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**MINUTES OF THE 40th MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY HELD ON 22nd October, 2007**

The following were present

The Secretary, Environment Department, Mantralaya, Mumbai-400 032	Chairman
The Addl. Chief Secretary, Urban Development Department Mantralaya, Mumbai 400 032.	Member
Municipal Commissioner Municipal Corporation of Greater Mumbai Mahanagarpalika Marg Fort, Mumbai.	Member
Dr. S. B. Chaphekar, Laxmi Niketan, 1st floor, 14, Thus Wadi, Thakurdwar, Mumbai 400 002.	Member
Dr. S. K. Gupta, Head of Department of CESE, Indian Institute of Technology, (IIT) Powai, Mumbai.	Member
Director, Central Institute of Fisheries Education, Mumbai	Member
Dy. Secretary (Tech.) Environment Department, Mantralaya, Mumbai 400 032.	Member Secretary

Addl. Chief Secretary (Rev.), Secretary (Fisheries), Secretary (Industries),  
President, Vanrai Pratistan, Pune, and Dr. Leela Bhosale Members of Maharashtra  
Coastal Zone Management Authority were absent.

Item No. 1 : Confirmation of the minutes of the 39th meeting held on 7th July,  
2007.

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Minutes of the 39th meeting of the Authority held on 7th July, 2007 were circulated. No modifications or objections came from any of the Members. Minutes of the meeting were, therefore, confirmed.

**Item No. 2 : Statement of follow up actions taken in respect of the decisions taken in the last meeting of the Authority.**

Follow up action in respect of decisions taken in the last meeting of the Authority were noted.

**Item No. 3 : Permission of Foreshore Land Waterfront Activities S. No. B-1153 adjoining the Searock Hotel, Bandra.**

The representative of the project proponent along with the architect explained the proposal for development of foreshore waterfront activities adjoining to the Searock Hotel, which is presently closed due to bomb blast. However the project proponent and architect differed on what type of activities that will be taken up on the foreshore. Proposal mentioned landscaped garden, yacht club, boat club swimming pool, walkway etc. Therefore, the Authority decided to defer the item and directed the project proponent to submit a revised project.

**Item No. 4 : Proposed reconstruction, Plot No.67, Scheme No. 52, C.S.No.788, Worli Shri Ajay Piramal.**

The proposal was submitted to MoEF by the Urban Development Department. MoEF wanted recommendation of the Maharashtra Coastal Zone Management Authority. Addl. Chief Secretary, Urban Development Department explained the proposal in detail and stated that in the past MCGM granted permissions to two similar projects in MCGM area.

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The Chairman of the Authority explained the provisions of the CRZ Notification and conditions in Coastal Zone Management Plan approved by MoEF on 19/01/2000. The Chairman further mentioned that as per the conditions of the approved CZMP of Mumbai, the development in open spaces in CRZ II area are permissible with FSI 0.15. But if it is residential plot, then FSI is 1.33. This plot is leased for 30 years by the Government (Revenue & Forest Department)

Municipal commissioner, MCGM stated that since in the past similar permission has been granted for loading of FSI of an adjoining plot, the same decision should be applicable in this case. He has further mentioned that the case should be recommended to MoEF with positive note.

MCGM was asked to show the two cases recommended earlier, so that this case can also be handled similarly.

After due deliberation it is decided that the case may be recommended to MoEF for loading of 1.33 FSI from the de-reserved garden plot to the residential zone to the existing constructed building.

**Item No. 5 : Proposed 5 Star Residential Hotel Building comprising of 3 wings ABC (A and B wings of 10 floors and C wing of 4 floors) by demolishing the existing star category hotel building comprising Basement + Ground Floor + 10 floors.**

The proposal was discussed in the Authority meeting. The cost of the project is more than Rs. 5.00 Crores, therefore, it is decided to recommend the proposal to the Ministry of Environment and Forest, Government of India.

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**Item No. 6 : Development of Bus Station-cum-Commercial complex at Ambivali, Andheri.**

The representative of the developer and the officers of the BEST Undertaking explained the proposal in detail. The proposal was discussed at length and the project proponent was directed to furnish a letter from BEST Undertaking regarding the exact area which will be required for bus station and commercial complex. After receipt of the letter from BEST, the case may be recommended to MoEF, Government of India since the cost is more than Rs. 5.00 Crores.

**Item No. 7 : Proposed Slum Rehabilitation Scheme on Plot bearing C.S.No. 209 (pt.), 224 (pt.) & others, Worli Division, Belani Nagar, for Shri Siddhi Sagar SRA CHS (Prop.).**

The project proponent explained the proposal in detail. Authority discussed the proposal at length and after due deliberation, it was decided to recommend the proposal to Ministry of Environment & Forests, Govt. of India since the cost is more than Rs. 5.00 Cr.

**Item No. 8 : Proposed development of 30 Mts. road in Section 1, Village Chendni, Thane.**

The Executive Engineer, Thane Municipal Corporation explained the proposal regarding the 30 mts wide road in CRZ- I (ii) area. However the proposal submitted to Authority is for development of road in CRZ - III area. There is a confusion regarding the proposal. The Executive Engineer could not clarify whether the proposed road is located in CRZ I (ii) or in CRZ III.

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After due deliberation it was decided to defer the Item and Thane Municipal Corporation was directed to submit a revised proposal along with detailed plan and site location superimposed on CZMP maps.

**Item No. 9 : Construction of residential building in City Survey No.612A, 613 A, 614 and 615 at Village, Ekssar, Mumbai..**

The proposal was discussed in the Authority meeting. Since the cost of the project is more than Rs. 5.00 Crores, therefore, it is decided to recommend the proposal to the Ministry of Environment and Forest, Government of India.

**Item No. 10 : Proposed development of property bearing C.S.No. 777(Pt.), 778(Pt.),779(Pt.) and 780(Pt.) of Worli Division, 'G' South Ward..**

The proposal was discussed in the Authority meeting. The cost of the project is more than Rs. 5.00 Crores, therefore, it is decided to recommend the proposal to the Ministry of Environment and Forest, Government of India.

**Item No. 11 : Proposed school building on plot bearing CTS No. E/30 (pt.) and E/31 (pt.) village Khardanda, Khar (West).**

The proposal was discussed in the meeting. The Addl. Chief Secretary mentioned that the proposal is less than Rs. 5.00 Cr. so it need not require the clearance from MoEF. The Member Secretary pointed out that as per the amendment on 22/04/2003 in the CRZ Notification, any proposed building under any public use which includes reconstruction of school buildings, needs clearance from MoEF. So it is decided to recommend the proposal to MoEF.

**Item No. 12 : Proposed residential building on property bearing CTS No. 1/1593 of Anne Besant Road, Lower Parel Division, Mumbai.**

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The proposal was discussed in the Authority meeting. Since the cost of the project is more than Rs. 5.00 Crores, therefore, it is decided to recommend the proposal to the Ministry of Environment and Forest, Government of India.

**Item No. 13 : Proposed redevelopment of residential building on plot bearing CTS No. 1072 and 1072/4 Village Versova, Taluka Andheri..**

The representative explained the proposal of development of residential building on the said plot. The proposal was discussed in the Authority meeting. During discussion, it was pointed out that since there is no authorized structure on one of the 2 sides of this plot, therefore, imaginary line cannot be drawn touching structures on adjoining plots on both sides. It is decided that the members of the Authority should visit the site and the report should be placed in the next meeting for necessary decision in the matter.

**Item No. 14 : Proposed redevelopment of property bearing F.P.No. 879, T.P.S. -IV Mahim Division**

The proposal was discussed in the Authority meeting. Since the cost of the project is more than Rs. 5.00 Crores, therefore, it is decided to recommend the proposal to the Ministry of Environment and Forest, Government of India.

**Item No. 15 : Proposed building on plot CTS No. 597, Plot No. 29 Village Juhu, JVPD Scheme Juhu.**

The proposal was discussed in the Authority meeting. Since the cost of the project is more than Rs. 5.00 Crores, therefore, it is decided to recommend the proposal to the Ministry of Environment and Forest, Government of India. ,

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Item No. 16 : Proposed development of Foreshore land CTS No. 4/600, Colaba Division, Mumbai - Adarsh Co-operative Housing Society.

The proposal was discussed at length. The report of Chief Engineer, MCGM dated 22/08/2006 was brought to the notice of the Authority. As per the report, the land under reference is in CRZ-I (i) area and is located in the sea. MoEF directed the MCZMA to submit report vide letter dated 14/05/2007 along with details of classification of the site as per the approved CZMP etc. After due deliberation, it is decided that the site should be visited by members of Authority.

Item No. 17 : CRZ clearance of Water Transport on East Coast Project of MSRDC.

The representative of MSRDC informed the Authority that their project site is changed. Therefore, they are withdrawing their present proposal.

Table item No. 1: Environment Clearance for the proposed Mumbai Sewage Disposal Project Stage-II by Municipal Corporation of Greater Mumbai.

The Addl. Municipal commissioner, MCGM had submitted a proposal for expansion of sewage collection and treatment and disposal system and requires to cut mangroves on 64 ha. MCGM had approached the MoEF directly. MoEF-wanted some clarification and some additional information and recommendation of MCZMA. MCGM has submitted clarification etc. Commissioner of MCGM who is also a member of this Authority wanted that the proposal be recommended to the MoEF. It is decided to send the recommendation to MoEF.

Table Item No. 2 : Proposed Coal berth Jetty at Dehrand / Shahapur in Dharamtar Creek by - TATA Power Company Ltd.

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The representative of the company explained the proposal in detail. The proposal is for setting up coal based 2400 MW power plant in a phase wise schedule (i.e. phase I 1600 MW is phase - I) The activity of power plant along with captive jetty for unloading of coal attracts CRZ notification. The project will be set up on the bank of the Dharamtar creek in the CRZ area. After due deliberation, the Authority directed the Project Proponent to submit the CZMP maps on 1:4000 scale superimposing the proposed activity, such as power plant, jetty and other infrastructure activities. It is also decided that in order to ascertain the exact position of the mangroves area, members of the Authority will visit the site.

**Table Item No.3 : Reliance Energy - CRZ Clearance for 4000 MW Power Plant and activities in CRZ area such as jetty etc.**

The Project Proponent explained the proposal in detail. The project proponent informed the Authority that preliminary NOC for land acquisition was granted by the Member Secretary of the Authority on 13/09/2006 and therefore, now as desired by the MoEF the Authority should delete the word "preliminary" and send final recommendation to MoEF. The Addl. Chief Secretary, Urban Development Department, explained that there is no provision of granting preliminary NOC for land acquisition as per the CRZ notification and therefore, the proposal needs to be examined by the Authority before recommending to the MoEF.

The proposal was discussed in MoEF and MoEF directed the company vide letter dated 10/10/2007 to furnish CRZ maps, site demarcating HTL and LTL, CRZ boundry superimposing project layout, clearly showing various activities to be undertaken in CRZ area and whether these activities are permissible as per the CRZ notification and further directed to obtain recommendation of MCZMA.



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During the discussion, the representative of company informed that the proposal is already submitted on 12.10.2007. Dr. Gupta, member of the Authority directed that the CZMP maps of 1:4000 scale superimposing the project layout showing the location of the power plant, pipeline, jetty and other infrastructure facilities required for the project specifically in the CRZ and non CRZ area with survey numbers be submitted, It is further inform that Environment Impact Assessment Report along with Environment Management Plan for the proposed activity should be submitted by the Project Proponent.

Required documents were not provided by the company except the maps of 1:25000 scale prepared by SAC. The Authority decided that the company should submit the complete documents as desired by authority in order to process their case and recommend the case to MoEF. It is decided to write to the company to submit the required information. After receipt of required information, the case be recommended to the MoEF since it is a power plant proposal and Maharashtra is suffering from power cuts.

The meeting ended with a vote of thanks to the chair and all the members of the Authority present were thanked by the Chairman.

Chairman, MCZMA