high-impact zone within a 0-2 km radius, which includes the areas of Waravade, Kharviwada, and Bhandarwada as fishermen from these villages use the Waravade fish landing centre. As a result, the income of the local fishing community will increase through expanded fishery operations, and both direct and indirect employment opportunities will be generated in fisheries and allied sectors.

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

Project Activity	CRZ classification	Permissibility as per CRZ Notification, 2019 (Clauses)
Maintenance and clearing of Navigational Channel	CRZ IB	5.1.2 (i)(e) &(f), and 5.1.2 (ii)
	CRZ IVA	5.4 (ii)(d), (ii)(e), and 5.4 (iii)
	CRZ IVB	5.4(ii)(d)
Gryone Type Bund	CRZ IB	5.1.2 (i)(d)&(f) and 5.1.2(ii)
	CRZ IVA	5.4 (ii)(c) & (e) and 5.4 (iii)


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The Authority noted that the project is integrated project involving the dredging for Maintenance and clearing of Navigational Channel and protection bund.


As per para 7(iii) of the CRZ Notification, 2019-

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

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 and with a commitment of protection and conservation of coastal environment.
2. MMB to ensure the regular monitoring of the tidal flow in the creek for 5 years in necessary, by engaging the competence Agency, so that siltation in the creek does not hamper the creek ecosystem and block the navigational channel of the Fishermen boats. Natural coastal Hazards like cyclonic conditions need to be taken into account.
3. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
4. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
5. Dredged material should not be disposed of in CRZ area. MMB to implement the muck disposal plan.
6. MMB to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and


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efficiently during construction and operational phase of the project to ensure that coastal environment is protected.

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

Item No.6: Proposed construction of New Jetty and Widening of Existing Jetty with Stone Protection at Bhati Koliwada in Mumbai Suburban, Maharashtra by Public Works Department

INTRODUCTION:

The officials from the PWD along with consultant presented the proposal before the Authority. The PWD has proposed construction of New Jetty and Widening of Existing Jetty with Stone Protection at Bhati Koliwada in Mumbai Suburban, Maharashtra

The fishermen of Bhati village are currently facing significant challenges due to acute shortage of operational space along the waterfront for their daily fishing-related activities, including berthing, unloading of catch, sorting, and maintenance of fishing vessels. The existing infrastructure is insufficient to meet the increasing demands caused by the rising number of fishing boats and the growing scale of operations. To address this issue and enhance the overall functionality of the fishing harbour, it is proposed to construct a new jetty with an approximate width of 7.00 metres. This jetty will be located adjacent to the existing boat repairing platform, on the sea-facing side, to provide additional berthing and working space for the fishermen.

A new jetty is proposed, having a length of 130 metres and a width of 7.0 metres, with a total area of approximately 1853.39 Sq.m, to further Area of widening of jetty and Stone Protection is 1285.13 Sq. m. & 732 Sq. m. respectively. Proposed construction work will support fishing operations and improve marine infrastructure at the site.

Consultant presented that, the proposed activities falls in CRZ IB, CRZ IVA area, as per CRZ Notification, 2019 which are permissible as per para 5.1.2 and 5.4 of the CRZ Notification, 2019.

DELIBERATIONS:



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The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows-

Project Activity	CRZ category	Area (Sqm)
Proposed stone protection	CRZ IB	732
Proposed widening of existing jetty	CRZ IB	1285.13
Proposed construction of new jetty adjacent to Boat Repairing Platform	CRZ IB	1849.21
	CRZ IVA	4.18
Total		3870.52

The PP has submitted the EIA report prepared by the M/s Enviro Resources (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. Certain observations of the EIA report is as follows-

- At Bhatikoliwada there is an existing jetty of 200 metre length having width of 14.50 metre. Due to larger size & number of fishing vessels, at the time of unloading fish catch from vessels, fishermen society officials have requested to widen the jetty about 15 metres for ease of their daily fishing activities. The location of jetty widening is abutting to the existing jetty and in the tidal condition. Hence, needs protection from waves.
- Construction activities are planned in an intertidal area. Thus, construction activities can affect the marine biodiversity like benthic organisms in the project area. As per primary study, no endangered species were found at the project site. These impacts are site specific and can be minimised by using proper construction methodology and engineering.
- The proposed project will have negligible impact on marine diversity like Planktons, Benthos, etc. during construction phase. Such affect, if any will be temporary & reversible. No adverse impact envisaged in operation phase.
- The proposed project will have positive impact on socio economic environment, as the Jetty will help to control erosion in the respective coastal areas and protect villager's house, farms, vegetation, road, other structures, etc
- A new jetty and widening of existing jetty and stone protection is improved infrastructure will directly support the livelihood of local fishing communities by reducing damage to vessels and catch spoilage


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during handling. In addition, it is used for drying fish, a common method for preserving fish in many coastal communities. The jetty will enhance trade and transport of marine products, generating additional employment and business opportunities in the region. The widening of the jetty will facilitate easier access to fishing grounds, reducing the time and effort required for fishing activities.

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

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019 (Clauses)
Proposed stone protection	CRZ IB	5.1.2(i)(d) and 5.1.2(ii)
Proposed widening of existing jetty	CRZ IB	5.1.2(i)(a) and 5.1.2(ii)
Proposed construction of new jetty adjacent to Boat Repairing Platform	CRZ IB	5.1.2(i)(a) and 5.1.2(ii)
	CRZ IVA	5.4(ii)(a) and 5.4(iii)

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of standalong jetty requires CRZ clearance from the MCZMA, . The said provision is reproduced as follows:

"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 Ministry of Environment, Forest and Climate Change for CRZ 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, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"

DECISION:

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


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1. The proposed project 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. Proposed expansion & widening of old existing jetty and construction of new jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PWD to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
4. PWD to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
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.7: Proposed construction of a sloping jetty at Mahul, Mumbai Suburban, Maharashtra by Public Works Department

INTRODUCTION:

The officials from the PWD along with consultant presented the proposal before the Authority. The PWD has proposed construction of a sloping jetty approx. 20 m long and 10 m wide at Mahul, Mumbai Suburban, Maharashtra.

An old, small jetty located at Mahul near the Tata Jetty has been completely damaged and washed away. As a result, fishermen are facing significant difficulties in landing their vessels and unloading their fish catch. In response, the local fishing community has requested the reconstruction of the jetty to restore essential access for their daily operations.

Consultant presented that, the proposed jetty is situated in CRZ IVA and II area as per approved CZMP, 2019 and activity is permissible as per para 5.4 and 5.2 read with 5.1.2 of the CRZ Notification, 2019.

DELIBERATIONS:

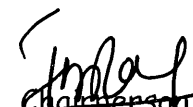
The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows-

Project Activity	CRZ category	Area (Sqm)
Mahul Jetty	CRZ IVA	167.77
	CRZ II	39.01

The PP has submitted the EIA report prepared by the M/s Enviro Resources (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Expert Members discussed the impact of the project on surrounding seweri mudflats. The Consultant presented that the issue has been covered in the EIA report which mentions that, the proposed project will have negligible impact on marine diversity like Planktons, Benthos, etc. during construction phase. Such affect, if any will be temporary & reversible. Lesser flamingos, greater flamingos, and other migratory bird species were not observed during the study period; however, they are known to visit the Sewri mudflats annually during the winter season. As construction activities may potentially disrupt


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their migration and habitat, it is recommended that no construction work be carried out during the winter months to avoid any adverse impact on these migratory species. No adverse impact envisaged on biotic biodiversity during operation phase.

The Authority noted that, the sloping jetty will facilitate smooth and safe launching/retrieval of fishing boats, especially during varying tidal conditions. Jetty will decongest the existing facility and allow simultaneous operations, improving turnaround time and efficiency. Infrastructure development promotes cleaner, more systematic marine operations in line with modern fishery practices.

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

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019 (Clauses)
Mahul Jetty	CRZ IVA	5.4(ii)(a) and 5.4(iii)
	CRZ II	5.2(i) read with 5.1.2(i)(a) and 5.1.2(ii)

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of standalong jetty requires CRZ clearance from the MCZMA, . The said provision is reproduced as follows:

"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 Ministry of Environment, Forest and Climate Change for CRZ 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, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"

DECISION:


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After deliberation, the Authority decided to grant the clearance from CRZ point of view under CRZ Notification, 2019 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 guidelines/clarifications given by MoEF&CC from time to time.
2. Proposed expansion & widening of old existing jetty and construction of new jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PWD to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
4. PWD to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
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.8: Proposed construction of a jetty-cum-platform, sloping ramps, and extension of the existing jetty at MadhKoliwada, Mumbai Suburban, Maharashtra by Public Works Department

INTRODUCTION:

The officials from the PWD along with consultant presented the proposal before the Authority. The PWD has proposed construction of a jetty-cum-platform, sloping ramps, and extension of the existing jetty at MadhKoliwada, Mumbai Suburban, Maharashtra.

At MadhKoliwada, the fishermen's society has requested the widening of the approach road and sloping ramps to accommodate the increasing number and larger size of fishing vessels. This improvement is essential to facilitate smoother unloading of fish catches and support the community's daily fishing operations. The approach road and sloping ramps are situated within a tidal zone. Hence, needs protection from waves.

The proposed Construction of approach ramp & sloping ramps is about 120 m long and the width of the road is approx. 4 m & extension of existing jetty is about 60 m long and the width is approx. 10 m. This proposal also includes the extension of the existing jetty (FDP 240 m x 30 m), extension of the existing ramp (40 m x 10 m), construction of a new ramp (60 m x 10 m), and an additional extension of the existing jetty by 60 m x 10 m.

Consultant presented that the project site falls in CRZ -IB & CRZ-IVA which is permissible as per CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows-

Project Activity	CRZ category	Area (Sqm)
Proposed Jetty cum platform	CRZ IB	495.42
Proposed extension of existing jetties	CRZ IVA	333.53
	CRZ IB	14380.14
Proposed Ramps	CRZ IB	1011.26
Total		16220.39

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The PP has submitted the EIA report prepared by the M/s Enviro Resources (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The EIA report states that, as the fishermen of Madh village are facing an acute shortage of operational space for their daily fishing activities, it is proposed to construction of approach ramp to platform & extension of two existing jetties and construction of two ramp adjacent to the existing ramps, extending towards the sea-side direction. Additionally, the removal of rocky outcrops in the basin area is also proposed to prevent potential collisions of fishing boats with submerged rocks, thereby ensuring safer and more efficient navigation and berthing operations.

The Authority noted that the proposed work involves construction of approach ramp to platform & extension of two existing jetties and construction of two ramp. EIA report states that, the proposed project will have negligible impact on marine diversity like Planktons, Benthos, etc. during construction phase. Such affect, if any will be temporary & reversible. No adverse impact envisaged on biotic biodiversity during operation phase

Expert Members asked the consultant whether the proposed activities, especially proposed platform involve reclamation and whether EIA report covers this aspect. Consultant clarified that, certain reclamation will be undertaken for the platform and it would be incorporated in the EIA report. Authority asked the PP & Consultant to add a chapter in the EIA report about the area of reclamation along with its justification and its impact & mitigation measures. Consultant agreed to submit the same.

DECISION:

In the light of above, the Authority after deliberation decided that, the PP need to submit the EIA report incorporating a separate chapter on proposed reclamation, along with its justification and its impact & mitigation measures. Accordingly, the matter was deferred.

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Item No.9: Proposed construction of a Wharf-cum-Platform and Raising height of the Breakwater and Existing Jetty at Gorai Koliwada, Mumbai Suburban, Maharashtra by Public Works Department

INTRODUCTION:

The officials from the PWD along with consultant presented the proposal before the Authority.

The PWD has proposed for construction of a Wharf-cum-Platform and Raising height of the Breakwater and Existing Jetty at GoraiKoliwada, Mumbai Suburban, Maharashtra. The proposed wharf is designed as a solid platform structure supported on RCC piles with a deck slab. The platform accommodates fish handling operations and landing activities.

As the fishermens of GoraiKoliwada village are facing acute shortage of space for their daily fishing activities, it is being proposed to construct the Wharves cum platform having 300 x 20 metre in size at the location suggested by the fisherman society. As the location of the finger jetty is directly exposed to tidal waves towards seaside during normal high tide & monsoon period, hence, needs rubble protection to safeguard it from wave attack, accordingly, the provision of rubble protection has been considered in the estimate

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows-

Project Activity	CRZ category	Area (Sqm)	
Raising Height of Existing Jetty	CRZ IB	1540.31	1964.69
	CRZ IVA	424.37	
Raising Height of Breakwater	CRZ IB	226.63	761.75
	CRZ IVA	535.12	
300 x 20 fish landing wharf cum platform	CRZ IB	5421.84	6118.13
	CRZ IVA	696.30	
Total		8844.57	



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The PP has submitted the EIA report prepared by the M/s Enviro Resources (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.


The EIA report states that, at the Goraikoliwada there is an existing jetty about 300 x 5-meter including finger jetty, but during high tide it is submerged under sea water level, hence, not usable at the time of high tide. Local Fishermans of Goraikoliwada has facing acute shortage of space for fish landing, drying and other daily fishing activities and deamnded to construct the Wharves cum platform having 300 x 20 metre in size. The proposed project will have negligible impact on marine diversity like Planktons, Benthos, etc. during construction phase. Such affect, if any will be temporary & reversible. No adverse impact envisaged on biotic biodiversity during operation phase.

The EIA report further states that, the addition of a wharf-cum-platform will allow more vessels to berth simultaneously, improving operational efficiency and reducing wait time for fishing and transport boats. Raising the height of the Breakwater and existing jetty will ensure effective functioning even during high tidal variations, enabling round-the-clock usage and minimizing disruption due to submergence during high tides or monsoon seasons. Improved marine infrastructure will support enhanced fish landing operations, attract ancillary businesses (ice plants, cold storage, net mending, etc.), and stimulate the local economy. The platform will provide a larger, stable, and safe working space for loading/unloading fish catch and fishing equipment, significantly reducing manual handling issues and operational hazard

Expert Members asked the consultant whether the structural stability certificate is obtained from the competent body for raising height of existing jetty. Consultant presented that, aspect of the structural stability has been examined for design for the raising height of existing jetty and has been consisted said structural stability certificate will be obtained from the competent agency/ body.

The Authority noted the permissibility of the project as per CRZ Notification, 2019-

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019(
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		Clauses)
Raising Height of Existing Jetty	CRZ IB	5.1.2 (i)(a) and 5.1.2(ii)
	CRZ IVA	5.4(ii) (a)
Raising Height of Breakwater	CRZ IB	5.1.2 (i)(a) and 5.1.2(ii)
	CRZ IVA	5.4(ii) (a)
300 x 20 fish landing wharf cum platform	CRZ IB	5.1.2 (i)(a) and 5.1.2(ii)
	CRZ IVA	5.4(ii) (a)

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of standalong jetty requires CRZ clearance from the MCZMA. The said provision is reproduced as follows:

"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 Ministry of Environment, Forest and Climate Change for CRZ 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, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"

DECISION:

After deliberation, the Authority decided to grant the clearance from CRZ point of view under CRZ Notification, 2019 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 guidelines/ clarifications given by MoEF&CC from time to time.
2. Proposed expansion & widening of old existing jetty and construction of new jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PWD to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
4. PWD to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.


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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.10: Proposed Passenger Waiting Area as Allied Facility for Existing Jetty at Bagmandla, Taluka-Shrivardhan, District-Raigad by Maharashtra Maritime Board

INTRODUCTION:

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed Passenger Waiting Area as Allied Facility for Existing Jetty at Bagmandla, Taluka-Shrivardhan, District-Raigad

MMB presented that, existing Ro-Ro jetty provides connectivity between Bagmandala and Veshvi in Raigad and Ratnagiri District respectively. Majority of tourist Passage access this jetty with traffic of 30 rounds of ferries everyday. Every year 1.6 Lakh passengers / tourists use this ferry service. There is no waiting area available at this place for tourist and locals vehicles. Thus to cater this need construction of passenger waiting area. The tourist face difficulty while travelling due to lack of this facility. The project is important for improving public transport efficiency, enhancing passenger safety and comfort, and making the entire transit experience more appealing

Consultant presented that activities proposed are in CRZ IB and CRZ III (NDZ) as per approved CZMP, 2019 and permissible as per para 5.1.2 (i)(a) & (ii) and 5.3(i) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which, proposed construction of parking space and providing other facilities falls in CRZ IA (50 m mangrove buffer zone area), CRZ IB and CRZ III (NDZ) area.

The PP has submitted the EIA report prepared by the M/s Ecofootforward (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Expert Members noted that the CRZ map of the NCSCM shows that the proposed activities are partly in 50 m mangrove buffer zone. MMB officials presented that Passenger Waiting Area as Allied Facility for Existing Jetty is proposed beyond 50 m mangrove buffer zone area. The Authority asked the MMB to submit the undertaking stating that no project activity is proposed in 50 m mangrove buffer zone area.


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The Authority noted that the parking space as passenger waiting area is essential allied activity for the jetty which is necessary facility for the local people. Jetty is permissible in CRZ IB and CRZ III (NDZ) area as per para 5.1.2 (i)(a) & 5.1.2(ii) and 5.3(i) of the CRZ Notification, 2019.

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."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. MMB to ensure that no project activity is permissible in mangrove and its 50 m buffer zone area.
3. MMB to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
4. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
5. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
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.


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

Item No.11: Proposed Development of Sea Facing Beach House Plot bearing Survey number 32A/1, Ratnagiri-Ganpatipule Highway, Kalbadevi, Maharashtra by Divisional Forest Officer Chiplun

INTRODUCTION:

The officials from the Divisional Forest Officer Chiplun along with consultant presented the proposal before the Authority.


The Forest Department has submitted the proposal for development of Sea Facing Beach House Plot bearing Survey number 32A/1, Ratnagiri-Ganpatipule Highway, Kalbadevi, Maharashtra by Divisional Forest Officer Chiplun.

Proposed activities are as follows-

Project activities	Size/ Area (ft)	CRZ category
Cafeteria (1 No)	25 x 50	Non CRZ
Nature Information Centre (1 No)	25 x 50	Non CRZ
Store Room (1 no)	10x 15	Non CRZ
Labour Room (1 no)	10x15	Non CRZ
Adventure Park (1 no)		Non CRZ
Selfi Points (4nos)		2 in Non CRZ, 2 in CRZ IA
Tree Houses (5 nos)	19x26 each	2 in Non CRZ, 3 in CRZ IA

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows-


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Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IA	41131.96	285464.28
	CRZ - IA (50m Mangrove Buffer Zone)	16234.5	
	CRZ - IB	9124.16	
	CRZ - III (NDZ)	16943.63	
	Outside CRZ	202030.03	
Proposed Main Entrance / Walkway	CRZ - IA	75.22	800.93
	Outside CRZ	725.71	
Proposed Open Setout	CRZ - IA	303.84	303.84
Proposed Selfie Point	CRZ - IA	114.83	232.31
	Outside CRZ	117.48	
Proposed Tree House	CRZ - IA	137.57	229.28
	Outside CRZ	91.71	
Proposed Watch Tower	CRZ - IB	9.27	15.14
	CRZ - III (NDZ)	5.87	
Proposed Wooden Hut	CRZ - IA	30.36	30.36

Expert Members noted that the substantial activities are proposed beyond CRZ area. Only 3 tree houses and 2 selfi points are proposed in CRZ IA area. Said activities proposed in CRZ IA area may not be allowed presently in view of the para 5.1.1 of the CRZ Notification, 2019. Forest Officials and consultant presented that 3 tree houses and 2 selfi points which are proposed in CRZ IA area would be shifted in Non CRZ area and requested the Authority to grant the CRZ approval.

The Authority observed that, if all activities are proposed beyond CRZ area, then project may not require CRZ approval under CRZ Notification, 2019

DECISION:

In the light of above, the Authority after deliberation decided that as agree by the Forest Department, entire project activities should be proposed beyond CRZ area and outside the ambit of MCZMA.


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Item No.12: Proposed construction of Protection Work of coast line from Helipad to Pirwadi area for ONGC Uran Plant, Tal. Uran, Dist. Raigad, Maharashtra by Public Works Department

The officials from the Public Works Department along with consultant presented the proposal before the Authority.

The PWD has proposed construction of Protection Work of coast line from Helipad to Pirwadi area for ONGC Uran Plant, Tal. Uran, Dist. Raigad, Maharashtra. Length of the proposed bund is 1400 meter and width is 20 meter. Start point: 18°51'58.62"N, 72°55'21.79"E, End Point: 18°51'16.21"N, 72°55'26.51"E.

Consultant presented that, objective of the protection work is to protect properties and farms at the shore from Helipad to Pirwadi area for ONGC Uran Plant, Tal. Uran, Dist. Raigad. The proposed construction of Protection Work would provide coastal protection for unprotected stretch, to the community and residential infrastructure situated abutting to the coastal line from flooding during monsoon season.


The design of coastal protection work has been prepared by CWPRS. The design cross-section of construction work in the form of Seawall based on the data such as beach profiles, tides, waves and the existing site conditions. High Water Level (HWL) of + 5.2 m and Low Water Level (LWL) of +0.00 m are considered for the design of Seawall. The wave period is between 10 to 12 seconds. The maximum waves in the shallow Zone are breaking and design of coastal protection works is carried out considering maximum breaking wave height of 2.3 m at HWL in front of the Protection Work

The Consultant presented that the project site falls in CRZ IB and CRZ II area as per approved CZMP, 2019 and proposed bund is permissible activity as per 5.1.2 and 5.2 of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per CRZ categorization of the project is tabulated as below-

CRZ category	Area
CRZ IB	694.53
CRZ II	705.47


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Total	1400
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The PP has submitted the EIA report prepared by the M/s Enviro Resources (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. Certain observations and mitigations measures are stated as follows-

The EIA report states that, the proposed project will have negligible impact on marine diversity like Planktons, Benthos, etc. during construction phase. Such affect, if any will be temporary & reversible. No adverse impact envisaged on biotic biodiversity during operation phase. Construction of Protection work will control the erosion along Pirwad Village and help in Improving the safety of the locals, farmlands, structures, etc.

The Authority noted the permissibility of the project as per CRZ Notification, 2019-

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019 (Clauses)
Protection works (Seawall)	CRZ IB	5.1.2(i)(d) and 5.1.2(ii)
	CRZ II	5.2(i)

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."

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain conditions:

1. The concerned planning authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ


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Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.

2. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
3. PWD to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
4. PWD to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. 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.
7. All other required permission from different statutory authorities should be obtained



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Item No. 13: Proposed Tourist Home on Gat. No. 182, at Village -Tekali,
Tal- Alibag, Dist- Raigad by Mr. Youhaan Amol Kapadiya &
Mr. Amol Jagadish Kapadiya

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Tourist Home on Gat. No. 182, at -Village -Tekali, Tal- Alibag, Dist- Raigad.

Consultant presented that, the proposed Tourist Home consist of Following:-

- 1) Ground Floor: Deck(3)+Bedroom(3) +Dining Area + Kitchen + Family lounge
+ Living Room
- 2) First Floor: Deck (3) +Bedroom (5)+ Study room +Games room

STP having Capacity 4 KLD is also proposed at site.

Plot area is 2380.00 Sqm, FSI area is 691.54 sqm, Non FSI area is 15.12 Sqm,
Total Construction area is 706.66 Sqm

DELIBERATIONS:

During the meeting, the consultant presented that the proposed construction is outside CRZ area. However, the Authority observed that the consultant has presented the proposal with incomplete information and superimposition of proposed construction of CRZ map in 1:4000 scale prepared by one of MoEF authorized agency to confirm that proposed construction is outside CRZ area. Accordingly, the Authority directed the PP to submit the application afresh with superimposition of proposed construction on CRZ map in 1:4000 scale along with survey report prepared by IRS, Chennai for subject plot under consideration. Consultation and PP agreed to submit the same.

DECISION:

After deliberation, the Authority decided to delist the matter from records of MCZMA due to incomplete & wrongful submission of information in the proposal.

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Item No. 14: Proposed addition of Lift & Shed To Building 1 "Dilkhush Special School" at C.T.S. No. 937/A, K/W ward, Village Juhu, Mumbai by The Handmaids Of The Sacred Heart Of Jesus Society Trust

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for installation of one lift to the existing Administrative/School Building on plot bearing C.T.S. No.1127, 1128, 1145, Village Bandra at Sherley Rajan Road, Bandra (W), Mumbai

Consultant presented that, Currently the premises has two buildings, Building 1, and Building 2, which is also the main building with Wings "A" and "B". The proposal is for additions of Lift to the Building 1, which is a ground + two structure, and rain water Shed on the terrace of Building 1. The MCGM has issued IOD on 28.04.2025, with file No. P-21286/2024/(937 A)/K/W Ward/JUHU-K/W/342/1/New


As per D P Remarks of 2034, the plot under reference is situated in Residential zone and reserved for special School & Garden/ park.

Plot area is 6715.00Sqm, Existing construction area is 2160.07 sqm and proposed Construction area is 96.60 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 area statement of the proposed addition of lift and shed on the plot bearing C.T.S. No.937A at Juhu, K/W ward, Vile Pane (west), Mumbai, Maharashtra as per CRZ Notification 2019 is shown in Table:-

S.No	CRZ - Classification	Area in Sq.m
1	CRZ-III(NDZ-Within CRZ II- GREATER MUMBAI)	970.69
2	CRZ - II	5605.45
	TOTAL	6576.14


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Though the site falls in CRZ-III (NDZ-Within CRZ GREATER MUMBAI) and CRZ II, the proposed lift area completely falls in CRZ II.

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 (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.

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.


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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. 15: Proposed 5-star resort at S.No. 1, 4, 5, 6,39(pt), 40, 41, 42 at Mauje-Velagar, Gram Panchayat-Shiroda, Taluka-Vengurla, Dist. Sindhudurg by M/s. Indian Hotel Co. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for 5-star resort at S.No. 1, 4, 5, 6,39(pt), 40, 41, 42 at Mauje-Velagar, Gram Panchayat-Shiroda, Taluka-Vengurla, Dist. Sindhudurg.

Consultant presented that, The development will be carried out in phases -Phase I on the area outside CRZ. Phase II on the areas falling under category CRZ-III (No Development Zone) and CRZ-IIIB.

PP have already applied for Environmental Clearance for Phase I & Phase II, where SEAC recommended the proposal for both the phases to the SEIAA in its 240th meeting held on 06.05.2025. PP requested Environmental Clearance for Phase I, as it is outside CRZ and we have received approved plan and CFO, in response SEIAA in its 294th meeting held on 29.05.25 advised obtaining CRZ Clearance.

Currently, PP is requested for CRZ Clearance for Phase I consist of Hotel Block - Gr. + 3rd Floors + Roof and MEP Block - B + Gr. Floor which is out side of CRZ area

The project site falls under CRZ-IB, CRZ-III (No Development Zone), CRZ - IIIB (200 m to 500 m from HTL) and Outside CRZ. Present proposal is for development outside CRZ area only.

Plot area is 373840 Sqm, FSI area is 19140.12 sqm, Non FSI area is 3642.61 Sqm, Total Construction area is 22782.73 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 project site falls in CRZ-B, CRZ-III (No Development Zone), CRZ-III (200m to 500m from HTL) with remaining area Outside CRZ as per approved CZMP.


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However, the proposed buildings within project site for 5-Star Resort at Survey Nos. 1(Pt), 4, 5, 6, 39(Pt), 40, 41(Pt) & 42 in village Velagar, taluk Vengurla, district Sindhudurg, Maharashtra falls fully outside CRZ. The road falls in CRZ-III (No Development Zone), CRZ-IIIB (200m to 500m from HTL) with remaining area Outside CRZ as indicated in the local level CRZ map.

The area of project site and constructions in various CRZ is presented in Table:-

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site	CRZ - IB	388.15	358115.86
	CRZ - III (No Development)	90872.18	
	CRZ - IIIB (200m to 500m from	203328.79	
	Outside CRZ	63526.74	
Proposed Building	Outside CRZ	10456.24	10456.24
Proposed Road	CRZ - III (No Development)	1094.90	13823.41
	CRZ - IIIB (200m to 500m from	7809.42	
	Outside CRZ	4919.09	

Consultant presented that, no construction is proposed in CRZ IB, CRZ-III (No Development Zone), CRZ-IIIB (200m to 500m from HTL)

The Authority noted that, concerned Planning Authority should strictly ensure that no construction is proposed in CRZ area as per approved CZMP, 2019.


The Expert Members asked whether Tree cutting involved in the project. Consultant informed that Tree cutting involved in the project and Tree NOC dated 12.06.2025 has been obtained.

The Expert members further asked about details of sewerage disposal. Consultant informed that there is no existing sewage line, the proposed development involves Zero Liquid Discharge as the STP excess treated water will be utilized within site premises.

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.

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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 concerned Planning Authority shall ensure that the proposed construction activities should be carried out strictly in non CRZ area as per the approved CZMP under the provisions of CRZ Notification, 2019
2. 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.
3. The concerned Planning Authority should strictly ensure that no construction is proposed in CRZ area as per approved CZMP, 2019
4. PP to ensure that Environment clearance under EIA Notification, 2006 should be obtained from competent Authority before commencement of project activities.
5. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
7. 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.


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Item No. 16: Construction of residential cum commercial Building on Plot no. 78, Sector 50, Nerul, Navi Mumbai by Shri. Namdev Mahadeo Tipu

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of residential cum commercial 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,	The said project is situated on landward side of	Commencement certificate dated 15.01.2005	The land bearing plot no. 78, Sector 50, Nerul, Navi Mumbai was	The land is affected as per approved CZMP prepared as per CRZ	Residential building is affected within 50 mtr


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Navi Mumba i	the existing & authorised structure		not affected by CZMP 1991	Notification, 2011	Mangrove 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


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CZMP prepared and approved in accordance with the CRZ Notification, 2011 or 2019, as the case may be.

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

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 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 Proposal was earlier considered in 183rd meeting of MCZMA held on 17.07.2025, Wherein 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.


Consultant presented that, Municipal Commissioner, NMMC vide letter dated 15.10.2025 certified that Commencement Certificate dated 15.01.2005 issued by NMMC for construction of residential cum commercial building is as per extant building development norms in place, at that time for sanction for project.

The Authority noted that, concern planning authority granted the Commencement Certificate on 15.01.2005, at the relevant time, the plot was not situated in CRZ area, as per approved CZMP under CRZ Notification, 1991. As per approved CZMP, 2011, the site under reference is situated in CRZ-II area. As per approved CZMP, 2019, the site under reference is situated in partly in CRZ-II & partly in Non CRZ area. Now, construction is completed on site and pending for Occupation Certificate.

The Authority noted that, the MoEF&CC, New Delhi has already clarified 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.

Decision:

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


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Item No. 17: Proposed redevelopment on Plot bearing C.S. No. 6/738 of Malabar Hill Division, D-Ward situated at Bhulabhai Desai Road, near Haji Ali, Mumbai for project "Aurelius" by M/s. Oberoi Realty Limited

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on Plot bearing C.S. No. 6/738 of Malabar Hill Division, D-Ward situated at Bhulabhai Desai Road, near Haji Ali, Mumbai.

Consultant presented that, Existing Buildings Ground Floor + 1st to 4th Upper floors on site under reference. The existing dilapidated National garage buildings demolished as per Notice dated 12.09.2023.

Proposed building configuration is Three-level Basement + Ground floor + 1st to 11th (podium) floor + 12th Service floor + 13th Amenity floor + 14th Service floor + 15th to 34th Habitable floors + 35th Service floor + 36th habitable floor + 37th habitable floor (Part Terrace) + Terrace having Height: 144.20 mt from general ground level up to terrace level.

As per DP Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose and small portion is affected by Green Belt (Part of larger existing amenities).

Plot area is 2484.13 Sqm, FSI area is 10292.02 sqm, Non FSI area is 30356.30 Sqm, Total Construction area is 40648.31 Sqm

DELIBERATION:

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 and CRZ-III (NDZ within CRZ-II) as per approved CZMP vide CRZ Notification 2019.

Sr. No.	Zonation	Area in sqm
1	CRZ-II	2455.20
2	CRZ-III (NDZ within CRZ-II)	85.25
	Total	2540.45

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

The Authority noted that, as per approved CZMP, project site majorly falls in CRZ-II area and portion of plot area adm. 85.25 sqm falls in NDZ of CRZ-II area in approved CZMP, 2019 being the Green Belt in Development Plan as per para 10.3 of the CRZ Notification, 2019.

The authority asked whether construction is proposed in NDZ of CRZ-II area. Consultant informed that construction is proposed in CRZ-II area only and no construction is proposed in NDZ of CRZ-II area.

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 proposed project 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.

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:


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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 CRZ-II 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 to strictly ensure that no construction is allowed in 85.25 sqm i.e. NDZ of CRZ-II area in approved CZMP, 2019
4. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
5. PP to implement 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.
7. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of as per Solid waste Rules of 2016 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 Urban Local Body.


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Item No. 18: Proposed Residential Buildings on land bearing CTS No. 675. at village- Dahanu, Tal. Dahanu, Dist. Palghar by Smt. Gover Bomi Mubarakai and Others.

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Residential Buildings on land bearing CTS No. 675. at village- Dahanu, Tal. Dahanu, Dist. Palghar

Consultant presented that, the proposed Residential Buildings comprising of followings:-

Description	Plot No.	Building No.	Configuration	Height
18 Plots (18 Buildings) 1 Plot (STP) Total = 19 plots	1 to 8 & 11 to 16 & 18	1 to 8 & 11 to 16 & 18	Gr/St. Parking + 1st floor + 2 nd floor + raised 2nd floor.	1200 Mt up to Terrace level & 1620 Mt upto OHT/Mumty Slab level.
	9	9	Gr (Comm + St. parking + OWC) + 1st floor + 2nd floor.	
	10 & 17	10 & 17	Gr (Comm + St parking) + 1st floor+ 2nd floor.	
	19	-	Sewage Treatment Plant.	

As per the Development Plan of DMC, site under reference is falls under the Residential Zone.

Plot area is 20119.60 Sqm, FSI area is 14085.71 sqm, Non FSI area is 5430.94 Sqm, Total Construction area is 19516.65 Sqm

DELIBERATIONS:


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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 CRZ map, the project area falls in CRZ-II area and landward side of existing road.

The Expert Members asked whether Tree cutting involved in the project. Consultant informed that 15 Nos. Tree cutting involved in the project and Tree NOC dated 06.10.2025 has been obtained.

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.."

The Authority noted that proposed construction in CRZ II area on landward side of existing road is permissible 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. 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 development is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI


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as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.

3. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms.
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 concerned Planning Authority.

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Item No. 19: Proposed redevelopment of building on plot bearing CTS No. C/604 of Village Bandra at Perry Road, Bandra (West), H/West Ward, Mumbai by M/s. Wayne Cecil Dlima

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of building on plot bearing CTS No. C/604 of Village Bandra at Perry Road, Bandra (West), H/West Ward, Mumbai.

Consultant presented that, existing Bungalow comprises of Ground + 1 upper Floor and existing Building comprises of Ground + 2 upper Floor are present on site under reference. Proposed redevelopment on site under reference will be carried out by demolishing the existing buildings. Proposed residential building comprises of 2nd Basement (Parking and Services) + 1st Basement (Parking) + Stilt/Ground Floor (Parking) + 1st Floor (Part Amenities - Fitness Centre, Society Of ice and Part Residential) + 2nd to 7th Residential Floor + 8th Floor (Part Terrace & Part Residential) + Terrace Floor

As per DP Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose. Plot area is 980.80 Sqm, FSI area is 2184.87 sqm, Non FSI area is 2299.63 Sqm, Total Construction area is 4484.50 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, CRZ map in 1:4000 scale submitted by PP is not clear and readable. The APCCF Mangrove Cell has asked about presence of mangroves near by the project site and PP to obtain Mangrove Cell NOC. Consultant presented that, no mangroves present in the vicinity of the project site.

The Authority asked PP to submit Mangrove Cell NOC and CRZ map in 1:4000 scale clearly showing the project site & CRZ areas for the project site.

DECISION:

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Shripersha

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

Item No. 20: Proposed expansion & amendment At Plot Bearing C.T.S No. 999 (Pt) At Village Worli, Mumbai by M/s. Sugee Developers Pvt. Ltd

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for expansion & amendment At Plot Bearing C.T.S No. 999 (Pt) At Village Worli, Mumbai.

Consultant presented that, the proposal is a redevelopment project under MHADA 33 (5) scheme at Plot Bearing C.T.S No. 999 (Pt) At Village Worli, Mumbai. Earlier, the project was received MCZMA recommendation dated 1st October 2020 Vide Letter No. CRZ 2019/CR 221/TC4. Environment Clearance No. SIA/MH/MIS/290866/2022 dated: 26/05/2023 received from SEIAA for Total Built Up Area of 36,957.39 sq.m

Now, due to change in project planning and increase in areas, applied for amendment & expansion in the project for Total Built Up Area of 44,726.65 sq.m comprises as follows:-

Sale: 02 level basement + ground floor part on stilt + Mezzanine floor + 1st to 17th podium floor for surface car parking by way of 06.00 mtrs. wide two-way ramp & 02 Nos. of lifts + service floor + 18th floor for amenities + 19th to 33rd upper residential floor

Rehab: 02 level basement + ground floor part on stilt + 1st & 2nd podium floor for surface car parking by means of car lift + 3rd floor as service floor + 4th to 23rd upper residential floor

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 3201.00 Sqm, FSI area is 12963.11 sqm, Non FSI area is 31763.54 sqm, Total Construction area is 44726.65 Sqm

Deliberations:


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

The Authority noted that, MCZMA vide letter dated 01st October, 2020 issued recommendation from CRZ point of view under CRZ Notification, 2011 for BUA of 12962.26 sqm

The Authority observed that PP need to submit comparative statement of the project stating details of earlier CRZ recommendation dated 01.10.2020, proposed project and current status of construction. PP need to submit Architect certificate regarding construction carried out on site is as per earlier CRZ recommendation dated 01.10.2020. Further, PP need to submit details of C & D waste disposal.

DECISION:

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

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Item No. 21: Proposed construction of new residential building on Plot no. 52 to 60 (S. No. 6/70 to 6/78) at village Malyan, Tal. Dahanu, Dist. Palghar by Shri Mihir C Shah

Introduction:

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

The proposed residential building having plot area of 1270.99 Sq. Mt. of total construction area 1900.00 Sq. Mt (FSI - 1264.70 Sq. Mt + Non FSI - 635.30 Sq. Mt) with the height of 12.00 Mt up to terrace level & 17.60 Mt till OHT/Mumty slab level having building configuration Ground/Stilt. parking + 1st floor + 2nd floor + 3rd floor.

As per sanctioned DP, the plot is situated in Residential Zone.

DELIBERATIONS:

The proposal was earlier considered in 173rd meeting of MCZMA held on 20.03.2024. The Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal.

Now, PP has submitted proposal on Parivesh Portal along with 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 area.

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

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the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification.."

The Authority asked whether the proposed construction is on the landward side of existing road as per para 5.2 (ii) of CRZ Notification, 2019. Consultant presented that, the site is situated on landward side of road constructed by project proponent in year 2006-2007. Consultant further presented that, IRS Chennai has also demarcated the said road in the CRZ map and therefore PP requested for the CRZ clearance.

The Authority observed that, the said road is layout road constructed by project proponent in year 2006-2007 and the same is not reflected in the approved CZMP, 2019.

The Authority observed that the matter needs to be referred to MoEF&CC, New Delhi for guidance regarding whether said layout road constructed by project proponent in year 2006-2007 can be considered as existing road as per as per para 5.2 (ii) of CRZ Notification, 2019

DECISION:

The Authority after deliberation decided refer the matter to MoEF&CC New Delhi for guidance regarding whether said layout road constructed by project proponent in year 2006-2007 can be considered as existing road as per as per para 5.2 (ii) of CRZ Notification, 2019.



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Item No. 22: Proposed construction of new residential buildings on Plot No. 46 to 51 and 61 to 68 (S. No. 6/64 to 6/69, 6/79 to 6/86) at village Malyan, Tal. Dahanu, Dist. Palghar by Shri Mihir C Shah

Introduction:

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

The proposed residential building having plot area of 1921.39 Sq. Mt. of total construction area 2800.00 Sq. Mt (FSI - 1910.44 Sq. Mt + Non FSI - 889.56 Sq. Mt) with the height of 12.00 Mt till terrace level & till OHT/Mumty slab level 17.60 Mt having configuration Building A Ground/Stilt parking + 1st floor + 2nd floor + 3rd floor & Building B Ground/Stilt parking + 1st floor + 2nd floor + 3rd floor

As per sanctioned DP, the plot is situated in Residential Zone.

DELIBERATIONS:

The proposal was earlier considered in 173rd meeting of MCZMA held on 20.03.2024. The Authority decided that PP should submit the proposal along with CRZ map in 1:4000 scale from MoEF&CC authorized agency as per approved CZMP under CRZ Notification, 2019 on Parivesh Portal.

Now, PP has submitted proposal on Parivesh Portal along with 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 area.

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.


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(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 asked whether the proposed construction is on the landward side of existing road as per para 5.2 (ii) of CRZ Notification, 2019. Consultant presented that, the site is situated on landward side of road constructed by project proponent in year 2006-2007. Consultant further presented that, IRS Chennai has also demarcated the said road in the CRZ map and therefore PP requested for the CRZ clearance.

The Authority observed that, the said road is layout road constructed by project proponent in year 2006-2007 and the same is not reflected in the approved CZMP, 2019.

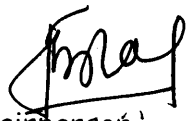
The Authority observed that the matter needs to be referred to MoEF&CC, New Delhi for guidance regarding whether said layout road constructed by project proponent in year 2006-2007 can be considered as existing road as per as per para 5.2 (ii) of CRZ Notification, 2019

DECISION:

The Authority after deliberation decided refer the matter to MoEF&CC New Delhi for guidance regarding whether said layout road constructed by project proponent in year 2006-2007 can be considered as existing road as per as per para 5.2 (ii) of CRZ Notification, 2019.

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Item No. 23: Proposed redevelopment on plot bearing C.T.S. No. 602 of Village Juhu, Taluka-Vile Parle (MSD), situated at N.S. Road no. 12, Vile Parle (West), K/West Ward, Mumbai by Shri. Vijay Thakordas Thakkar

INTRODUCTION:

The project proponent was absent for the meeting.

DECISION:

The Authority decided to defer the proposal.


Member Secretary


Chairperson

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Item No. 24: Proposed redevelopment residential buildings on plot bearing CTS No. C/1624, Of Village: Bandra, Union Park Road, Bandra West Mumbai by M/s. Atmosphere Homes LLP

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment residential buildings on plot bearing CTS No. C/1624, Of Village: Bandra, Union Park Road, Bandra West Mumbai.

Consultant presented that, Two existing authorized buildings (G+3 and G+4) on site prior to 1967 and having IOD plans dated 08.06.1963. Proposed redevelopment on site by demolishing existing buildings.

Proposed one residential building with Wing 'A' & 'B' having common three level basements for car parking + Common Ground floor on stilt.

- Wing 'A' has 1st podium (part) floor for fitness center & Society office + 1st to 9th upper residential floors + service floor + 10th to 12th upper residential floors with a total height of 52.15 mtrs measured from general ground level up to terrace level
- Wing 'B' has 1st podium (part) for car parking + 1st to 9th upper residential floors + service floor + 10th to 12th upper residential floors with a total height of 52.15 mtrs.

PP has obtained MCGM approval on 23.10.2025, CFO NOC on 05.08.2025 & AAI NOC on 26.06.2025.

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

Plot area is 3363.00 Sqm, FSI area is 10630.48 sqm, Non FSI area is 11846.17 Sqm, Total Construction area is 22476.65 Sqm

DELIBERATION:

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 vide CRZ Notification 2019.


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

The Expert Members asked whether Tree cutting involved in the project. Consultant informed that, out of 109 existing trees, 56 are proposed to be cut, 11 transplanted, and 42 retained. NOC from Tree Authority will be obtained before commencement of work.

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 proposed project 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.

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 concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ

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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 CRZ-II 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 obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of as per Solid waste Rules of 2016 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. 25: Proposed development of Residential Bungalows on land bearing S. No. 28 (Old), S. No. 28/2/5/1 & 28/2/4 of Village Arnala, Tal. Vasai, Dist. Palghar by Shri. Bhavesh Chimanlal Mehta

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for development of Residential Bungalows on land bearing S. No. 28 (Old), S. No. 28/2/5/1 & 28/2/4 of Village Arnala, Tal. Vasai, Dist. Palghar.

DELIBERATION:

The Authority observed that, as per Project Information Details submitted by Project Proponent on Parivesh Portal, Name of consultant is M/s. Sahayog Enviro Solutions. However, Consultant namely M/s. Sage was present for presentation. On enquiry, consultant submitted, now consultant has been changed for the proposal.

The Authority observed that wrong information has been submitted by the Project Proponent in the prescribed Form- Project Information Details. The Consultant informed that new form will be submitted on Parivesh Portal afresh. Consultant agreed to withdraw the proposal.

DECISION:

After deliberation, the Authority decided to delist the present proposal from the records of MCZMA.



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Item No. 26: Proposed tourism project comprising cottages, restaurant, multipurpose hall, and supporting amenities at S. No. 380, Murud Village, Taluka Dapoli, District Ratnagiri by Shri. Saurabh Shivaji Palde

INTRODUCTION:

The project proponent was absent for the meeting.

DECISION:

The Authority decided to defer the proposal.


Member Secretary


Chairperson

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Item No. 27: Revision of CZMP of Sheet No. E 43/H1/SW (CZMP Map No. MH 70) by correction in HTL at S. No. 16, 17 & 18 at village Kacharepada (Khopta), Uran, Dist. Raigad by M/s. All Cargo Logistics

INTRODUCTION:

The PP along with consultant were present for the matter. As requested by the Authority, the concern scientist from the NCSCM, Chennai presented the matter explaining the draft report submitted by the NCSCM in the matter of correction in HTL at S. No. 16, 17 & 18 at village Kacharepada (Khopta), Uran, Dist. Raigad

DELIBERATION:

The matter was earlier considered in 180th meeting of MCZMA held on 10.12.2024. M/s All Cargo Logistics Limited has a plot area 52,477.66 sqm in Survey Nos. 16, 17 and 18 at Village Kachrepada (Khopta), Uran Dist Raigad, the boundary of the said plot is 50 m away from the adjacent creek. As per CZMP 2019 (MAP No. MH 70); the HTL of the adjacent creek is marked along the boundary of the plot. Area between the creek and plot boundary has not been flooded by tidal waters at any given point of time more than a decade. Local villagers are using it as a pathway to reach the adjacent lands. Hence, Applicant requested to consider revision in Coastal Zone Management Plan of Raigad District (Sheet No. E43 H1/SW, MH 70) by correction in HTL at S. No. 16, 17 & 18 at village Kacharepada (Khopta) Uran Dist Raigad.

As per decision taken in the 180th meeting, the matter was referred to NCSCM Chennai through MoEF&CC New Delhi for examination. The MoEF&CC, New Delhi has referred the matter to NCSCM Chennai on 18.02.2025.

Accordingly, Field investigations were carried out for the site on 18.06.2025 by NCSCM scientists. The NCSCM has sent the draft report to MCZMA.

The officials of NCSCM explained that, the field visit revealed a change in the HTL along the Creekside of Survey Nos. 16, 17, 18 and mangrove patches were also observed along the creek side.

The Authority observed that the report of the NCSCM needs to be site specific and it should incorporate the detailed reasoning & justification for the

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change in CRZ areas. The NCSCM officials agreed to submit the revised report in the matter.

DECISION:

The Authority decided to defer the matter for submission of above information.

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Item No. 28: Revision of CZMP map nos. MH 73 & MH 76 as per the request of M/S BPCL and property bearing CST no. 1a/2 of village Anik, M Ward, Mumbai of M/s Ajmera Realty & Infra India Ltd.

INTRODUCTION:

The PP along with consultant were present for the matter. As requested by the Authority, the concern scientist from the NCSCM, Chennai presented the matter explaining the draft report submitted by the NCSCM with respect to revision of CZMP map nos. MH 73 & MH 76 for-

- 1) Establishment of M/S Bharat Petroleum Corporation Limited (BPCL) at Mahul, Mumbai - Matter pertains to reclassification of the Thane Creek area near Sewri and Mahul from CRZ IV A to CRZ IVB.
- 2) Property bearing CST no. 1a/2 of village Anik, M Ward, Mumbai - M/s Ajmera Realty & Infra India Ltd. - Matter pertains to reclassification from NDZ within CRZ II of Greater Mumbai to CRZ II .

M/s BPCL matter:

The M/s BPCL requested for reclassification of the Thane Creek area near Sewri and Mahul from CRZ IV A to CRZ IVB in approved CZMP, 2019 sheet. The matter was considered in 180th meeting of MCZMA held on 10.12.2024, wherein the matters was referred to NCSCM Chennai through MoEF&CC New Delhi for examination.

M/s Ajmera Realty & Infra India Ltd-

The matter pertains to reclassification from NDZ within CRZ II of Greater Mumbai to CRZ II area, in approved CZMP, 2019. The matter of was earlier considered in 178th meeting of MCZMA held on 10.09.2024, wherein the matters was referred to NCSCM Chennai through MoEF&CC New Delhi for examination.

The NCSCM has submitted the common report for the both sites.

DELIBERATION:

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The officials/ scientists from the NCSCM explained that since, project sites in both matters are part of CZMP, 2019 sheet No. MH 73 & 76, a common report is submitted.

NCSCM officials informed that, field investigations were carried out for the site on 20.06.2025 by NCSCM. They explained the followings:

1) For M/s BPCL site-

NCSCM explained that, Study area is identified/defined based on Creek/River identified from the toposheets, NHO Charts, approved CZMP, 1991 etc., for the classification of CRZ IV A and CRZ IVB.

The revision of CZMP is limited to the study area and is defined by latitude and longitude points A, B, C, and D. The study area falls on Map Nos. 72, 73, 75 and 76 (Sheet Nos. E 43 G 13/NW, E 43 G 13/NE, E 43 A 16/SE and E 43 A 16/SW respectively).

The presence of dense mangroves is observed along the Mahul Creekside. In addition to the field investigation, the toposheets, satellite image, NHO Charts, and approved CZMP maps prepared as per CRZ Notification, 2019 were used for the re-classification of CRZ IV A and CRZ IV B of the draft CZMP Map Nos. MH 72, 73, 75 and 76. The area where the Mahul Creek, Thane Creek, Panvel Creek, and Nhava Creek debouches to the open area is considered as CRZ IV B.

2) For M/s Ajmera Realty & Infra India Ltd site-

NCSCM explained that, the status of the sanctioned Development Plan (DP) of the MCGM and provisions of CRZ Notification, 2019 has been considered for matter of reclassification from NDZ within CRZ II of Greater Mumbai to CRZ II

The Authority deliberated the matter in detailed and at length. With respect to BPCL site, the Authority asked the NCSCM about the status of waterbody (seafront or breakfront) at Mahul near BPCL in approved CZMP, 1991, 2011 and 2019. It was deliberated that, the NCSCM need to provide a detailed scientific report explaining the status of site in approved CZMP, 1991, 2011 and 2019 as well as latest position with reasoned justification, in light of provision of the CRZ Notifications.


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With respect to M/s Ajmera sites, the NCSCM need to provide the details of the status of site in view of sanctioned DP considering the para 10.3 of CRZ Notification, 2019 taking into consideration the authorized sourced information from the MCGM and stating the same in its report. Accordingly, a revised report to be submitted.

The Authority observed that even through the both sites covers under approved CZMP, 2019 sheets MH 73 and 76, however, the issues in the matters are different and requires case specific scientific justification/ reasoning & provisions of CRZ Notification, 2019 for revision of CZMP for the site. Hence, the NCSCM need to submit separate reports for both sites.

DECISION:

The Authority decided to defer the matter for submission of above information.


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Item No. 29: Regarding conditions in CRZ recommendation for Capacity Expansion from 67.7 MTPA to 80 MTPA of JSW Port at Jaigarh, Dist. Ratnagiri by M/s. JSW Jaiharh Port Ltd

INTRODUCTION:

The project proponent along with Consultant presented the matter before the Authority.

The proposal of Capacity Expansion from 67.7 MTPA to 80 MTPA of JSW Port at Jaigarh, Dist. Ratnagiri was earlier considered in 184th meeting of MCZMA held on 18.07.2025. As per decision taken in the said meeting, the MCZMA vide letter dated 21.08.2025 recommended the proposal to MoEF&CC, New Delhi subject to certain conditions.

DELIBERATION:

M/s. JSW Jaiharh Port Ltd vide letter dated 26.08.2025 submitted that, requested to waive off the following conditions in the CRZ recommendation letter issued by MCZMA :-

- viii. 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.
- ix. Noc from the Fisheries Department/ office of Commissioner Fisheries should be obtained by the PP.

With respect to first condition:

During the meeting PP presented that, the JSW port has been operation since 2009 and port is classified as commercial port under Indian Ports Act 1908 and is fully ISPS compliant.

The port operated under concession agreement with the Maharashtra maritime Board. Proposal under consideration is only for capacity expansion from 67.7 MTPA to 80 MTPA at existing JSW Port limit at Jaigarh, Dist. Ratnagiri

PP vide letter dated 14.11.2025 submitted that, as present fishing activity in the port vicinity is not hindered and local fishermen are permitted to carry out fishing in the port and channel area outside the designated approach channel

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marked with buoys. Additionally, though the CSR wing, JSW foundation the port has been actively supporting the upliftment and livelihood enhancement of the fishing community through various social welfare initiatives.

With respect to second condition:

PP further submitted that, Fisheries department vide letter dated 18.10.2023 has already communicated that Fisheries NOC is not required for construction projects.

The Authority noted the submissions of the M/s JSW and opined that, instead of deletion of said conditions, it could be modified considering the operation and necessities of port.

DECISION:

Accordingly, the condition No. (viii) & ix) shall be replaced as follows:-

- viii. 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, taking into considering the prevailing applicable port regulations / rules & port operating guidelines by the competent authority. All recommendations of the EIA studies concerning the fisheries/ fishermen shall be complied with.
- ix. Noc from the Fisheries Department/ office of Commissioner Fisheries should be obtained by the PP, if applicable.

All other conditions stipulated in MCZMA recommendation letter dated 21.08.2025 shall remain unchanged.

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Table Item No.1: Proposed Construction of New Pickup Weir at Pise Village, Bhiwandi Taluka, Thane District, Maharashtra by the Municipal Corporation of Greater Mumbai.

The MCGM officials along with consultant presented the proposal before the Authority. MCGM officials presented that, Mumbai, the capital of Maharashtra and India's financial hub, is among the most densely populated mega cities in the world, with over twelve million population spread across 437.71sq.km. To meet the city's vast water demand, the Municipal Corporation of Greater Mumbai has developed an extensive supply network comprising reservoirs, weirs, pumping stations, pipelines, etc

Of the total water supplied to the city, about 2005 MLD 55 is drawn from the Bhatsa Reservoir, making it a critical component of Mumbai's water supply system.

The Pick up Weir located on Bhatsa river at Pise village is a key component of this water supply network which supplies raw water for further treatment to the Panjrapur and Bhandup treatment plants through transmission pipelines. The existing pickup weir at Pise was constructed by Brihanmumbai Municipal Corporation in 1979.

Over time, the existing weir has suffered from deterioration, seepage losses and reduced hydraulic efficiency, which could compromise the stability and reliability of supply. Hence, Brihanmumbai Municipal Corporation has proposed the construction of a new pickup weir on the Bhatsa River at Pise Village in Bhiwandi Taluka in Thane District of Maharashtra

The proposed project will ensure continuous and reliable supply of raw water to Mumbai through improved performance of the new pick up weir. It will replace the existing deteriorated structure with a new, durable system designed for long term and efficient operation. The new weir will help maintain the required water levels and ensure controlled flow from the Bhatsa River to the Pise Pumping Station.

The project will reduce seepage and water loss through an improved structural design. It will enhance the overall operational efficiency and safety of Mumbai's water supply network.


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Consultant presented that, the proposed project is located on Bhatsariver, downstream of existing weir in Pise, Bhiwandi Taluka, Thane District. Project involves the construction of a new pick-up weir at Pise village in Bhiwandi Taluka, Thane District, Maharashtra. The new structure will comprise a weir body, stilling basin, end weir, apron, divide walls, etc. A total of 14 gates, each measuring 12 m x 2 m, will be installed as part of the design.

Proposed Project Activities	Area in Sq. m			
	CRZ IB (Intertidal Zone)	CRZ III (No Development Zone)	CRZ IVB (Waterbody)	Total Area
New Weir (Start Point)	1090.16	265.58	2102.20	3457.94
Divide Wall	-	763.37	-	763.37
End Weir	497.93	367.29	834.52	1699.74
Guide Wall	-	640.15	-	640.15
Key Wall (Indicative)	-	223.68	-	223.68
Total	1588.09	2260.07	2936.72	6784.88

The proposed project is a permissible activity as per para 5.1.2(xv), 5.3(ii)(c), 5.4(xiii) of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per CRZ categorization of the project is tabulated as below-

Sl. No.	Proposed Project Activities	Area in m ²			
		CRZ IB (Intertidal Zone)	CRZ III (No Development Zone)	CRZ IVB (Waterbody)	Total Area
1	New Weir	1090.16	265.58	2102.20	3457.94
2	Divide Wall	-	763.37	-	763.37
3	End Weir	497.93	367.29	834.52	1699.74
4	Guide Wall	-	640.15	-	640.15
5	Key Wall (Indicative)	-	223.68	-	223.68
Total		1588.09	2260.07	2936.72	6784.88

The PP has submitted the EIA report prepared by the M/s Building Environment (India) Pvt Ltd (Nabet Accredited Consultant). The Authority


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noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

The EIA report states that, the proposed project involves construction of a New Pickup Weir at Pise Village on Bhatsa River, Taluka- Bhiwandi, District- Thane, Maharashtra. Geo-coordinates of the proposed project location are (latitude) 19°18'54.76"N and (longitude) 73°11'2.70"E.

The EIA report states that, the existing Pise Pick-up Weir, a key component of Mumbai's water supply network, has reached the end of its service life, making its replacement essential to ensure continued reliability and operational stability. The Pise Pumping Station, developed in four stages (I, II, III, and IIIA) between 1979 and 1997, supplies a total of 2005 MLD of raw water to the Panjrapur and Bhandup systems through large-diameter transmission pipelines forming the backbone of the city's water conveyance network. This system relies on regulated flow from the Bhatsa Reservoir and River, with the Pise Weir playing a crucial role in maintaining adequate storage and ensuring consistent water levels for pumping operations throughout the year. Over time, the existing structure has suffered from deterioration, seepage losses, and reduced hydraulic efficiency, which could compromise the stability and reliability of supply if left unaddressed. To overcome these limitations, the Brihanmumbai Municipal Corporation (BMC) has proposed constructing a new pick-up weir adjacent to the existing one.

During the operation phase, the proposed construction of a new pick-up weir at Pise will have significant positive socio-economic impacts. The new structure will ensure reliable and efficient functioning of Mumbai's water supply system by maintaining adequate water storage, regulating flow from the Bhatsa River, and ensuring a steady supply to the Pise Pumping Station, which provides 2005 MLD of raw water to the city. By replacing the deteriorated existing weir, the project will reduce water losses, enhance system stability, and support an uninterrupted water supply.

The Authority noted the permissibility of the project as per provisions of the CRZ Notification, 2019-

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019 (Clauses)
New Weir	CRZ IB	5.1.2 (i)(f) and 5.1.2 (xv)
	CRZ III (NDZ)	5.3(i) and 5.3(ii)(c)
	CRZ IVB	5.4(ii)(e) and 5.4(xiii)

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Divide Wall	CRZ III (NDZ)	5.3(ii)(c)
End Weir	CRZ IB	5.1.2 (i)(f) and 5.1.2 (xv)
	CRZ III (NDZ)	5.3(i) and 5.3(ii)(c)
	CRZ IVB	5.4(ii)(e) and 5.4(xiii)
Guide Wall	CRZ III (NDZ)	5.3(ii)(c)
Key Wall (Indicative)	CRZ III (NDZ)	5.3(ii)(c)

As per para 7(iii) of the CRZ Notification, 2019-

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

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 and with a commitment of protection and conservation of coastal environment.
2. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.
3. PP to ensure that Natural stream, creeklets and natural water bodies should not be reclaimed while implementing the project
4. PP to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
5. Muck should be collected, stored, and disposed of at designated, approved disposal sites, away from river areas. Temporary storage sites should be lined and covered to prevent leachate and runoff.
6. Use of eco-friendly, low-toxicity paints and solvents should be prioritized. All chemicals should be handled in contained environments with spill containment measures in place.
7. Noise barriers should be installed near sensitive fauna habitats, and vibration-producing activities should be restricted to daytime hours.

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8. Discharge of untreated waste into nearby terrestrial or aquatic ecosystems must be strictly prohibited. Regular inspections and maintenance of sanitation facilities are essential.
9. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
10. 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.
11. All other required permission from different statutory authorities should be obtained

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**Table Item No.2: Proposed development of Bird Park at Bhandup, Mumbai by
State Forest Department**

INTRODUCTION:

The APCCF mangrove Cell along with Consultant presented the proposal before the Authority. The proposal was earlier deliberated in 181st meeting of the MCZMA held on 11th to 14th July, 2025. The Authority noted that Mangrove Cell has proposed Bird Park in Bhandup region of Mumbai and lies along the Thane Creek. The site has a diverse variety of native as well as migratory birds, which make it an ideal site for a bird park, rich with diverse ecosystems and vibrant biodiversity.

In 181st meeting, the Authority noted the following project details:

Entrance	<ul style="list-style-type: none">• vehicular parking zone-1• cycle stand facility cycle on rent• ticketing facility
Ticketing	<ul style="list-style-type: none">• entry regulating and ticket checking• baggage counter• water and washroom facility
Parking	vehicular parking zone-2
Pause point	<ul style="list-style-type: none">• his/her toilet facility• viewing terrace for saltpan area
Tourist spot-1	<ul style="list-style-type: none">• visitor center• nature interpretation center• souvenir shop• lecture/orientation space• reference section• eatery
Tourist spot-2	Bird hide
Tourist spot-3	<ul style="list-style-type: none">• bird hide• multi-level observation tower
Tourist spot-4	Bird hide
Tourist spot-5	Bird watch tower with fixed telescope
Tourist spot-6	<ul style="list-style-type: none">• floating jetty• mangrove trail• butterfly garden

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After deliberation, the Authority recommended the proposal to MoEF&CC subject to certain conditions.

Subsequently, the proposal was deliberated in 411th EAC meeting held on 13th August, 2025 wherein the EAC observed the followings-

"The Committee deliberated on the proposal based on the detailed information submitted and the presentation made by the project proponent (PP). During the deliberation, the Committee expressed concern over the need for stringent measures, as such the proposed project could significantly increase human presence in previously undisturbed and pristine areas. The Committee particularly emphasized the importance of clear guidelines to ensure responsible and sustainable visitor behaviour, as well as safety measures and protocols to be followed during emergency situations, such as accidental falls into the water or other medical emergencies. Furthermore, the Committee found differences in the proposed budget of the project and felt that this inconsistency indicated an immature stage of proposed development

The Committee observed that, though Nature Interpretation Centre is essential for creating nature awareness among public and imparting environment education to the students yet the PP has proposed a Nature Interpretation Centre (NIC) which resembles a permanent structure which is not permissible in CRZ IA. Instead the proponent is advised to opt for a temporary, eco friendly structure, as per the CRZ Notification, 2019. The Committee also sought the status of Forest Clearance, mangrove cutting, mangrove plantation physical and financial plan, and High Court permission for mangrove cutting. Additionally, the Committee suggested that that compliance with MCZMA recommendations needs to be submitted. Due to these revisions, the total cost of the project will be revised, and there will also be changes in the environment and management costs of the project. Accordingly, the Committee deferred the proposal and directed the PP to submit a revised version, taking into account all above observations and suggestions"

DELIBERATIONS:

The APCCF, mangrove Cell presented that, taking into account the recommendations/ observations of the EIA committee, following revisions has been made in the proposal-

- 1) Revised Disaster Management Plan (DMP) revised to include visitor safety and emergency protocols
- 2) NIC redesigned as temporary, eco-friendly structure.


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- 3) Justification note and construction methodology minimizing site disturbance is part of Submission.
- 4) Project falls within Thane Creek Flamingo Sanctuary and forms part of its Management Plan approved by the MoEFCC. Hence, Forest Clearance is not required under the Forest (Conservation) Act, 1980.
- 5) High Court approval shall be applied post all statutory approvals.
- 6) Detailed Action Plan for MCZMA compliance prepared and part of the submission.
- 7) Committee advised revision of total project cost and environmental management budget

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS Chennai superimposing the site, as per approved CZMP, 2019. As per the said report of the IRS:

- The site falls partly inside the 50m or width of creek (whichever is less) setback line from HTL of creek, 50m buffer from Mangroves as per approved CZMP (Map No.MH 79). Hence the proposed Mangrove Trail as a part of development of Bird Park (Mangrove Trail) at Bhandup, Mumbai, passes through CRZ-II, CRZ - IA (Eco-Sensitive Zone), CRZ-IA (50m Mangrove buffer) with remaining length outside CRZ as per approved CZMP.
- The proposed Parking falls in CRZ-II and Pause Point, Bird Hide-1, NIC, Watch Tower-3, Watch Tower-2, Watch Tower -1 and end of Mangrove trail falls in CRZ-IA (50m Mangroves Buffer Zone) and CRZ - IA (Eco-Sensitive Zone). The Bird Hide-2 falls in CRZ-IB and CRZ - IA (Eco-Sensitive Zone) as indicated in the local level CRZ map.
- The aforesaid project site falls partly inside the 50m setback line from Mangroves as per approved CZMP (Map No. MH 79).
- The length of proposed Mangrove trail inside the Bird Park proposed as a part of Eco-tourism facility at Bhandup, Mumbai

Activity	CRZ category	Length in meter
Proposed Mangrove Trail	CRZ IA (50 m mangrove buffer zone)	1866.88
	CRZ II	174.25
	Outside CRZ	120.26
	Total	2161.59
Proposed Mangrove Trail	Eco Sensitive Zone	1583.78

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The PP has submitted the EIA report prepared by the Centre for Envotech& Management Consultancy Pvt Ltd (Nabet Accredited). The Authority noted the observations of the EIA report, anticipated impacts and Mitigation measures, Environment Management Plan, as suggested in the EIA report. The EIA report mentions that, the Bhandup Bird Park project is of great ecological, social, and educational importance to both Mumbai and the surrounding region. It offers significant opportunities for awareness towards biodiversity conservation, particularly for migratory birds, while also enhancing green space, improving community well-being, and supporting environmental education. The Park would act as a vital part of Mumbai's ecological infrastructure, contributing to sustainable urban development and providing recreational place for both wildlife enthusiasts and local residents. Through its creation, Bhandup can become a model for integrating nature with urban life, promoting biodiversity, eco-tourism, and environmental awareness in the heart of one of India's most rapidly growing cities

As discussed in the 181st meeting, the expert members re-iterating the observations suggested that, carrying capacity of the project site needs to be ascertained in order to preserve the ecologically sanctity of the site. Due precautions should be exercise so that site should be not be overcrowded with the visitors/ tourists, which may have adverse impact on birds. Proper crowd management Plan should be formulated and implemented, so that Bird & their habitat should not be disturbed. solid / liquid waste management plan should be in place during construction and operation phase of the project.

The Authority noted that project proposed by the Mangrove Cell would help in creating awareness about the mangroves and marine life & birds. However, considering the environmental sensitive of the site, mangrove cell shall have all possible environmental safeguards and precautions while implementing the project.

The Authority noted that as per para 5.1.1 CRZ IA, mangrove walks, nature trails etc is a permissible activity.

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:



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"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:

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to MoEF&CC, New Delhi, under CRZ Notification, 2019 subject to compliance of the 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 guidelines/clarifications given by MoEF from time to time.
2. Nature Interpretation Centre (NIC) should be temporary and eco-friendly structure. Construction methodology minimizing site disturbance should be adopted.
3. Carrying capacity of the project site needs to be ascertained by the Mangrove Cell, in order to preserve the ecologically sanctity of the site. Due precautions should be exercise so that site should be not be overcrowded with the visitors/ tourists, which may have adverse impact on birds. Proper crowd management Plan should be formulated and implemented, so that Bird & their habitat should not be disturbed.
4. Prior High Court permission shall be obtained, as per the Hon'ble High Court order in PIL 87/2006, since the proposed project is affected by 50 m mangrove buffer zone area.
5. Site preparation and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
6. Solid / liquid waste management plan should be in place during construction and operation phase of the project.
7. Project proponent should implement Mitigation measures and Environment Management plan & Disaster Management Plan as suggested in the EIA report, effectively and efficiently to ensure that coastal environment is protected.
8. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

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Annexure I

List of members/officials present in the online meeting:

1. APPCCF, Mangrove Cell, Member MCZMA
2. Shri. Udange, Dy. Che. Eng. DP, MCGM, Member, MCZMA
3. Shri. Mirashe, Representative from Industries Dept,
4. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
5. Dr. Milind Sardesai, Savitribai Phule Pune University, Expert Member,
MCZMA
6. Dr. Amit Bansiwal, NEERI, Expert Member, MCZMA
7. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary,
MCZMA


Member Secretary


Chairperson