

**Minutes of the 60<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority  
(MCZMA) held under Chairmanship of Secretary (Environment) on  
25<sup>th</sup> February 2010 at Mantralaya, Mumbai**

The list of members as well as invitees present in the meeting is enclosed as **Annexure-I.**

Principal Secretary (Fisheries), Agriculture & ADF Department, Mantralaya; Additional Chief Secretary (Revenue), Mantralaya; Municipal Commissioner, Municipal Corporation of Greater Mumbai; President (Vanarai Pratishtan); Dr. (Mrs.) Leela J. Bhosale (Botanist), Dr. Dilip Kumar, Director, Central Institute of Fisheries Education, Mumbai and Dr. S. K. Gupta, Department of CESE, IIT, Powai, Mumbai could not attend the meeting. The meeting was adjourned for 30 minutes for quorum.

**Item No. 1:** Confirmation of the minutes of the 59<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority held on 14<sup>th</sup> January 2010

The minutes of the 59<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority were confirmed by the Authority with the following changes:

Item No. 1: The table showing applicability of the 'Coastal Conservation Fund' with respect to the investment cost of the project (on Page No. 1) is revised as follows:

<b>Investment cost</b>	<b>Charges</b>
Rs. 1 to 5 crores:	Rs. 1 Lakh
Rs. 5 to 50 crores:	Rs. 2 Lakh
Rs. 50 crores onwards:	Rs. 5 Lakh

Item No. 11: In the case of 'Construction of Temporary Transit Camp at Mahim-Bandra Reclamation area', in condition No. 3, the word "Commencement Certificate" is replaced with the word "Occupation Certificate" (on Page No. 15).

**Item No. 2:** Action taken on the decision taken in the 59<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 14<sup>th</sup> January 2010

Follow-up actions in respect of decisions taken in the previous meeting of the Authority were noted.



**Item No. 3:** Preparation of Coastal Zone Management Plans In the scale of 1:4000 scale indicating cadastral Information and mangroves cover as per Hon. High Court order

The matter was placed before the Authority. Authority noted the order of Hon. High Court of Mumbai dated 27.01.2010, which directed the State Government as follows:

1. We find much substance in the submission made by the learned counsel appearing for the petitioner, in so far as it pertains to effective and meaningful implementation of the order dated 6<sup>th</sup> October 2005. The State may take its own time for implementing the order dated 6<sup>th</sup> October 2005 but this court was very much concerned and was required to pass this order to prevent further destruction of mangroves and to ensure the conservation and rejuvenation of mangroves in the State of Maharashtra. It further directed that the Maharashtra State using Satellite Remote Sensing is directed to prepare phase-II of the mapping for carrying out mangroves study using resolution satellite data of 65cms spatial resolutions/ one meter spatial resolution for detailed mapping of mangroves with a view to identify more precisely mangrove areas. After receiving the said date transfer of mangrove details on city survey/ village maps (cadastral map) would be done. Thereafter this court directed and the learned Advocate General gave assurance that the said exercise is likely to take about six months. By mentioning that it has become imperative to pass interim order to protect the mangroves during the interregnum. It further clarified that this order shall not apply to all those cases, which are specifically governed by injunction, or stay order passed by the courts.
2. We are therefore making it clear that as the State has not been able to notify the areas which are covered by mangroves which has been identified and whether it falls under the public or private domain no non forests activity should be permitted by the respondent State in these mangroves area through out the State of Maharashtra which shall be subject to section-2 of the Forests (Conservation) Act, 1980 and Environment Protection Act and Rules, without taking permission from the competent authority.
3. So far as the grievance of the applicants, as regards permission which is sought to be granted by the authorities is concerned, we make it clear that nothing prevents the statutory or local and private bodies and their contractors to approach the competent authorities to seek permission for their respective



projects as required in accordance with the law for the projects which are likely to affect mangroves area in the State of Maharashtra as specified in mapping of mangroves whereby mangrove areas stand delineated and the authorities on such an application being filed, would consider it strictly in accordance with law in the light of the interim orders passed by this court from time to time and keeping in mind principle of sustainable development. If such permission is granted by the competent authority the same shall be subject to approval of this court and the parties should obtain leave of the court before implementing the project in mangroves area. This will enable the court to monitor whether the principle of sustainable development is being scrupulously followed or not for the preservation, protection of mangroves area which is ecologically fragile area.

Further, Authority also noted that:

1. As per the CRZ Notification 1991, the State Government had submitted the Coastal Zone Management Plan of Maharashtra to MoEF, New Delhi. CZMP for Maharashtra is conditionally approved by MoEF vide its letter dated 27.09.1996.
2. The work regarding preparation of plan showing HTL, LTL, Environmentally sensitive areas such as mangroves, inter-tidal area, mud flats, sandy beach etc. was entrusted to Space Application Centre, Ahmedabad. SAC, Ahmedabad carried out said work with the assistance of MRSAC, Nagpur.
3. The SAC, Ahmedabad communicated total 95 coastal maps in the scale of 1:25000 to the Urban Development Department. Since these maps were in the scale of 1:25000 Urban Development Department in the State has appointed MRSAC, Nagpur to transfer the CZMP maps of 1:25000 to 1:5000 scale showing village boundaries and environmentally sensitive information such as mangroves, tidal flats, mudflats, HTL, LTL etc. vide Government order No.TPB-2002/ 298/ UD-12, dated 24<sup>th</sup> March 2004. Village maps were given to MRSAC.
4. MRSAC, Nagpur completed the task of transferring CZMPs of 1700 villages in the coastal areas from 1:25000 to 1:5000 scale and reported to Urban Development Department in March, 2006. These maps indicate village boundary, HTL, LTL, mangroves, mudflats etc. However, these maps do not indicate village survey numbers.
5. Work of preparation of CZMPs of Coastal Municipal Councils in the scale of 1:5000 was given to CESS, Thiruvananthapuram. Most of the work is completed and copies of CZMPs in the scale of 1:5000 were submitted to Urban



Development Department by CESS. Urban Development Department in turn sent CZMPs to Municipal Councils for further actions.

6. CZMP of CIDCO, Navi Mumbai prepared by CESS is not finalized yet. Further, CZMP of Vasai-Virar region of CIDCO is also prepared by CESS and sent to Urban Development Department. Final draft of both the CZMPs are awaited from CIDCO and Urban Development Department.
7. All these maps were sent to Dy. Director, Town Planning to verify as per CRZ Notification. Meeting was conveyed by the Principal Secretary, Urban Development Department on 25.09.2009 to ascertain that the maps transferred in the scale of 1:5000 by MRSAC are inconsonance with the original maps of SAC, Ahmedabad (1:25000) and as per the conditions and provisions of CRZ Notification.
8. The Divisional Commissioner, Konkan vide his letter dated 09.03.2009 also requested to provide Coastal Zone Management Plan for rest of the rural area indicating village survey numbers, mangroves area etc. as per the Hon. High Court order given in case of Writ Petition 3246/ 2004, to declare areas under mangroves as a forest.
9. State Cabinet in its meeting held on 24.06.2009 also directed to get prepared CZMPs of the coastal areas in the scale of 1:4000 indicating all cadastral information including HTL, LTL, mangroves, buffer zone, mud flat, village/ city survey numbers etc. through MoEF authorized agency. MRSAC, Nagpur is not MoEF authorized agency.
10. MCZMA in its 53<sup>rd</sup> and 58<sup>th</sup> Meeting also decided and approved the same. National Coastal Zone Management Authority, New Delhi in its 18<sup>th</sup> Meeting held on 22.09.2009 also agreed to prepare CZMP of Maharashtra in 1:4000 scale and agreed to provide financial assistance for the same.

After detailed discussion, Authority directed Director, MRSAC to get all the CZMPs authenticated from SAC, Ahmedabad and submit digital copy and hard copy to the Authority for onward submission to Hon. High Court. Mr. Kolte from MRSAC informed that these maps would show coverage of mangroves along with density and survey numbers of the year 2005 and earlier. Authority directed him to show the status of mangroves as shown in the original maps prepared by MRSAC and decided to carry out replantation through appropriate agency, in case, mangroves have been cut or destroyed. Authority also directed to do random ground truthing to ascertain the status and indicate setback line, mangroves, mudflats, sand dunes and other eco-sensitive



areas on the maps as per the provision of CRZ Notification, 1991 (amended time to time) and clarifications of MoEF and get it authenticated from SAC, Ahmedabad or MoEF authorized agency immediately.

Authority appointed Mr. Nangnure, Dy. Director, Town Planning, Konkan Division to co-ordinate with MRSAC and SAC and to get the work of mapping completed upto June 2010. Dy. Director (Mr. Nangnure) also agreed to submit CZMP of Vasai-Virar prepared by CESS within two weeks.

Authority also agreed to provide financial support, if any, for the above said work. However, Mr. Nangnure, Dy. Director of Town Planning has requested the Environment Department to call for the meeting of all the concerned which was agreed to by the Environment Department. It was also decided to hold a meeting of Director, MRSAC, Nagpur; Director, SAC, Ahmedabad; Director, CESS, Thiruvananthapuram; Dy. Director, Town Planning and Divisional Commissioner, Konkan immediately to speed up the process of mapping.

Authority also decided to prepare digital CZMP of Mumbai through CESS and cost of the same will be born by MCGM.

Large scale destruction of mangroves in coastal belt and particularly in Mira-Bhayander, Vasai-Virar, North Mumbai, Thane-Mumbra-Kalyan region, Ratnagiri and Raigad District. Authority directed representative of Divisional Commissioner, Konkan and Collector, Thane to take strict and immediate action against the culprits. Collector, Thane reported that he has seized trucks, dumpers and took action against few persons, but he emphasized that some system or mechanism should be evolved to control the destruction of mangroves. Municipal Commissioner, Thane reported that mangroves destruction and cutting is being done systematically by land mafias and we should take the issue upto Cabinet to control it.

Similarly large scale unauthorized construction in Raigad (Alibag), Thane, Ratnagiri, Mumbai and Navi Mumbai and violations of CRZ Notification were also discussed and Authority directed all District Collectors to take stringent action and recover the cost from the violators.

Authority also noted that, Hon. High Court of Mumbai has directed Collector, Raigad District to survey and to demolish the unauthorized constructions in CRZ areas of Raigad District. Collector, Thane District was also present and he expressed his concern about the lack of manpower/ taskforce to carry out proper monitoring and take cognizance against the violations.





After detailed discussion, Authority directed all coastal District Collectors to take immediate action on the violations of CRZ Notification, 1991, as per the powers delegated to them vide Environment (Protection) Act, 1986. Authority also directed them to demolish the unauthorized structures in CRZ areas, as the directions are already given by the Hon. High Court to Collector, Raigad District and the action taken should be widely publicized.

Authority directed representative of Divisional Commissioner and Dy. Collector to submit action plan to control unauthorized constructions in CRZ area and to control the destruction of mangroves in next meeting of the Authority.

Authority also decided to communicate recent order of Hon. High Court to all concerned Departments/ Planning Authorities for its effective implementation.

Authority noted that, Court has also given directions to Mira-Bhayander Municipal Corporation not to dump any garbage under S. No. 15 affecting the mangroves. Hence, Authority directed Mira-Bhayander Municipal Corporation to stop the dumping of the Municipal Solid Waste in the mangroves areas and submit the compliance report of the same at the earliest. Authority decided to procure the satellite imagery at every six months interval from MRSAC for which MRSAC representative has been asked to send the estimate of cost involved.

**Item No. 4:** Minutes of 19<sup>th</sup> meeting of National Coastal Zone Management Authority (NCZMA) held on 22<sup>nd</sup> January 2010

The matter was placed before the Authority. Authority noted that, following issues/ reclassification proposals received from MCZMA were considered in 19<sup>th</sup> National Coastal Zone Management Authority (NCZMA) meeting held on 22<sup>nd</sup> January 2010 at New Delhi:

1. Item No. 3.7: Demarcation of HTL along creek for the plot bearing CTS No. G/406 (pt) & G/628, Village Bandra, Khar, Mumbai
2. Item No. 3.8: Demarcation of HTL/ LTL and deletion of CRZ-I for M/s. Gogte Salt & Chemicals at Vasai, District Thane
3. Item No. 3.9: Demarcation of HTL/ LTL and deletion of Plot bearing CS No. 7A/632 of Malabar Hill Division in 'D' Ward, Mumbai

Authority noted the minutes and decisions taken therein of 19<sup>th</sup> meeting of NCZMA held on 22<sup>nd</sup> January 2010 at New Delhi. NCZMA noted the decision of MCZMA regarding Coastal Conservation Fund wherein NCZMA during its meeting informed that MCZMA is empowered to take appropriate decision in this regard.



Authority also noted that, some site visits are yet to be carried out with respect to the minutes of 18<sup>th</sup> NCZMA meeting. Now, in case of Item No. 3.8, NCZMA has again directed to carry out site visit. Hence, it is decided to form the sub-committees at the earliest so as to comply with the directions given by NCZMA.

Authority also noted the decision of NCZMA with respect to demarcation of the area in Khardanda, Mumbai which is as follows: "After deliberation, the Authority decided to accept the demarcation proposal of Village Bandra, Khar, Mumbai as per the demarcation done by NIO. MCZMA may take a decision accordingly for individual proposals of the area, a copy of the same shall be submitted to the Ministry for records".

As per the NCZMA's decision, Authority accepted 150 m setback line for creek portion and 500 m setback line for sea. Authority decided that following proposals which were recommended to NCZMA, will be considered keeping in mind 150 m setback line of creek and 500 m setback line of sea and communicate the same to the project proponents and MCGM accordingly for further necessary action:

CTS No./ Plot No.	In CRZ-II (150 m setback line): Partly/ Completely	In non-CRZ
G/626, G/164A(pt) & G/164B	G/164A (pt)	G/626 & G/164B
G/624/3	-	G/624/3
E/12	-	E/12
G/617	-	G/617
C/86-18	-	C/86-18
G/406(pt) & G/628	-	G/406(pt) & G/628
G/616	-	G/616

For other CTS Nos./ plots from the area, MCGM should send proposals indicating location of plot/ CTS No., its distance from HTL of sea and HTL of creek to MCZMA for appropriate decision. Authority also noted decision of NCZMA in case of Item No. 3.9 and decided to inform MCGM and project proponent accordingly.

**Item No. 5: Application for approval under CRZ regulations for Pedder Road Viaduct by MSRDC**

The matter was placed before the Authority. Representative of MSRDC presented the case before the Authority. He informed that, as per the revised design of the Viaduct, no piers would be constructed on sandy beach for the proposed flying loop at Tambe Chowk, however; only some portion of the flying loop would pass above the sandy beach at much elevated height. The proponent mentioned that this design of the



Viaduct would not allow major air pollution problems with respect to the issue raised in the last meeting. The proponent also mentioned that there would not be major change in the estimated traffic quality due to the revised design of the Viaduct.

As the cost of the proposed project is more than Rs. 5 crores, Authority decided to recommend the case to MoEF subject to following conditions:

1. MSRDC should follow the guidelines given by Planning Authority regarding noise pollution control.
2. MSRDC should provide noise barriers along the entire Viaduct to comply with the noise pollution standards. The same should be implemented strictly in case of other completed/ ongoing projects (e.g. J. J. Hospital flyover etc.) of MSRDC.
3. MSRDC should carry out the ambient air quality and noise monitoring regularly and the same should be displayed on the site for public information.
4. The work should be as per the CRZ Notification, 1991 (amended time to time).

**Item No. 6:** Construction of proposed Coastal Road connecting Koparkhairane to Airoli Node, Navi Mumbai by CIDCO

The matter was deferred due to the absence of the project proponent.

**Item No. 7:** Regarding CRZ permission for proposed Coastal Police Checkpost on land bearing S. No. 66, CTS No. 1203A, Village Madh, Taluka Andheri

The matter was placed before the Authority. Authority noted that, as per the submitted map and sanctioned Development Plan for Mumbai, the land under reference is classified as No Development Zone and falls in CRZ-I. Authority also noted that, as per MoEF circular No. 11-83/ 2005-IA-III dated 03.12.2008, Police Stations are allowed in CRZ-I except coastal mangroves.

Considering the importance of Coastal Police Stations/ Checkposts from defence and vigilance point of view, Authority decided to recommend the case to MoEF subject to following conditions:

1. No reclamation will be allowed.
2. No mangroves shall be cut and no non-forest activity is allowed in areas under mangroves as per Hon. High Court order dated 27.01.2010.

**Item No. 8:** Regarding CRZ permission for proposed construction of Police Staff Quarters in Police Station Complex on land bearing CS No. 1/274, 1A/274, Malabar Hill Division





The matter was placed before the Authority. Authority noted that, as per the approved CZMP of Mumbai, the plot under reference falls in CRZ-II and situated on the landward side of the existing road. Authority also noted that, as per the submitted revised application, the proposed residential building will comprise of Stilt + 16 upper floors out of which 8<sup>th</sup> and 15<sup>th</sup> floors will be refuge floors and for the proposed building, total built-up area inclusive of balconies, staircase and lifts is 6902.42 sq. m. Authority also noted that, the construction of separate building for Police Staff Quarters is proposed with 1.33 FSI excluding the area of the existing Police Station and Recreation Ground and with respect to the remaining area and road setback area.

As the cost of the proposed project is more than Rs. 5 crores, Authority decided to recommend the case to MoEF subject to following conditions:

1. The proposed development should be carried out strictly as per the Development Control Rules, 1967, provisions of CRZ Notification, 19.02.1991 (Amended time to time) and guidelines/ clarifications given by MoEF vide letters dated 08.09.1998 and 18.08.2006.
2. The proposed amenities like lift, staircase, balcony etc. should not be free of FSI.

**Item No. 9:** Regarding environmental clearance of 'Reconstruction of Office of the Superintendent of Police, Alibag'

The matter was placed before the Authority. Authority noted that, as per the proposal, the proposed site falls in CRZ-II and on the landward side of the existing road and area under consideration is 41531 sq. m. Hence, Authority directed the proponent to revert back with the details of the proposal including Water Harvesting System, Sewage Treatment Plant with design & specifications and Green Belt development etc. Authority also directed project proponent to submit the information in Form-I and Form-IA as per the EIA Notification of 14<sup>th</sup> September 2006.

**Item No. 10:** Regarding environmental clearance of 'Yogayatan Port'

The matter was placed before the Authority. It was noted that, Authority, in its 26<sup>th</sup> meeting decided: "to allow the project proponents to use the old jetty which was constructed prior to 1991 with certain repairs/ modifications. Since the project cost is below Rs. 5 crores and is a permissible activity within the meaning of para 2 (viii) read with para 3 (2) (ii) of the CRZ Notification of 1991, it was decided to grant permission to the project proponents with necessary conditions regarding environment protection and pollution control". Cost of the project in the year 2005 was Rs. 4.99 crores.



Now project proponent has acquired extra land in the nearby area and requested to accord CRZ clearance to the proposal. Authority, after discussion, decided to direct project proponent to submit fresh application in the given format to Authority with following details:

1. Area of the original old jetty constructed by AFCONS in the year 1987 at Mankhurd
2. Area of the land newly acquired for expansion of the jetty
3. Cost of the land acquired for expansion
4. Mangroves density on the acquired land as per the satellite survey of 2005 as per the Hon. High Court Order
5. New activities proposed in the expansion
6. Layout of the old jetty and newly proposed activities with area acquired superimposed on CZMP of the area in the scale of 1:5000 indicating existing activities, proposed activities, mangroves, mangroves buffer zone, approach road etc.

Authority also directed the proponent to submit a video shooting at the time of clearance granted earlier along with the new video shooting showing the existing condition of the land acquired now, as there are chances of change in the natural environmental conditions of the site. Authority also directed the proponent to revert back in a given format with detailed proposal and to make presentation of the same before the Authority.

**Item No. 11:** Survey of property bearing Gutt No. 125, 126, 233, 251, 252, 255, 259, 263, 269, 270, 313, 314, 318, 321, 340(2), 361, 364, 366, 367, 368, 369, 373, 376, 379, 380, 381, 386, 387, 390, 391, 392, 394, 400, 402, 403, 490 at Village Milkatkar, Taluka Alibag, District Raigad

The matter was placed before the Authority. Authority noted the request of landowner to know the status of his land from CRZ point of view with respect to approved CZMP of the area, since original map is in the scale of 1:25000. Authority noted that, SAC, Ahmedabad has already completed the work of preparation the CZMP of scale 1:25000. Hence, Authority directed the proponent to wait till June 2010 and if required, the proponent can get the survey done by any agency authorized by MoEF as per original CZMP indicating all information such as mangroves, tidal flats etc. through ground truthing and submit to Authority. The same maps are being transferred to the



scale of 1:5000 by MRSAC, Nagpur. The work is expected to be completed by June 2010.

**Item No. 12:** Proposed redevelopment of existing Three Starred Residential Hotel Bldg. on plot bearing CTS No. 564/1 of village Juhu, of Juhu Tara road, Vile Parle (W), Mumbai

The matter was placed before the Authority. Authority noted that, As per the approved CZMP the plot under reference is falls in CRZ-II area and situated on the seaward side of the existing road. Authority noted that, the reconstruction of the residential hotel is proposed with the FSI 3.00 as per DCR 1967; however, the permissible FSI for the area at present is only up to 1.00. Authority also noted that, the proponent has not yet obtained the permission for the additional FSI. Hence, Authority directed the proponent to first obtain the permission for the additional FSI from Government and revert.

**Item No. 13:** Proposed addition / alteration to existing residential building on plot bearing CTS No. 319, plot No. 36, village Juhu, N.S. Road No. 11, J.V.P.D. Scheme, Vile-Parle (W) Mumbai

The matter was placed before the Authority. Authority noted that, As per the Approved CZMP the plot under reference is falls in CRZ-II area and situated on the seaward side of the existing road. Authority also noted that, the proponent has proposed to construct an additional 2<sup>nd</sup> floor on the existing G + 1 upper floor building in lieu of plot potential + lift, lift lobby area. Authority also noted that, FSI consumed in the existing building is 0.43 and proposed additional construction is proposed up to 0.65 FSI as the permissible FSI for the area is 1.00.

As the cost of the proposed project is more than Rs. 5 crores, Authority decided to recommend the case to MoEF subject to following conditions:

1. The proposed development should be carried out strictly as per the Development Control Rules, 1967, provisions of CRZ Notification, 19.02.1991 (Amended time to time) and guidelines/ clarifications given by MoEF vide letters dated 08.09.1998 and 18.08.2006.
2. The proposed amenities like lift, staircase, balcony etc. should be as per the Development Control Rules, 1967.
3. No construction should be carried out towards the seaward side of existing plinth.



**Item No. 14:** Proposed residential development on CTS No. 505/2, 505/4 and 505/12 of Village Juhu, A.B. Nair Road, Vile-Parle (W)

The matter was placed before the Authority. The project proponent presented the case before the Authority. Authority noted that, as per the approved CZMP, the plot under reference falls in CRZ-II area and situated on the seaward side of the existing road and as per the tikka sheet submitted by the proponent the plots under reference are situated on the landward side of the existing authorized structures. Authority observed that, from the submitted documents and details as well as presentation, the proposal was not clearly understood. Hence, to understand the proposal and to verify its exact location with respect to the existing buildings to be demolished and authorized structures on the landward side of which the reconstruction is proposed, Authority decided to carry out site visit before taking final decision.

**Item No. 15:** Regarding proposed redevelopment on property bearing FP No.1262/B, TPS-IV of Mahim Division situated at New Prabhadevi Road, near Tata Press, Prabhadevi, Mumbai- 400025

The matter was placed before the Authority. Authority noted that, the land under consideration is in residential zone and as per approved CZMP of Mumbai it is on the landward side of existing road and situated in CRZ-II area. Authority noted that, the proposal comprises with two wings viz. Rehab Wing "A" comprising of stilt + 7 upper floors on the rear side of plot having height 24.15 m and Sale Wing "B" (abutting 12.28 m wide road) comprising of stilt + 5 upper parking floors and podium around 6<sup>th</sup> floor level + 7<sup>th</sup> to 8<sup>th</sup> service floors + 9<sup>th</sup> to 28<sup>th</sup> upper floor for residential user only. Authority also noted that, the height of the proposed Sale Building is 103.35 m while that of the Rehab Building is 24.15 m and the proposed redevelopment involves demolition of category "A" cessed building.

As the cost of the proposed project is more than Rs. 5 crores, Authority decided to recommend the case to MoEF subject to following conditions:

1. The proposed construction of both Rehab and Sale Buildings should be carried out strictly as per the Development Control Rules, 1967, provisions of CRZ Notification, 19.02.1991 (Amended time to time) and guidelines/ clarifications given by MoEF vide letters dated 08.09.1998 and 18.08.2006.
2. The proposed amenities like lift, staircase, balcony etc. should be as per the FSI permissible in Development Control Rules, 1967.



3. Prior permission of High-Rise Committee should be obtained in case of the Sale Building.

**Table Item No. 1:** Regarding CRZ permission for regularization of construction on plot bearing CTS No. 1066, Village Pahadi Goregaon, Goregaon (West)

The matter was placed before the Authority. Authority noted that, the plot under reference falls in CRZ-II and situated on the landward side of the proposed Development Plan road, as per the approved CZMP of Mumbai. Authority noted that, as per the letter of Chief Conservator of Forest, Thane (dated 16.12.2009), mangroves are present at a distance of 100 to 200 m from the plot under reference. However, any remarks about the mangroves and buffer zone are not given by the MCGM in the DP Remarks.

The project proponent did not present proper information about the proposal i.e. details of the existing structure and the structure to be reconstructed etc. Authority noted that, from the proposal it is not clear whether the proposal is for the regularization of the existing structure or for the reconstruction. Hence, Authority directed the project proponent to submit all the required information clearly mentioning details of the proposal i.e. maps, DP Remarks, details regarding presence of mangroves, existing structure & its authorization and details of proposed structure and revert to the Authority.

Authority directed Municipal Corporation to provide details regarding authenticity/ authorization of existing structures, year of construction, buffer zone distance as per approved CZMP, CZMP road, provisions to allow existing structure etc. in the next meeting.

**The meeting ended with vote of thanks to all members.**

  
Chairperson,  
MCZMA



**Annexure-I**

**List of the members present for the 60<sup>th</sup> meeting of MCZMA is as follows:**

1. Mrs. Valsa R. Nair-Singh, Chairperson, MCZMA and Secretary, Environment Department, Mantralaya, Mumbai
2. Mr. T. C. Benjamin, Principal Secretary, Urban Development Department, Mantralaya, Mumbai
3. Mr. A. M. Khan, Principal Secretary, Industries Department, Mantralaya, Mumbai
4. Dr. S. B. Chaphekar, Botanist, Mumbai
5. Dr. B. N. Patil, Member Secretary, MCZMA

**List of the invitees present for the 60<sup>th</sup> meeting of MCZMA is as follows:**

1. Mr. Nandkumar Jantre, Municipal Commissioner, Thane Municipal Corporation
2. Mr. A. L. Jarhad, Collector, District Thane
3. Mr. Govind Bodke, Deputy Commissioner (Revenue), Konkan Division
4. Mr. Jagannath M. Virkar, Resident Deputy Collector, District Raigad
5. Mr. D. M. Kolte, Sr. Resources Scientist, MRSAC, Nagpur