

**Minutes of the 77<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA)  
held under Chairmanship of Secretary (Environment) on 9<sup>th</sup> October, 2012 at Mantralaya,  
Mumbai.**

List of the members present in the meeting is enclosed as Annexure-I

Municipal Commissioner, Municipal Corporation of Greater Mumbai, Mumbai; The Additional Chief Secretary, Revenue Department, Mantralaya, Mumbai; Principal Secretary Industries Department, Mantralaya, Mumbai; Principal Secretary, Urban Development Department, Dr. Baban Ingole, NIO; Director Institute of Fisheries; Dr. M. C. Deo, Director, Veermata. Jijabai Technological Institute (VJTI), Matunga, Mumbai could not attend the meeting. The meeting was adjourned for 30 minutes for want of quorum.

**Item No. 1A:** The minutes of the 76<sup>th</sup> meeting of MCZMA held on 30<sup>th</sup> July, 2012 was confirmed by the members with following changes-

1. The word "recommend the proposal to MoEF" is replaced with "recommend the proposal to MCGM" of Item No. 28 and page No. 35.
2. The Plot No. "135" is replaced with "72" of Item No. 24 and page No. 31.

**Item No. 1:** Review of District coastal Zone Monitoring Committee - Sindhudurg

The Authority noted that in exercise of powers conferred under the provision 6 ( C ) of CRZ Notification, 2011; the Environment Dept, Govt of Maharashtra had constituted the District Coastal Zone Monitoring Committee vide order dated 23.3.2011. Respective Collector of the district is the chairperson of the Committee. The Authority further noted that the function of the committee includes the protection and conservation of coastal stretch, identification of violations of provisions under CRZ Notification, action against the violations, identify the ecological sensitive areas and formulate the plan for it etc.

The review of Sindhudurg DCZMC was proposed. However, the District Collector, Sindhudurg could not attend the meeting. Hence it was decided to take the review of DCZMC, Sindhudurg in next meeting with prior intimation to the Collector.

**Item No. 2:** Plan for Critical Vulnerable Coastal Area (CVCA) - Achra - Ratnagiri and Malvan.

The Authority noted the following provisions of CVCA area as mentioned in the CRZ Notification, 2011-

(a) **Critical Vulnerable Coastal Areas (CVCA)** which includes Sunderbans and other identified ecological sensitive areas which shall be managed with the involvement of the local coastal communities including the fisher folk;-

(b) the entire Sunderbans mangrove area and other identified ecologically important areas such as Gulf of Khambat and Gulf of Kutchhh in Gujarat, **Malvan, Achra-Ratnagiri** in Maharashtra, Karwar and Coondapur in Karnataka, Vembanad in Kerala, Gulf of Mannar in Tamil Nadu, Bhaitarkanika in Orissa, Coringa, East Godavari and Krishna in Andhra Pradesh shall be declared as Critical Vulnerable Coastal Areas (CVCA) through a process of consultation with local fisher and other communities inhabiting the area and depend on its resources for their livelihood with **the objective of promoting conservation and sustainable use of coastal resources and habitats;**



(c) the process of identifying planning, notifying and implementing CVCA shall be detailed in the guideline which **will be developed and notified by MoEF in consultations with the stakeholders like the State Government, local coastal communities and fisherfolk and the like inhabiting the area;**

(d) the **Integrated Management Plans (IMPs)** prepared for such CVCA shall interalia keep in view the conservation and management of mangroves, needs of local communities such as, dispensaries, schools, public rain shelter, community toilets, bridges, roads, jetties, water supply, drainage, sewerage and the impact of sea level rise and other natural disasters and the IMPs will be prepared in line with the para 5 above for preparation of Coastal Zone Management Plans;

(e) till such time the IMPs are approved and notified, construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants shall be permitted on a case to case basis, by the CZMA with due regards to the views of coastal communities including fisherfolk.

In light of the para of CVCA in CRZ Notification, 2011; the authority after deliberation decided the followings-

1. The MCZMA to request MoEF for guidelines regarding preparation of Integrated Management Plan (IMP) for Achra- Ratnagiri and Malvan- Sindhudurg at the earliest.
2. The CRZ Notification, 2011 is silent on the permissibility of reconstruction / redevelopment / new construction on vacant plot in Achara- Ratnagiri and Malvan. However, MCZMA is receiving the number of proposals for reconstruction/ new construction from Malvan region. Therefore, MCZMA shall request a clarification regarding the same from MoEF.

**Item No 2A:** The officials of MCGM represented that the CRZ recommendation issued by the MCZMA may be addressed directly to the Project Proponent, with a copy to the concerned planning authority. The onus of the compliance of the conditions of CRZ recommendation should be clearly on Project Proponent. The authority agreed to this suggestion.

**Item No.3:** Alteration / Minor repair proposals before MCZMA.

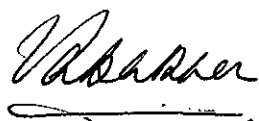
The planning authorities have sent some proposals for CRZ permission for repair/ alteration/ installation of lift to MCZMA. Therefore, the applicability of CRZ permission to such proposals was discussed.

The Authority noted that as per CRZ Notification, 2011; prior CRZ clearance is required for the new construction and reconstruction/redevelopment of existing authorized structures.

However, CRZ Notification, 2011 does not stipulate the requirement of CRZ permission for proposals of alteration / repairs of existing authorized structure in CRZ area.

Authority also discussed the High Court order dated July 11, 2011 in WP No. 1274/2006 ( Harakchand Gada & 3 others Versus The State of Maharashtra and 2 others ). The said court order says *"for the purpose of repairs only, it is not necessary for BMC to now refer the cases to the Urban Development Department for clearance. The BMC can do the same at their own level as per rules and regulations applicable to CRZ areas. It is also set out that circular will be issued immediately. In other words, it is clear that for repairs, permission from the CRZ regulation authority is no longer required and that can be done by Respondent No. 2" ie concerned planning authority.*

In light of the above said provisions of CRZ Notification, 2011 and High court order dated July 11, 2006; authority after deliberation decided that concerned local planning authorities should decide the



proposals of minor alterations / repairs / installation of lift to the existing authorized building and its use as per the applicable DCR in CRZ areas, subject to compliance of the following conditions-

1. The alteration / repair / installation of lift in existing authorized building should be within the limit of existing authorized plinth and should not result in any vertical or horizontal extension to the existing authorized building.
2. The total construction area after alterations/ repairs/ installation of lift in the existing authorized building should not exceed the FSI approved in the original proposal.

**Item No. 4:** Applicability of stringent of DCR 1967 and 1991 for the project other than 8.V of CRZ Notification, 2011

The Authority noted the applicable Development Control Regulations (DCR) for the projects covered in CRZ Notification, 2011 which are as follows-

- DCR as on 19.2.1991 ( ie DCR 1967 for Mumbai ) is applicable for the development / redevelopment projects in Mumbai and Mumbai Suburban area. (For projects listed in para 8.II. CRZ II )
- DCR 1991 as on 6.1.2011, is applicable for the SRA schemes / redevelopment of CESS, dilapidated and unsafe building in Greater Mumbai area (projects under para 8.V.)

The Authority discussed that the FSI stipulated in DCR 1967 is more liberal than DCR 1991 for certain kind of proposals. And applying DCR 1967 for projects listed in para 8.II. CRZ II goes against the spirit the CRZ Notification, 2011, which envisages the regulation of development in the coastal belt for its protection, conservation by reducing congestion in the coastal area.

Further, it was discussed that the recent amendment dated 6.1.2012 in the DCR introduced the concept of fungible FSI, which tenders the free of FSI component by paying premium. Further it has put a 35% cap of free of FSI component, resulting in regulation of development in systematic manner. However, this concept of fungible FSI is not applicable in 8.V.1 (b) & ( C ) projects of Greater Mumbai, since the FSI for the such proposal is as DCR 1991 as amended upto 6.1.2011.

After detailed deliberation, the Authority came to the conclusion that-

1. For the project listed in para 8.II.CRZ II of CRZ Notification, 2011, stringent of DCR 1967 and DCR 1991 with respect to FSI and height need to be made applicable.
2. For the projects listed in 8.V of CRZ Notification, 2011; amendment after 6.1.2011 in DCR 1991 regarding Fungible FSI need to be made applicable in CRZ area.

It was felt that the above amendments would help in regulating the development in CRZ area by reducing congestion in coastal area.

The Authority further noted that the remarks in the matter have already been sought from the Urban Development Department (UDD) and is awaited in the matter. Authority after deliberation decided to request UDD to provide their remarks in the matter. It was decided to defer the matter in this meeting and to take it up after obtaining the comments of Urban Development Department and Municipal Corporation of Greater Mumbai.

**Item No. 1:** Federation of Churchgate Resident Vs MCGM (PIL 83/2012) - Vasant Sagar.

The Authority noted that the Federation of Churchgate Resident & Ors has filed a PIL No. 83/2012 against the Municipal Corporation of Greater Mumbai and others. The MCZMA is Respondent No. 3 in



the matter. The PIL is about the CRZ recommendation given on Plot No 11, C.S. No 1689 situated at A-Road, Off Netaji Subhash Road (Marine Drive), Churchgate, Mumbai 400 020 falls in CRZ II.

It noted that the MCZMA vide its dated 7.12.2011 had issued CRZ recommendation to the redevelopment of Vasant Sagar building at C.S. No. 1689 of Fort Division, Churchgate, Mumbai. The said recommendation letter had a **condition No. k**

“The proposed building on the plot under reference has been situated in proposed Marine Drive Precint for which **NoC from Mumbai Heritage Conservation Committee (MHCC)** shall be necessary before commencement of work”.

It further noted that the MCGM vide its letter dated 27<sup>th</sup> April, 2012 had requested MCZMA to delete the this Condition. Excerpts of the said letter-

“In this regard, it is to be pointed out that as per the Govt Notification under No. TPB / 4309/ 1829 / CR 209 / 209 / UD 11 dated 4.9.2009 for redevelopment / reconstruction under the provision of DC reg 33(6), 33(7), 33(8), 33(9) and 33(10) of building in Heritage Committee NoC is not necessary. However, special permission from Municipal Commissioner is required to be taken for building above 24.00 mt height”.

The Authority after deliberation came to the conclusion that that the interpretation of D. C. Regulation 67(iii)(b) of DCR 1991 regarding the Heritage Committee NoC was not in the purview of the MCZMA and was totally within the jurisdiction of the local body /planning authority, in present case, the MCGM. The role of the MCZMA is to ensure the implementation of the provisions of the CRZ Notification only. In this case, the provisions of the Heritage Rules do not have any environmental ramifications and hence it is the local body that has to ensure that these regulations are followed to the hilt. It is for the local body to comply with all other necessary / existing regulations, of Town and Country Planning before issue of final permission.

Further, authority approved the draft of affidavit to be filled in the matter.

**Item No. 2:** Complaint by MPCB against “Sea Green Cooperative Housing Society” for violating CRZ norms.

The Authority noted the detailed background the matter which as follows-

1. The matter was discussed in 70<sup>th</sup>, 72<sup>nd</sup> and 75<sup>th</sup> meeting of MCZMA. Based on a complaint dated 17.1.2011 received in the Department from Maharashtra Pollution Control Board (MPCB), MCZMA issued the directions under section 5 of EP Act, 1986 on 1.2.2011.
2. Accordingly, M/s Sea Green Cooperative Housing Society has sent their reply dated 05.03.2011 stating the following points.
3. The plot under reference falls in CRZ II and situated on landward side of Khan Abdul Jafar Khan Road.
4. As per Registered Govt Valuer, the total cost of the proposal is less than 5 crore.
5. As per the clarification of Principal Secretary (Govt of Maharashtra), TPB 4397/1201/CR 165/UD11 dated 12.11.1997, Plans were accepted on 01.10.2001.
6. MCGM approved the plans as per the procedure of that time. Accordingly, the construction was started.
7. Further, the file was sent to Urban Development Department for their Comments. The Urban Development Department vide their noting informed that they have called the reports from the MCGM which will be sent to MCZMA on receipt of the same.
8. The matter was considered in the 70<sup>th</sup> meeting of MCZMA held on 1.7.2011, Authority decided to get the details from MCGM such as copy of approved building plan and stage of the building construction work, IOD, OC, CC and comments of Urban Development Department on it before taking decision in the matter.
9. Accordingly, MCGM has sent reply vide letter dated 30.9.2011 to MCZMA,.



10. As per the reply of MCGM:

- The Architect submitted the proposal for residential building on plot bearing CS No. 15/866 of Worli Division for zonal FSI 1.33 on 13.11.2000
- IOD for the building comprising of Lower Stilt + Podium + 1<sup>st</sup> to 5<sup>th</sup> + 6<sup>th</sup> (pt) upper floors on was issued on 1.10.2001. Since the proposal was submitted prior to 2003 ie prior to govt Notification TPB- 2004 / 619/CR 80/2003/UD 12 dated 23.7.2003, the plns were approved by allowing area of staircase, lift & lift lobby free of FSI. As per valuation report, cost is less than Rs 5 cr.
- Amended plans were approved on 28.11.2006 for building comprising of Lower Stilt + upper stilt + 1<sup>st</sup> to 13<sup>th</sup> floors by allowing area of staircase, lift , lift lobby free of FSI , after obtaining concurrence of UDD vide letter No. TPB 4306 / 132 / CR 61 / 06 / UD 11 dated 1.8.2006 Commencement certificate (CC) for work upto stilt level as per amended plans dated 28.11.2006 was issued on 5.1.2007.
- The Architect again submitted an amended plan by proposing car lift from Lower stilt. The proposed building comprising of Lower stilt + upper stilt + 1<sup>st</sup> floor stilt + 1<sup>st</sup> to 13<sup>th</sup> upper floor. The plans were approved by this office on 28.4.2009 by counting the staircase, lift , lift lobby of stilt into FSI. CC for the same upto 12<sup>th</sup> was granted on 7.5.2009.
- Building plans were again amended. As per last amended plans, which were approved on 9.8.2010, the building comprising of Lower stilt + upper stilt + 1<sup>st</sup> floor stilt + 1<sup>st</sup> to 13<sup>th</sup> + 14<sup>th</sup> (pt) upper floors. The plans were approved by counting area of staircase, lift, lift lobby for additional floor into FSI. The full CC was granted on 24.9.2010.
- As per UDD's letter No. TPB-2003/619/CR 80/2003/UC 12 dated 23<sup>rd</sup> July, 2003, the amendment proposed under the notification No. SO-460 E dated 22.4.2003 are applicable to the new proposals submitted after notification. The work of R.C.C. of entire building is completed.

11. The matter was placed in the 72<sup>nd</sup> meeting of MCZMA held on 4<sup>th</sup> November, 2011. The excerpts of minutes of the meeting are as follows:

"In light of MCGM's reply and representation made by MCGM officials, the Authority after deliberation decided to get the report from MCGM on the FSI consumed in the construction of building and whether the FSI consumed in the construction was within the limit of permissible FSI i.e. 1.33, Till that time, the Stop Work Notice issued to the Developer would be in effect. No further construction should be undertaken by the developer or owner which attracts legal action under the Environmental Protection Act. The MPCB is directed to report to MCZMA regarding the current status of the progress of the work on the site and to ensure that stop work order is implemented. The MCGM will also ensure that work is stopped and no further permissions are given in the matter."

13. Accordingly MCGM vide letter dated 13.1.2012 has forwarded the report in the matter. As mentioned in the report:

As per last amended plan dt 9.8.2010, the total FSI consumed in the construction of building on the plot under reference is 1.32 FSI ( ie. 2210.23 Sqmt ) which is less than 1.33 FSI (ie. 2224.00 Sqmt) as permissible under DC regulations.

- Amended plans approved for lower + upper + 2<sup>nd</sup> stilt + 1<sup>st</sup> to 13<sup>th</sup> +14<sup>th</sup> (pt) upper floors.
- 1<sup>st</sup> floor – 161.76 sqmt.                      2<sup>nd</sup> floor- 144.93
- 3<sup>rd</sup> floor- 177.98                              4<sup>th</sup> floor – 177.98
- 5<sup>th</sup> floor – 179.64                            6<sup>th</sup> floor- 105.30
- 7<sup>th</sup> floor- 186.29                            8<sup>th</sup> floor- 186.29
- 9<sup>th</sup> floor- 186.12                            10<sup>th</sup> floor- 186.12
- 11<sup>th</sup> floor- 175.46                            12<sup>th</sup> floor- 154.05
- 13<sup>th</sup> floor- 124.71                            14<sup>th</sup> floor- 63.26
- Total built up area proposed- 2224.00 Sq
- Staircase & lift area – 896.68 Sqmt



➤ Height of building proposed – 58.275 mts

The Authority after deliberation decided to continue the stop work notice issued to the developer under reference. No further construction should be undertaken by the developer or owner which attracts legal action under the Environmental Protection Act. Further it decided to seek legal opinion in the matter.

**Item No. 3:** Chambers Summons No. 292 & 335 / 2011 in PIL 87/2006 ( Kavya Beach CHS and Viral CHS, Charkop ).

The Authority noted that the High Court had passed the order dated 6<sup>th</sup> September, 2012 regarding the 2 no of Co-operative Housing Societies of Charkop, Mumbai areas namely, The VIRAL CHS ( plot No. 13 ) and KAVYA BEACH CHS ( plot No. 20 ).

As per the Hon. court order, the MCZMA was directed to determine *whether the plot under reference falls in CRZ I or II, whether proposed development would be within 50mt mangroves buffer zone area.*

The petitioner members of the societies presented the matter before the Authority as follows-

1. The survey No. 41 of Charkop, Mumbai is part of MHADA layout which was approved by Corporation on 28.9.1993 and B.U. D.P. project under World Project was completed in the year 1994.
2. The MoEF has given CRZ clearance for the MHADA layout at Charkop in 2003. Based on the clearance, plots of survey No. 41 were developed by MHADA along with infrastructure such as roads, S.W. Drains, Sewer lines and water main etc.
3. The Mumbai High court vide order dated 6.10.2005 in WP 3246/2004 barred the construction work in mangroves and its buffer zone area.. 17 societies affected by the mangroves buffer zone abutting the plot under reference had been permitted to construct the buildings. Now the entire area is developed.
4. The VIRAL CHS ( plot No. 20 ) and KAVYA BEACH CHS ( plot No. 13 ) approached the MCGM for construction permission. However, MCGM directed them to seek High Court's permission since the plots under reference area affected by the 50 mt mangroves buffer zone. Accordingly, the subject societies approached court (Chambers Summons 229 and 335 / 2011 in PIL 87/2006) for the same.

The Authority discussed the location and CRZ status of the plots under reference, in light of CZMP of Mumbai dated 19.1.2000 approved by MoEF. It also took note of CRZ clearance in the year 2003 issued to MHADA Layout in Charkop- Kandiwali ( IV), by MoEF.

**Authority after detailed discussion and deliberation decided to pass the following order in the matter-**

**Determination of CRZ statues of Plots under reference ( Whether CRZ I or CRZ II ):**

The Ministry of Environment and Forest, New Delhi published the CRZ Notification on 19.2.1991. As per the provisions of CRZ Notification, 1991; the CZMP of Mumbai was prepared by one of the agencies approved by MoEF, in the year 1998. The MoEF vide letter No. No. J. 17011/8/95-IA.III dated 19<sup>th</sup> January, 2000 approved the CZMP of Mumbai, according approval to proposed categorisation to coastal stretches in Greater Mumbai.

As per the CZMP of Mumbai dated 19.1.2000 approved by MoEF, the plots under reference falls in CRZ II and is situated on landward side of existing road.

  
6

The MoEF published new CRZ Notification on 6.1.2011 superseding the old CRZ Notification, 1991. The para 5(xii) of CRZ Notification, 2011 stipulates;  
"The CZMPs already approved under CRZ notification, 1991 shall be valid for a period of twenty four months unless the aforesaid period is extended by MoEF by a specific Notification subject to such terms and conditions as may be specified therein."

Therefore, as on today; the CZMP of Mumbai dated 19.1.2000 already approved under CRZ Notification, 1991 is in implementation, as per which; the plots under reference fall in CRZ II and are situated on landward side of existing road.

**Regarding 50 mt mangroves buffer zone .**

The condition No.(vi) of MoEF letter No. J. 17011/8/95-IA.III dated 19<sup>th</sup> January, 2000 vide which MoEF approved CZMP of Mumbai, which is in implementation, as on today, stipulates -

**"The 50 meter buffer zone around mangroves of area 1000 Sqmt and above will not be required on the landward side provided the road abutting such mangroves was constructed prior to February, 1991"**

The approved CZMP of Mumbai of year 2000 shows the existence of 27.45 mt wide road between plots under reference and mangrove area. This existing road is abutting the mangroves area. Therefore, in the light of para 5(xii) of CRZ Notification, 2011 and MoEF letter dated 19.1.2000; mangroves buffer zone of 50 mt will not be required in case of plots under reference.

However, The High court order dated 2005 in WP 3246/2004 indicates, 50 mt buffer zone area on all sides of all mangroves should be maintained around mangroves area and development was stopped in mangroves as well as 50 mt mangroves buffer zone area.

Thus as per said High court order; 50 mt buffer zone is mandatory around mangroves, irrespective of mangroves density as well as existence of road abutting mangroves. Therefore, the subject plots are affected by 50 mt mangroves buffer zone, as per court order dated 6.10.2005. .

Further, as per court order dated 27.1.2010 in PIL 87 / 2006, approval of the Hon. High Court is necessary before implementing the project in mangroves area. In the light of the High court order dated 6.10.2005 as well as 27.1.2010; the proposed development of plots is affected partly by 50 mt mangroves buffer zone area, for which Hon. High Court approval is mandatory.

**Item No. 4:** M.N. Koli CHS Ltd affected under CRZ II bearing CTS NO. 1463 of Mahim Division, at Mahim Causway Road, Mahim (W), Mumbai- 400016 for M.N. Koli CHS Ltd.

The Authority discussed the issue and decided to call the project proponent in the next MCZMA meeting for a personal hearing.

**Item No.1:** Proposed "Inland Water Transport (Passenger RO RO Service) on east coast of Mumbai. (Ferry Wharf to Nerul & Ferry Wharf to Mandwa)

The officials from the MSRDC presented the proposal before the Authority. Following proposal details were submitted-

1. The proposal submitted through Maharashtra State Road Development Corporation Ltd. (MSRDC) vide letter dated 17.4.2012.
2. The proposal is for the construction of terminal facilities (including terminal building, jetty, parking etc) for water transport (Passenger and Ro Ro services) between Ferry Wharf, Nerul and Mandwa along east coast of Mumbai.

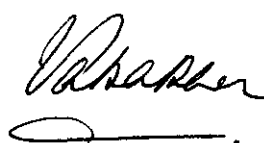


3. As per MSRDC vide letter dated 17.4.2012, the said project includes construction of
- Terminal facilities including jetties at Ferry Wharf,
  - Elevated road from Ferry Wharf jetty to P D Mello Road and Eastern Freeway (At Orange Gate),
  - Terminal facilities including jetties at Nerul,
  - Approach road from Nerul Jetty to Palm Beach Marg to be developed by CIDCO,
  - Terminal facilities including jetties at Mandwa,
  - Break water at Mandwa,
  - Capital dredging for proposed navigational channel.
4. The project is an Inland Water Transport (IWT) system connecting Greater Mumbai (i.e. Mumbai Business District and & Mumbai Suburbs) to Navi Mumbai and Alibaug.
5. The three major locations of the proposed IWT project are Ferry Wharf (Bhau Cha Dhakka / Dockyard Road), Nerul (Navi Mumbai), near sector 15/A and Mandwa
- Ferry- wharf**
    - Proposed project site at Ferry wharf is situated near the existing fishing jetty at Bhau Cha Dhakka (Ferry- wharf). The approach road is P'Dmello road. Site covers around 56,026 Sq.mtr.
  - Nerul**
    - Proposed location at Nerul near the narrow creek from Palm beach road beside Delhi Public School Lake, Navi Mumbai. Covering around 50,917 Sq.mtr.
  - Mandwa**
    - The proposed location at Mandwa near existing jetty on the left side of the existing new jetty. Covering around 31,620 Sq.mtr. of area.
6. The area of the project site:  
 Water area at Ferry wharf = 56,026 Sq.m.  
 Water area at Nerul = 50,917 Sq.m.  
 Water area at Mandwa = 31,620 Sq.m.

**Description of the project at each location:**

**1. Ferry wharf**

Area		Phase - 1	Phase - 2	TOTAL
Approach Road		11,300		11,300
Apron		2,055	2,250	4,305
Internal road		8,205	6,117	14,322
Parking lot	Ro-Ro parking	6,370	6,370	12,740
	Large vehicle parking	718	718	1,436
	Private vehicle parking	1,845		1,845
	Sum	8,933	7,088	16,021
Gas station				
Repair shop				
Terminal + Utilities		2,623		2,623
Total		21816	15,455	37,271
Jetty	Ramp	2252	1,902	4,154
	Pontoon	5,576	3,000	8,576
	Finger jetty	1,320	1,320	2,640
	Total	9,148	6,222	15,370
Grand Total	Sq.m.	42,264	21,677	63,941
	Hectare	4.23	2.17	6.39





Area		Nerul		
		Phase - 1	Phase - 2	TOTAL
Approach Road <sup>1</sup>		3,600	-	3,600
Apron		7,050	5,150	12,200
Internal road		7,300	1,960	9,260
Parking lot	Ro-Ro parking	2,757	2,757	5,514
	Large vehicle parking	1,225	-	1,225
	Private vehicle parking	6,318	-	6,318
	Sum	10,300	2,757	13,057
Gas station		400	-	400
Repair shop		5,000	-	5,000
Terminal + Utilities		2,400	-	2,400
Total		32,450	9,867	42,317
Jetty	Ramp	951	1126	2077
	Pontoon	1500	2144	3644
	Finger jetty	660	660	1320
	Total	3,111	3,930	7,041
Grand Total	Sq.m.	39,161	13,797	52,958
	Hectare	3.91	1.38	5.29

The approach road at Nerul would be constructed by CIDCO.

### 3. Mandwa

Area		Mandwa		
		Phase - 1	Phase - 2	TOTAL
Approach Road <sup>1</sup>		5,880	-	5,880
Apron		1,000	1,400	2,400
Internal road		500	500	1,000
Parking lot	Ro-Ro parking	3,500	4,900	8,400
	Large vehicle parking	-	-	-
	Private vehicle parking	3,500	-	3,500
	Sum	7,000	4,900	11,900
Gas station		400		400
Repair shop		-	-	-
Terminal + Utilities		1,200		1,200
Total		15,980	6,800	22,780
Jetty	Ramp	1126	1126	2,252
	Pontoon	4,250	2,144	6,394
	Finger jetty	660	660	1,320
	Total	6,036	3,930	9,966
Grand Total	Sq.m.	22,016	10,730	32,746
	Hectare	2.2	1.1	3.3

Breakwater of length nearly 400 m is proposed to be developed at Mandwa on the left side of the existing jetty.

#### Elevated Road at Ferry Wharf:

The Approach road to the proposed terminal at Ferry wharf would start from the proposed Rotary Junction near Orange gate. The length of the road extension from P.D. Mello road to the proposed



Terminal at Ferry wharf is around 1070m, and includes a length of around 550m on water. The bridge planned is of PSC – Beam type. The height of the new bridge is planned to be 5.5m from the existing bridge. The elevated road would connect the proposed IWT terminal and Eastern Freeway.

**Approach Road at Nerul:**

A two lane approach road is planned from Nerul jetty to Palm Beach road.

The specifications are as follows:

Item	Specifications
Length	650m
Width	12m
No. of lanes	2
Lane width	4m
Footpath width	3m

**Approach / Navigational Channel**

The proposed navigational channel from Ferry to Mandwa is of width 100m and length 19.0Km whereas that from Ferry-wharf to Nerul is of width 100m and length 18.5 Km.

**Facility Description of Ferry Wharf**

Item	Phase – 1	Phase -2	TOTAL
Pier	300m x 100 m = 30,000 m <sup>2</sup>	150m x 100m = 15,000m <sup>2</sup>	4,5000m <sup>2</sup>
Ramp	8m x 48.5m : 4 units 4.7m x 34m : 4 units	8m x 48.5 m : 4 units 4.7m x 34m : 2 units	8m x 48.5 m : 8 units 4.7m x 34m : 6 units
Pontoon	14m x 46m : 4 units 50m x 30m : 2 units	- 50m x 30m : 2 units	14m x 46m : 4 units 50m x 30m : 4 units
Approach Road	PSC-Beam : 510m Pier-TYPE : 103m	-	PSC-Beam : 510m Pier-TYPE : 103m
Terminal Building	1 EA	-	1 EA
Water Supply	1 Set	1 Set	1 Set
Subsidiary Facility	1 Set	1 Set	1 Set

**Facility Description of Nerul**

Item	Phase – 1	Phase -2	TOTAL
Ro-Ro parking	310m x 100 m = 31,000 m <sup>2</sup>	140m x 100m = 14,000m <sup>2</sup>	4,5000m <sup>2</sup>
Ramp	4.7m x 34m : 1 unit 8m x 48.5m : 2 units	4.7m x 34m : 2 units 8m x 48.5 m : 2 units	4.7m x 34m : 3 units 8m x 48.5 m : 4 units
Pontoon	50m x 30m : 1 unit	50m x 30m : 1 unit 14m x 46m : 1 unit	50m x 30m : 2 units 14m x 46m : 1 unit
Approach Road	500m	-	500m
Terminal Building	1813m <sup>2</sup>	-	1813m <sup>2</sup>
Water Supply	L=399.5m	L=85.5m	L=485m
Drainage	Side Gutter : 1,130m Pipe : 40m	Side Gutter : 280m Pipe : 20m	Side Gutter : 1,410m Pipe : 60m

Subsidiary Facility	1 Set	1 Set	1 Set
---------------------	-------	-------	-------

#### Facility Description of Mandwa

Item	Phase - 1	Phase -2	TOTAL
Ro-Ro parking	7,570 m <sup>2</sup>	7,500m <sup>2</sup>	15,070m <sup>2</sup>
Ramp	4.8m x 8m : 2 units	4.8m x 8m : 2 units	4 units
	35m x 5m: 2 units	35m x 5m: 2 units	4 units
Pontoon	50m x 30m : 1 unit	50m x 30m : 1 unit	2 units
	55m x 50m : 1 unit	46m x 14m : 1 unit	2 units
Approach Road	515m	-	515m
Terminal Building	834m <sup>2</sup>	-	600m <sup>2</sup>
Gas Station	400m <sup>2</sup>	-	400m <sup>2</sup>
Water Supply	753m	51m	804m
Revetment	572m	-	572m
Subsidiary Facility	1 Set	1 Set	1 Set

#### CRZ Details:

1. As per Form -I, the Jetty for Ro - Ro and passenger wharf will come in CRZ - I, whereas ancillary development in CRZ - II.
2. The CZMP in the scale 1:4000 (**Ferry Wharf**) prepared by IRS, Chennai shows that proposed terminal facilities i.e. Jetty falls in Water area (CRZ-IV) and proposed approached road is partly in CRZ -II and water area (CRZ-IV).
3. The CZMP (**Nerul**) prepared by IRS, Chennai shows that proposed terminal facilities i.e. Jetty falls in Water area (CRZ-IV) and proposed approached road is partly in Mangroves area, CRZ - I, CRZ -II and water area (CRZ-IV).
4. The CZMP (**Mandwa**) in the scale 1:4000 prepared by IRS, Chennai shows that proposed terminal facilities i.e. Jetty and proposed approached road is falls in Water area (CRZ-IV).
5. **Mangroves**  
As per EIA report, Mangroves would not be affected at such at each of the three terminals, however negligible impact on mangroves is likely at Nerul site terminal.  
As per the CRZ Notification guidelines, 5 times the affected area of the damaged mangroves is to be replanted on a area selected by the concerned authorities as per 'compensatory afforestation plan'.
6. Environmental Impact assessment Report consisting Baseline environmental studies, Assessment of impacts, Environmental Monitoring Programme, Disaster Management Plan, etc. was submitted.

The Authority noted the options presented by MSRDC officials which is as follows-

- Option A:** Nerul- By Reclamation @ 80 % and on stilts 20 %  
Mandwa - By Reclamation @ 40 % and on stilts 60 %

#### **Option B**

Completely on stilts

It was noted that Option A involves substantial amount of reclamation. The reclamation activity except wherever essential, is prohibited activity as per CRZ Notification, 2011. Therefore, the Authority felt that the option B (completely on stilt), being eco-friendly option, is in line with provisions of CRZ



Notification, 2011. However, MSRDC officials state that the option B involves about 2 times the cost of option 1.

The Authority noted that as per 4(ii) (a) of CRZ Notification, 2011; those activities not listed in EIA Notification, 2006 would require CRZ clearance from MoEF. Proposed activity also involves dredging and construction of breakwater. The Authority decided to recommend the proposal to MoEF subject to following conditions-

1. MSRDC should suitably plant mangroves, five times of the mangrove area affected.
2. MSRDC should obtain Prior High Court permission for the mangrove cutting.
3. MSRDC should disseminate information about the project in the local community particularly in view of development of breakwaters and also use of existing jetties.
4. Activities proposed in CRZ I A and B should be on stilt.
5. No construction/reclamation in mangroves and its buffer zone will be allowed.
6. No commercial and residential construction will be allowed.
7. Opinion and suggestions of the local traditional dwellers shall be taken into account before implementation.
8. MSRDC shall take into account fishermens concerns and explore if the proposed jetty could be extended for the use of fishermens activities.
9. Expert opinion should be taken for breakwaters -for suitable location and its impact on erosion or accretion of the coastline/ sandy tidal flats etc.

**Item No 2:** CRZ clearance for construction of water supply structure on Gadi River for M/s. CIDCO Ltd.

The Project proponent presented the proposal-

1. As per the CRZ map indicating HTL & LTL (scale 1:4000) demarcated by IRS, Chennai and Coastal land use map, the proposed construction of water supply structure over the Gadi river lies in the CRZ I and CRZ II area □
2. The structure passes over mangrove region which have sparse population density. About 50 nos. of mangroves may be disturbed which would be transplanted. Additional mangroves to be planted.
3. CIDCO intends to provide 1500 mm diameter pipeline from MBR at Vahal to Kalamboli junction. The proposed construction of bridge (water supply structure) having total 300 m length and 6 m width.
4. The structure over water is 200 m and on land is 50 m on each side. There are 9 columns in the alignment.
5. Proposed super structure of the bridge in structural steel with hot deep galvanized coated with 150 micron.
6. Two trusses provided on each side of the bridge. Cross members provided between the two trusses at bottom level of the bridge.

The Authority deliberated on the location of propped pipeline in CRZ map ( 1:4000 scale ) prepared by IRS, Chennai, one of the agency authorized by MoEF. The map showed the proposed construction of water supply structure over Gadi River from Vahal village to Kalamboli lies in CRZ I and CRZ II area. The Authority noted the presence of mangroves on site under reference. Authority suggested CIDCO officials to submit the area of mangroves to be affected during construction and operation phase.

Authority noted the para 4(ii) (d) of CRZ Notification, 2011; laying of pipeline requires clearance from MoEF. Therefore, the Authority after deliberation decided to recommend the proposal from CRZ point of view subject to strict compliance of the following conditions-

1. Proposed water pipeline should be on stilts over Gadi River. Construction of stilt should not obstruct the natural flow of river water.



2. The construction waste generated during the construction phase of the project should not be dumped on site or on mangroves.
3. Mangrove replantation plan indicating details of mangrove species, place identified, present status of the area & suitability site for mangrove plantation.
4. Prior High Court permission should be obtained for project likely to impact mangroves.

**Item No. 3:** MHADA Casting Yard Proposal - Mankhurd, Mumbai

The MHADA officials presented the proposal before Authority. It noted the followings-

1. As per DP remarks of MCGM for the land bearing CTS No. 6(pt) of village Mandale vide letter dated 17.3.2008, the land under reference is partly situated in a residential zone and is partly in No Development Zone (NDZ).
2. As per MCGM, the land under reference is partly in CRZ II and partly in CRZ III.
3. Area as per land record: 973953.85 Sq.mtr. (for entire C.S.No. 6/1) & 186893.80 Sq.mtr. for entire C.S. No. 10)
4. Area under proposal: 9.25 ha.
5. The proposal is for establishing Temporary Casting Yard for Housing project undertaking by MHADA & Govt. of Maharashtra, aided by Central Govt's JNNURM project at CTS No. 6/1 9P, village Mandale & CTS 10(P) Village Turbhe, off Sion - Panvel Highway, Mankhurd, Mumbai.
6. The proposed activities involves types of structures erected are site office, cement godown and Material Testing laboratory, machinery maintenance units, R.M.C. plants, E.O.T, Cranes, equipment storage rooms and temporary labors huts / camp.
7. All structures will be removed after completion of projects and the land will be reinstated in the original form i.e. vacant. There will be neither waste water generation nor any fugitive air emissions anticipated during the process of precasting.

The Authority after deliberation decided to direct MHADA to submit following information and revert-

1. Project details in the location under reference.
2. Nature of activity - is it industrial
3. Area involved
4. Duration of casting yard.
5. Is MHADA looking for alternative site if this activity needs to be continued?

**Item No. 4:** Proposed addition & alteration to the existing building on plot bearing CTS No. 1550/ A, 1551 / B at Carter Road, Bandra (W), Mumbai

(The proposal is submitted through Municipal Corporation of Greater Mumbai (MCGM), vide letter dt. 30.09.2011)

Project proponent presented the proposal before the Authority.

<b>Proposal Category</b>	addition / alteration of existing building
<b>Location of the Project</b>	plot bearing CTS No. 1550/ A, 1551 / B at Carter Road, Bandra (W), Mumbai
<b>Proposal Details</b>	The proposal is for addition / alteration of existing building by proposing horizontal extension on vacant plot along with existing building in lieu of converting stilt at Gr. floor in existing building.
<b>Details of the project site,</b>	



a) CRZ Category b) Project site	CRZ II Landward side of existing Carter Road of 36.80 mtr.				
<b>DP Remarks,</b> a) Zone b) Reservation c) Proposed Use	Residential Zone Not reserved for any public purpose Residential				
<b>FSI Details,</b> a) Permissible FSI as per DCR prior to 19.2.1991 b) FSI to be proposed	1  0.99				
<b>Details of Existing and proposed area</b>	Existing building wing -A in lieu of converting stilt at Ground floor			Proposed wing -B	
	<b>Floor</b>	<b>Built up area in Sq.mtr.</b>	<b>Excess balcony area in Sq.mtr.</b>	<b>Floor</b>	<b>Built up area in Sq.mtr.</b>
	Stilt	-----	Nil	Stilt / Parking	-----
	First	213.69	Nil	Parking	-----
	Second	213.69	Nil	Parking	-----
	Third	226.94	Nil	Parking	-----
	Fourth	226.94	2.55	Parking	-----
	<b>Total</b>	<b>881.26</b>	<b>2.55</b>	<b>5<sup>th</sup></b>	<b>60.95</b>
	<b>Total</b>	<b>881.26 + 2.55 = 883.81</b>		<b>6<sup>th</sup></b>	<b>60.95</b>
				<b>7<sup>th</sup></b>	<b>60.95</b>
				<b>8<sup>th</sup></b>	<b>60.95</b>
			<b>Total</b>	<b>243.80</b>	
<b>Area Details,</b> a) Total area of the plot b) Permissible floor area c) Existing floor area d) Proposed floor area e) Total Built up area proposed	1128.70 sq.mtr. 1128.70 sq.mtr. 883.81 sq.mtr. 243.80 sq.mtr. 1128.61 sq.mtr.				
<b>Areas claimed as Free of FSI</b>	918.23 sq.mtr.				
<b>Free of FSI Clause</b>	As per D.C.R. 35(2)(f) & 36(5)(a) of D.C. Reg. 1991 & as per D.C.R. 51(vi)(a) of D.C. Reg. 1967 As per D.C.R. 35(2) m & 38(22) & circular u/no. CE/4073/dt.23-03-1973				
<b>Height of the proposed building</b>	26.90 mtrs.				



Authority discussed the proposal. However, there was no clarity on certain components relating to UDD. The proposal was deferred.

**Item No. 5:** Approve plans for amalgamation alteration proposal for shop No. G5/G6, situated on the ground floor of the building known as Nicolas CHS, (CTS No. 1287) Sherly Rajan road, Rizvi complex, Bandra (W), Mumbai

The project proponent was absent during the meeting. Authority needed certain further information from the project proponent. Hence it was decided to defer the matter.

**Item NO. 6:** N.O.C. for change of user from Residence to Information Technology Centre with addition and alteration to the existing structures on plot bearing CTS No. 1059-B of village Versova at J.P. Road, Andheri (West)

The Authority noted the following proposal details-

1. The proposal is for change of user from Residential to Information Technology Centre. The matter was referred to Urban Development Department for their remarks.
2. As per para 8. V. 1. (iii) (a) of CRZ Notification, 2011, the development or redevelopment shall continue to be under taken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated 19.2.1991 , unless specified otherwise in this notification.
3. As per MoEF vide letter dated 18.8.2006, DCR existing as on 19.2.1991 (i.e. DCR 1967) is applicable for CRZ areas in Greater Mumbai.
4. In the remarks of MCGM, user as Information Technology Centre is not mentioned in DCR 1967.
5. Considering the remarks of MCGM, remarks of Urban Development Department, Provisions in the CRZ Notification, 2011, MoEF letter dated 18.8.2006, in the DCR existing as on 19.2.1991 (i.e. DCR 1967) use of Information Technology Centre is not mentioned. Therefore it seems that the proposed change user from Residence to Information Technology Centre is not permissible from CRZ point of view.

Authority after deliberation decided to agree with remarks of Urban Development Department as well as Municipal Corporation of Greater Mumbai.

**Item No. 7:** Installation of a passenger lift attached to the existing building No. 7 of Colaba Land Co-operative Housing Society Ltd. known as Brady flats, at CS No. 9/324, Colaba Division, Sorab Bharucha Road, Mumbai- 400 005

The Authority noted the following proposal details-

1. The Architect vide letter dated 06.08.2011 had submitted the proposal for installation of a passenger lift attached to the existing building No. 7 of Colaba Land Co-operative Housing Society Ltd. known as Brady flats, at CS No. 9/324, Colaba Division, Sorab Bharucha Road, Mumbai which is situated in CRZ-II. The application has not been submitted as per the format prescribed in the CRZ Notification, 2011 and MCZMA Office Memorandum dt. 02.07.2011.
2. As mentioned in the applicant's letter, the existing building comprising of Ground + 3 upper floors (for which the provision of passenger lift is proposed) was constructed long back and the passenger lift now proposed is on the basis of medical/ health grounds for the



senior citizens residing in the building. From the points mentioned in this letter, it seems that the area considered under the lift installation is proposed as free of FSI.

3. **Remarks of Urban Development Department (UDD):**

The matter was referred to UDD with request to offer the remarks for permissibility of passenger lift (free of FSI or inclusive of FSI) as per DCR 1967 in old buildings. As per the remarks of UDD, the provision 51(vi)(d) of the DCR 1967 mentions that, "lift rooms above the top-most storey shall not be counted towards computation of floor space index" and area under passenger lift is not to be considered as free of FSI. UDD has concluded that, in the instant case, the area proposed under passenger lift cannot be considered as free of FSI.

Authority after deliberation decided to agree to the Urban Development Departments' remarks as per which, the area proposed under passenger lift cannot be considered as free of FSI, as per the provisions of DCR 1967 which is applicable in CRZ II areas of Mumbai city.

**Item No. 8:** Clarification regarding FSI norms/ usage in MoEF clearance dated 30<sup>th</sup> April 2004 and subsequent corrigendum dated 18<sup>th</sup> June 2005 pertaining to property in CRZ II at Juhu bearing CTS No. 1049-A 1049- 1 to 77 admeasuring 84,000 Sq.mtr approximately.

The Authority noted the followings-

The MCZMA has received a letter dated 29.10.2011 by M/s. kusumavati Infrastructure Pvt Ltd regarding "Clarification regarding FSI norms/ usage in MoEF clearance dated 30<sup>th</sup> April 2004 and subsequent corrigendum dated 18<sup>th</sup> June 2005 pertaining to property in CRZ II at Juhu bearing CTS No. 1049-A 1049- 1 to 77 admeasuring 84,000 Sq.mtr approximately".

From the letter it was observed that the developer was proposing to develop the property / project under SRA scheme as per CRZ Notification, 2011. As mentioned in the letter, the property falls in CRZ II and has a garden and residential reservation as per DCR 1967.

The developer has sought some clarifications regarding the scheme:

1. Would the rehabilitation component in the SRA scheme as per CRZ Notification dated 6.1.2011 be construed as 51% equity of Gov. parasitical body.
2. If otherwise, would the 51% equity owning Gov. parasitical body bear 51% of land cost (private land) and of rehabilitation component construction cost.
3. In the accommodation reservation policy when applicable to CRZ II, does the amenities space to be handed over to competent authority be computed as FSI
4. If it does, the balance free sales gets reduced by up to 50% and resultant 0.4 or 0.5 free sale FSI is not viable to recover land cost.

The Authority noted that the MoEF has already been requested clarifications on certain points of CRZ Notification, 2011. It was decided to direct the Housing Dept to expediate the orders clarifying the sharing parameters.

**Item No. 9:** CRZ Clearance for proposed development on property bearing C.T.S Nos. 1A/1, 1A/2, /7, 1A/8, 1A/11 and 233B of Village Anik at Wadala, M/West ward, Mumbai.

The project proponent presented the proposal before the Authority. The Authority noted the following details-

<b>Proposal Category</b>	Proposed development is on non CRZ area
<b>Location of the Project</b>	property bearing C.T.S Nos. 1A/1, 1A/2, 1A/3, 1A/6, 1A/7, 1A/8, 1A/11 & 1A/12 of Village Anik, Chembur, M-(W) ward, Wadala





	(E), Mumbai-400 037
<b>Proposal Details</b>	Proposed development in the approved layout of 'Bhakti Park' on property bearing C.T.S Nos. 1A/1, 1A/2, 1A/3, 1A/6, 1A/7, 1A/8, 1A/11 & 1A/12 of Village Anik, Chembur, M-(W) ward, Wadala (E), Mumbai-400 037 As per MCGM vide letter dated 7.1.2012, the no development is proposed in CRZ area and no development proposed on CTS no. 233-B which is on the south side of the B.P.T. Road.
<b>Details of the project site, CRZ Category</b>	Partly affected by 25m / 50m wide buffer zone of CRZ-II

<b>Area details as per submitted information</b>	<b>Plot - A</b>				
	<b>Sr. No.</b>		<b>CRZ Area in Sq.mtr.</b>	<b>Non CRZ in Sq.mtr.</b>	<b>Total area in sq.mtr</b>
	1	Plot area	42670.00	69062.20	111732.20
	2	Less 15% RG	6400.50	10359.33	16759.83
	3	Net Plot	36269.50	58702.87	94972.37
	4	FSI permissible	One	One	One
	5	Permissible floor area	36269.50	58702.87	94972.37
	6	Add TDR	-	69062.20	69062.20
	7	Total permissible area	36269.50	127765.07	164034.57
	<b>Plot - B</b>				
	<b>Sr. No.</b>		<b>CRZ Area in Sq.mtr.</b>	<b>Non CRZ in Sq.mtr.</b>	<b>Total area in sq.mtr</b>
	1	Plot area	4392.00	4921.50	9313.50
	2	Less 15% RG	658.80	738.22	1397.02
	3	Net Plot	3733.20	4183.28	7916.48
	4	FSI permissible	One	One	One
	5	Permissible floor area	3720.00	4183.28	7916.48
	6	Add TDR	-	4921.50	4921.50
	7	Total permissible area	3733.20	9104.78	12837.98
	<b>Plot - C</b>				
	<b>Sr. No.</b>		<b>CRZ Area in Sq.mtr.</b>	<b>Non CRZ in Sq.mtr.</b>	<b>Total area in sq.mtr</b>
	1	Plot area	11391.00	16721.70	28112.70



	2	Less 15% RG	1708.65	2508.25	4216.90
	3	Net Plot	6982.35	14213.45	23895.80
	4	FSI permissible	One	One	One
	5	Permissible floor area	6982.35	14213.45	23895.80
	6	Add TDR	-	16721.70	16721.70
	7	Total permissible area	6982.35	30935.15	40617.50
	Plot A = 111732.20 Sq.mtr. Plot B = 9313.30 Sq.mtr. Plot C = 28112.70 Sq.mtr. <b>Total Area = 149158.20 Sq.mtr.</b>				
<b>Details of FSI</b>	As per submitted information, FSI proposed to be consumed is 1.85				
<b>Other Documents / NOC:</b>	1. The MCGM has issued Intimation of Disapproval under section 346 of the Mumbai Municipal Corporation Act, as amended up to date vide letter dtd. 13.5.2009 for proposed residential building on sub plot B on property bearing CTS No. 1A/7. 2. The NCGM is granted Commencement Certificate under section 45 and 69 of the MRTP Act 1966 and to carry out development and building permission under section 346 of the Municipal Corporation Act 1888 to erect building on sub plot 'B' bearing CTS no. 1A/7 and 1A/8 village Anik, Chembur Mumbai vide letter dtd. 25.9.2009. 1. The Collector, Mumbai Suburban District has granted the non agriculture permission under section 44(I) of the M.L.R. Code 1966 to use the land vide letter dtd. 6.2.2010. 2. The Tata Power Company Limited , Transmission Division has issued NOC for the proposed construction of residential complex on sub plot 'B' bearing CTS no. 1A/7 and 1A/8 village Anik, Chembur Mumbai vide letter dtd. 24.2.2010.				

The Authority deliberated the CRZ status of land under reference. As per CZMP of Mumbai approved by MoEF in the year 2000 as well as CRZ map (1:4000 scale) prepared by IRS, Chennai; the land under reference is partly affected by 50 mt and 25 mt CRZ II belt. Further authority noted that the no development is proposed in CRZ area. However, normal captive FSI of CRZ area is proposed to be utilized on non CRZ portion of same plot.

After detailed discussion and deliberation, the Authority decided to recommend the proposal to SEIAA / MCGM from CRZ point of view subject to following conditions-

- No construction should be undertaken in CRZ portion of the plot area.
- The FSI of CRZ portion of plot as per DCR existing as 19.2.1991 ( ie normal captive FSI ) is allowed to be utilized on Non CRZ portion of same plot.
- All other required permission from different statutory authorities should be obtained prior to commencement of work.



**Item No. 10:** Proposed development of plot bearing CTS No. 693, Bandra B Village, Peter Dias Road, Bandra (West), Mumbai

The Project proponent presented the proposal before the Authority. The Authority noted the following details-

<b>Proposal Details:</b>	The proposed construction is development of residential building comprising of Stilt + 4 <sup>th</sup> Upper Floors.
<b>Location of the Project:</b>	New Development on Plot bearing CTS No. 693, Bandra B Village, Peter Dias Road, Bandra (W), Mumbai.
<b>CRZ Category of the proposed site:</b>	CRZ-II and landward side of existing road and existing authorized structure
<b>DP Remarks,</b> a) <b>Zone:</b> b) <b>Reservation:</b> c) <b>Proposed Use:</b>	a) Residential Zone b) Not reserve for any public purpose c) Residential Development
<b>FSI Details,</b> a) <b>Permissible FSI</b> b) <b>FSI to be proposed:</b>	a) 1.00 b) 0.98
<b>Area Details,</b> a) <b>Total area of the plot:</b> b) <b>Permissible floor area:</b> c) <b>Proposed floor area:</b> d) <b>Total built up area:</b>	316.90sqmt 316.90sqmt 283.76sqmt 313.28sqmt
<b>Permissibility of height:</b>	20.47mt

The Authority after deliberation decided to recommend the proposal to the concerned planning authority from the CRZ point of view subject to compliance of following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio (i.e. as per DCR of 1967 only).
3. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All the other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 11:** Proposed development of residential building through public private partnership on Plot bearing C.T.S. No. 3/5 of village Dahisar (W), Mumbai

The Project proponent presented the proposal before the Authority.

<b>Proposal Category</b>	Proposed development of residential building beyond the CRZ belt.
--------------------------	---



<b>Location of the Project</b>	Plot bearing C.T.S. No. 3/5 of village Dahisar (W), Mumbai
<b>Proposal Details</b>	MCGM has mentioned the proposed development is beyond CRZ-II belt from the HTL of creeklet and no construction is proposed in the CRZ area of plot.  R.G. and open parking area are proposed in CRZ are of plot.  Proposed development of residential building through public private partnership on Plot bearing C.T.S. No. 3/5 of village Dahisar (W), Mumbai  The proposed Residential buildings – Wing A comprising Stilt + 26 up Wing B comprising Stilt + 20 up
<b>Details of the project site,</b> c) CRZ Category  d) Project site	partly affected by 150m and 50m of CRZ-II belt Seaward side of the existing road
<b>DP Remarks,</b> a) Zone b) Reservation affecting  c) Proposed Use	Residential Zone Extension to BEST Bus Depot, Municipal / Private Maternity Home (all are part of larger reservation).  Residential

The Authority discussed the CRZ status of the land under reference. It was noted that the plot under reference is partly affected by 150 mt and 50 mt CRZ II belt. The proposed construction is entirely on the Non CRZ portion of land under reference. However, the normal captive FSI of the plot affected by CRZ is proposed to be utilized non CRZ portion of plot. The plot is situated on seaward side of existing road.

After deliberation it was decided to recommend the proposal from CRZ point of view subject to following conditions-

1. No construction should be undertaken in CRZ portion of plot
2. The FSI of CRZ portion of the plot should be allowed to utilize as per DCR of 1967 which was existing as on 19.2.1991 (ie normal captive FSI) on the Non CRZ portion of the same plot.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 12:** Proposed development of residential building and BEST Bus Depot/ Terminal on plot bearing FP No.(S) 766 of TPS Mahim No. III of Mahim Bus Depot.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	Proposed development of residential building and BEST Bus Depot/Terminal
<b>Location of the Project:</b>	FP No. (S) 766 of TPS Mahim No. III of Mahim Bus Depot.
<b>Proposal Category:</b>	New Construction of residential building



<b>CRZ Category of the proposed site:</b>	CRZ-II partly landward side of the existing L.J. Road
<b>DP Remarks,</b> d) <b>Zone:</b> e) <b>Reservation:</b> f) <b>Existing Use:</b> g) <b>Proposed Use:</b>	a) Residential zone b) BEST Bus Depot and abutting Mori Road and Mahim Causeway in existence prior to 19.02.1991 c) Bus Depot d) For residential use
<b>FSI Details,</b> c) <b>Permissible FSI:</b> d) <b>FSI to be proposed:</b> e) <b>FSI of Existing Structure:</b>	Permissible FSI - 1.33 FSI to be proposed - 1.33
<b>Area Details,</b> a) <b>Total area of the plot:</b> b) <b>Permissible floor area:</b> c) <b>Existing floor area:</b> d) <b>Proposed floor area:</b> e) <b>Area counted in FSI:</b> f) <b>Area free of FSI:</b> g) <b>Total construction area: (FSI + Non FSI)</b>	a) Total area of the plot - 6304.40sqmts b) Permissible floor area - 7212.31sqmts c) Existing floor area - 914.46sqmts d) Proposed floor area - 3605.00sqmts e) Area counted of FSI - 3605.00sqmt f) Area free of FSI - 7060.00sqmt g) Total construction area - 10665.60sqmt
<b>Proposed height of the structure:</b>	Proposed Height - 69.95m

The Authority noted that the land under reference is situated in the Residential zone and is designated for B.S.E & T. Bus Depot purpose, as per old 1967 DP. The proposal is for development of Residential building and BEST depot in a composite manner. The project proponent informed that as per provisions contained in clause 4(i) of DC 1967, designated user can be developed for other permissible user in that zone, subject to approval of the Corporation. On inquiry by the Authority, the project proponent informed that the Municipal Corporation of Greater Mumbai (MCGM) had not yet approved the development for Residential purpose on the plot reserved for BEST Depot under clause 4(i) of DCR 1967.

Therefore, the Authority directed the Project proponent to get the approval of MCGM under clause 4(i) of DCR 1967 and revert back.

**Item No. 13:** Regarding CRZ Clearance for Slum Rehabilitation Scheme situated on C.S. No. 1500 pt., and 1429 of Mahim Division, Mahim, Mumbai - 400 016- NAT Constructions Co. Pvt. Ltd.,

The Project proponent presented the proposal before the Authority.

1. M/s Nat Construction Co. Pvt. Ltd has proposed the SRA scheme on plot bearing C.S. No. 1500(pt), 1429 & 2124(pt), of Mahim division. The scheme has obtained revised Letter of Intent (LOI) dated 24<sup>th</sup> August, 2011 issued by SRA. As per LOI, total plot area under scheme is 5370.67 Sq. mt. Out of total plot area, 875.96 Sq. mt. plot area falls in CRZ II. Further 752.13 Sq. mt. plot in CRZ II portion is affected by road set back area. Hence, therefore, net plot area which is actually affected by CRZ II area is 123.83 Sq. mt. only.



2. The Scheme is approved by Slum Rehabilitation Authority vide LoI dated 17.9.2009. The Revised LoI dated 24.8.2011 is sanctioned by SRA.
3. As per DP remarks of MCGM dated 10.2.2011; the land under reference is situated in Residential Zone. The CZMP of Mumbai and DP shows that the plot under reference is partly affected by CRZ II belt and landward side of the existing Tulsi Pipe Road..
4. The total area in CRZ is 875.96 Sqmt out of which 752.13 Sqmt is set back area being handed over to MCGM. Balance plot area is 123.83 Sqmt and same will not be used for construction activity and it is proposed as ground RG area.
5. Entire Construction of the SRA scheme is proposed on non- CRZ portion of plot, without availing the FSI benefit stipulated under para 8.V.(b) of CRZ Notification, 2011. No construction is proposed on CRZ II portion of plot.

The Authority discussed the CRZ status of the plot under reference. It was noted that the plot is partly affected by CRZ II area and is situated on the landward side of the existing Tulsi Pipe Road. It further noted that no construction of SRA scheme is proposed on CRZ II portion of land. However, the normal captive FSI of the plot affected by CRZ is proposed to be utilized non CRZ portion of plot.

The Authority after deliberation, decided to recommend the proposal from CRZ point of view to SEIAA / MCGM subject to following conditions-

1. No construction should be undertaken in CRZ portion of land.
2. The FSI of CRZ portion of plot as per DCR existing as 19.2.1991 ( i.e. normal captive FSI of 1.33) is allowed to be utilized on the Non CRZ portion of same plot.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 14:** Proposed redevelopment of bldg on plot bearing CTS No. 597 & 598 of village Bandra.

The Project proponent presented the proposal before the Authority.

<b>Proposal Category</b>	Redevelopment of existing building
<b>Location of the Project</b>	Property bearing C.T.S No. C/597 & C/598 of village Bandra at 2 <sup>nd</sup> Monte Park Road at Bandra (W)
<b>Proposal Details</b>	Proposed construction of residential building comprising of 3 level basement + Stilt + 1 <sup>st</sup> to 4 <sup>th</sup> upper floors by demolishing existing structure.
<b>Details of the project site,</b> a) CRZ Category b) Project site	CRZ II Landward side of existing road.
<b>DP Remarks,</b> h) Zone i) Reservation j) Proposed Use	Residential Zone Not reserved for any other purpose Residential
<b>FSI Details,</b> f) Permissible FSI g) FSI to be proposed	1.00 0.99
<b>Area Details,</b> Total area of the plot Permissible floor area h) Proposed floor area i) Total Built up area	1296.90sqmt 1296.90sqmt 1280.36sqmt 1296.67sqmt



<b>proposed</b>	
<b>Permissible Height as per current prevailing DCR</b>	61.00 mtr
<b>Public Consultation Report</b>	MPCB Submitted the proceeding of Public Hearing conducted on 11.5.2012

The Authority after deliberation decided to recommend the proposal to the concerned planning authority, from CRZ point of view, subject to strict compliance of the following conditions-

1. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
2. The concerned Planning authority should ensure that the FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991 i.e. as per DCR 1967.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work

**Item No. 15:** Proposal for redevelopment of building on plot bearing CTS No. B/870-B of village Bandra at Kane Road, Bandra (W), Mumbai.

The Project proponent presented the proposal before the Authority.

(The proposal has been submitted through Municipal Corporation of Greater Mumbai (MCGM), vide letter dated 3<sup>rd</sup> October, 2012

<b>Proposal Details:</b>	The proposed construction is redevelopment of residential building comprises of 2 basement + Stilt + 1 <sup>st</sup> to 28 <sup>th</sup> Upper Floor for residential use.
<b>Location of the Project:</b>	Plot bearing C.T.S No. B/870-B of village Bandra at Kane Road, Bandra (W), Mumbai
<b>Proposal Category:</b>	Redevelopment
<b>Details of the project site, CRZ Category: Project site:</b>	CRZ II Landward side of existing road i.e. B.J Road prior to 19.02.1991
<b>DP Remarks,</b>  k) Zone l) Reservation  m) Proposed Use	<b>As per the Old Development Plan (1967) as well as revised sanctioned DP (1993)</b> Residential Zone Not reserved for any public purpose Residential Development
<b>FSI Details,</b> j) Permissible FSI as on 19.02.1991: k) FSI proposed to be consumed:	1.00  0.99
<b>Area Details,</b> Total area of the plot: Net area of plot: Permissible floor area: Proposed floor area:	a) 919.30sqmt b) 902.06sqmt c) 919.30sqmt d) 874.55sqmt



<b>Total construction area:</b>	e) 10282.50sqmt
<b>Built up area free of FSI:</b>	f) 9365.11sqmt
<b>Total Built up area proposed:</b>	g) 917.39sqmt
<b>Proposed height of the structure:</b>	99.75mtr

The Authority noted the MCGM remarks in the proposal. As per the MCGM remarks-

- The proposal was initially submitted in the year 13.12.2006 for proposed residential building by demolishing existing structure. The proposal got CRZ clearance on 16<sup>th</sup> June, 2008 granted by MoEF. Further, MCGM issued IOD on 5.6.2009 for building comprising of two basement + stilt + 4 upper floors.
- On compliance of IOD, CC upto top of basement was issued on 24.6.2009 and further CC for top of 2<sup>nd</sup> floor was granted on 29.11.2010. The work already started on site.
- Subsequently, the new architect submitted the amended plan proposed building comprising of two level basement + ground + 28<sup>th</sup> upper floors. MCGM submitted a detailed report for approval of various concessions. On receipt of the approval of various concessions, MCGM approved the amended plans comprising of two level basement + stilt + 28<sup>th</sup> upper floors with conditions No 33 to obtain revise NoC from CRZ point of view.

In light of the details of the case, authority after deliberation decided to direct the project proponent to stop the construction activity on site under reference. The concerned planning authority ie MCGM should ensure the same. Authority decided to get the following information / comments from MCGM-

1. Current status of the construction on site under reference.
2. Whether the current construction is as per the conditions of previous CRZ clearance dated 16<sup>th</sup> June, 2008 granted by MoEF
3. Whether the FSI involved in previous plans of building comprising two basement + stilt + 4 upper floors is in accordance with DCR existing as on 19.2.1991 ie. DCR 1967.
4. Whether the FSI and height of the proposed building comprising two level basement + stilt + 28<sup>th</sup> upper floors is in accordance with DCR existing as on 19.2.1991 ie. DCR 1967.
5. Whether the FSI of the proposed building, includes any FSI concessions granted by Municipal Corporation under DCR 1991.

**Item No. 16:** Proposed redevelopment of the property on plot bearing F.P No. 675, TPS III, and C.S.No. 889 of Mahim Division at Wanjewadi Lane/ Balmia Lane Mumbai.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	As per layout plans, The proposed construction is redevelopment of existing 'A' category cessed building comprising of Sale wing -A (1st to 10 <sup>th</sup> floor) and Recommendation wing -B (1 <sup>st</sup> to 6 <sup>th</sup> floor)
<b>Location of the Project:</b>	Plot bearing F.P No. 675, TPS III, and C.S.No. 889 of Mahim Division at Wanjewadi Lane/ Balmia Lane Mumbai.
<b>Proposal Category:</b>	Redevelopment of existing 'A' Category Cess Building
<b>CRZ Category of the proposed site:</b>	CRZ-II / Landward side of existing road namely Veer Savarlar Marg also known as Cadell Road.
<b>DP Remarks,</b>	



n) <b>Zone:</b> o) <b>Reservation:</b> p) <b>Proposed Use:</b>	d) Residential Zone e) Not reserve for any public purpose f) Residential & Commercial Development
<b>FSI Details, Permissible FSI</b>	2.5
<b>Area Details,</b> a) <b>Total area of the plot:</b> b) <b>Permissible floor area:</b> c) <b>Proposed floor area:</b> <b>For A Wing</b> <b>For B Wing</b> <b>Total built up area:</b>	a) 440.64sqmt b) 1101.6sqmt  493.76sqmt 607.79sqmt 1101.6sqmt
<b>Public Consultation Report</b>	Submitted on dated 13.08.2012

The Authority noted the CRZ Permissibility as per CRZ Notification, 2011 and noted that proposed activity is permissible in accordance with Town and Country Planning Regulation as on 6.1.2011. Therefore, Authority after deliberation decided to recommend the proposal to concerned planning authority subject to strict compliance of the following conditions-

1. The concerned planning authority should ensure that there is no change of use for the proposed redevelopment of existing authorized building.
2. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 17:** Proposed redevelopment of MHADA layout at Aram Nagar on plot bearing CTS No. 1103/A & 1103/B at Andheri (West), Mumbai

The Authority presented the proposal before the Authority.

1. As per DP remarks of MCGM, the plot under reference is in residential zone and is partly reserved for various public purposes, Central Institute of Fisheries, Secondary School (Part - I), Elder Home and Municipal Chowky.
2. As per CZMP of Mumbai and as per MCGM vide letter dated 20.1.2012, the plot under reference falls in CRZ -II and is on the landward side of the existing J.P. road which is in existence prior to 19.2.1991.
3. Total area of the plot is 161778.60 Sq.mtr.
4. The plot is owned by MHADA. The project is a joint venture redevelopment scheme. The joint development agreement between MHADA, Aram Nagar Tenants welfare association and M/s East & West Builders.
5. Proposed redevelopment of the existing 360 units. Total existing BUA is 19012.63 sq.mtr. The proposed complex will have society, Developer and MHADA residential buildings with FSI permissible as per DCR 10 of DCRs of 1967 are as follows:

Building No.	Building Type	No. of Floors
T1	Rehab Building	Lower Ground + Upper Ground + 1 <sup>st</sup> & 2 <sup>nd</sup> Car Parking + 3 <sup>rd</sup> to 26 <sup>th</sup> (Pt) Up floor (Residential)
TRHL-1 to TRHL-13	Rehab (Row Houses)	Ground + 1 Up (Residential)
TS-1 to TS-12	Rehab (Shop)	Ground Floor (Commercial)
M1	MHADA's	Wing A- Basement + Stilt + 9 UP,



	Building	Wing B,C,D - Basement + Stilt + 10 UP Wing E- Basement + Stilt + 11 Up floor (Residential)
M2	MHADA's Building	Basement + Stilt + 6 Up Floors (Residential)
M3	MHADA's Building	Basement + Stilt + 8 Up Floors (Residential)
B1 to B6	Developer's Building	Basement + Stilt + 18 Up Floors (Residential)
Hotel - D2	Developer's Building	Basement + Ground + 2 Up Floors (Commercial)
Commercial - D3	Developer's Building	Basement + Gr. + 7 Up Floors

**FSI Details:**

As per MCGM vide letter dated 20.1.2012, prior to DCR 1991, DC regulations 1967 were existing & same are required to be made applicable as per clause 10. R-10 of DC regulation 1967, the FSI allowed in suburb & extended suburb is one.

However, the state Govt. had issued directives under section 154 of MRTP act, granting 20% additional FSI for LIG/MIG schemes of MHADA. As per condition no. 1a and 1b of the directives, unconsumed FSI in MHADA layout from the one pocket can be allowed to be consumed elsewhere. The development for the entire layout is proposed by claiming additional 20% FSI, as per aforesaid directives in force as on 19.2.1991.

As per directives issued by the State Government modifying DCR's vide DCF/1081/437-A/UD-5 dated 7.1.1982; additional 20% FSI is made admissible for redevelopment of schemes of MHADA and FSI is proposed accordingly. Hence, the proposal is in order in respect of FSI norms; as on 19.2.1991. The staircase, lift area is claimed free of FSI as per Governments Directives u/s 154 of MRTP act; u/r no. TPB4373/38736-WI dated 22.10.1973. The same is admissible as on 19.2.1991.

**Details of FSI / Free of FSI are as permissible as per DCRs as on 1967,**

Building	Total Construction Area	Built up area for FSI purpose	BUA claimed free of FSI for purposes like basement, podium, S/c, lifts, passages, balcony, refuge area etc.
Rehab Building + Shop	80902.29 sq.mtr.	32255.36 sq.mtr.	48646.93 sq.mtr
Row Houses	16404.35 sq.mtr.	12501.41 sq.mtr.	3902.94 sq.mtr
MHADA Building's	40.735.45 sq.mtr.	24094.30 sq.mtr	16641.15 sq.mtr
Sale Building's	108642.70 sq.mtr.	64242.25 sq.mtr.	44400.4 sq.mtr.
Hotel Building's	10650.13 sq.mtr.	5982.54 sq.mtr.	4667.59 sq.mtr.

**Area Details:**

Sr. No.	Description	Area (Sq.mtr)
1	Plot Area	161778.60
2	Deduction for	
a.	Area under SRA	3105.00
b.	D.P. Road	22745.54
c.	Any reservations:	
	Central Institute of Fisheries	14160.00
	Secondary School (part-I)	3382.26

	Elders home	2306.00	
	Municipal Chowky	2550.00	
	Municipal Primary School	2852.00	
	Total (a + b + c)		51100.80
3	Balance area of plot		110677.80
4	Deduction for R.G. (NA)		Nil
5	Net area of plot		110677.80
6	Add for 2(b) without sec. school - 1 <sup>st</sup> setback area 135.54 sq.m.		22610.00
7	Total area		133287.80
8	Restricted to 0.90 as PRC in word not submitted		119959.02
9	FSI (permissible)		1.20
10	FSI Credit available by development rights		---
11	Permissible BUA		143950.82
12	Area to be / already allotted		15318.75
	i. Meena Appt. 28 T/s Dwg No. 53/87	1658.16	
	ii. Sunrise Appt. 56 T/s Dwg. No. 106/93	3560.40	
	iii. NHB Qtr. 28 T/s Dwg. No. 52/87 (1569.89)	1716.19	
	iv. Police / Khadi / Ekopa 200 T/s. 1342.00 X 5no.	6710.00	
	v. Siddhant CHSL (1394)	1674.00	
13	Balance area		128632.07

The Authority after deliberation decided to seek the Urban Development Department's (UDD) remarks on the following points:

1. Zoning, reservations of land under reference as per Development Plan as on 19.2.1991.
2. FSI details, height as per DCR as on 19.2.1991 i.e. DCR 1967
3. Whether the free of FSI component in the proposal is within the permissible FSI norms as on 19.2.1991
4. Whether FSI including Free of FSI component proposed is within the permissible FSI as on 19.2.1991.
5. Permissibility of proposed commercial activity such as Hotel, Shops on the plot under reference with respect to CRZ provisions.
6. Permissibility of shifting of RG reservations within the layout as per DCR as on 19.2.1991.
7. Use of Existing buildings and their built up area on plot under reference vis a vis use of proposed buildings with their built up area.

**Item No. 18:** Proposal for CRZ Clearance for proposed building no.1 on property bearing Tika No.5, C.S.No. 48, 49, 50, 51, Kharkar Ali, Thane (W)

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	The proposal for residential building
<b>Location of the Project:</b>	Property bearing Tika No.15, C.S.No. 48, 49, 50, 51, Kharkar Ali, Thane (W)

<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	CRZ II Landward side of existing creek road
<b>DP Remarks,</b> Zone: Reservation: Existing Use: Proposed Use:	a) Residential zone b) Not reserved for any public purpose. c) Residential use d) Residential use
<b>FSI Details,</b> a) Permissible FSI: b) FSI to be proposed:	a) 1.33 b) 1.33
<b>Area Details,</b> a) Total area of the plot: b) Permissible floor area: c) Existing floor area: d) Proposed floor area: e) Area counted in FSI: f) Area free of FSI: g) Total construction area:(FSI + Non FSI)	a) 2785.15sqmts b) 3704.25sqmts c) 3359.00sqmts d) 343.37sqmts e) 343.96sqmts f) 51.13sqmts g) 395.09sqmts
<b>Proposed height of the structure:</b>	8.5mts

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
3. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 19:** Proposed Petrol Pump on plot bearing C.T.S. No. 1208 A of village Eksar at Link Road, Borivali (West), Mumbai

The project proponent was absent during the meeting. Hence the matter was deferred.

**Item No. 20:** Proposed petrol pump on S. No. 122/6, at village Telwade, Tal. Murud, Dist - Raigad

The Project proponent presented the proposal before the Authority.



<b>Location of the Project</b>	S. No. 122/6, at village Telwade, Tal. Murud, Dist - Raigad.
<b>Details of the project site,</b>	The Town Planning & Valuation Department, Kokan Division vide letter dated 6.3.2012 mentions as per CRZ Notification, 2011,
<b>CRZ Category</b>	The land under reference is in CRZ III and No Development Zone (NDZ).
<b>Project site</b>	The land under reference is in between Creek and Existing road. i.e. seaward side of the existing road
<b>DP Remarks,</b> q) <b>Zone</b>	The Town Planning & Valuation Department, Raigad Alibag vide letter dt. 21.2.2012 mentions, as per the sanctioned Raigad Regional Plan the plot under reference is in Commercial Zone of Rajpuri Creek Area Development Centre.
<b>Proposal Details</b>	As per the layout of plan submitted by proponent, proposed construction of petrol pump consist of Office, Canopy and 20 KL U.G. Tank on S. No. 122/6, at village Telwade, Tal. Murud, Dist - Raigad.
<b>Area Details,</b> As per the layout plan, l) <b>Area of S.No.122/6</b> m) <b>Area under road widening &amp; Service road</b> n) <b>Net Plot area</b> o) <b>FSI</b> p) <b>Permissible BU area</b> q) <b>Proposed BU area</b>	2230.00 Sq.mtr. 590.00 Sq.mtr. 1640.00 Sq.mtr. 0.75 1230.00 Sq.mtr. 284.00 Sq.mtr

The Authority discussed that as per para 8.(III).A of CRZ Notification, 2011, facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II in NDZ area is a permitted activity.

Therefore, the Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. The proposed construction and storage should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. The proposed construction lay out plan and FSI calculations should be as per the sanctioned Development Control Rules/ Regional Plan/ Town Planning Regulations existing and in force as on 19.02.1991.
3. No construction as well as storage should be carried out in CRZ-I area.
4. The waste generated due to the proposed activity should not be disposed off in the CRZ area.
5. The tidal flats/ mudflats existing on the site (if any) and in the vicinity of the site should not be disturbed due to the proposed activity.

**Item No. 21:** Modern Fish Market proposal at Shrivardhan, Dist- Raigad



The Project proponent presented the proposal before the Authority. Details of the proposal is as follows-

1. As per sanctioned development plan from Shrivardhan, the reservation No. 22 is reserved for fish market, Vegetable Market and Weekly Bazar, Shrivardhan
2. The Municipal Council has proposed a modern fish market on land under reference, which falls in CRZ II area.
3. The plot under reference belongs to Municipal Council. Plot area is 0.61.1 Ha.r.
4. The Municipal council has proposed 2 buildings,
  - First building- Ground floor structure having built up area 682.45 Sqmt.- Retail purpose
  - Second building- Gr + 1 structure having built up area 443.95 Sqmt – Wholesale purpose.

On inquiry by the Authority, the project proponent informed that the first floor of second building was proposed to be used for "office purpose". Authority deliberated the permissibility of the first floor for office use. Authority directed the proponent not to propose the first floor. Authority felt that Ground floor structure for fish market purpose would be within the ambit of CRZ Notification, 2011.

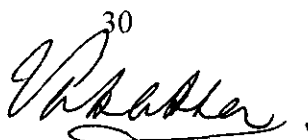
In light of above, Authority after deliberation decided to recommend the proposal from CRZ point of view subject to following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
3. The proposed building shall not be used for office use. It shall only be used for fish market purpose.
4. The concerned Planning authority should ensure that FSI lay out plan, height; use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. No fish processing activities are allowed.
6. The waste generated due to the proposed activity should not be disposed off in the CRZ area.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.
8. Any violation of the conditions will be acted upon as per Environment (Protection) Act, 1986.

**Item No. 22:** Proposed residential building at plot bearing Gut No. 185(pt) area of 1879.00 sq. mtr. of village Masoli, Taluka – Dahanu

The Project proponent presented the proposal before the Authority.

<b>Proposal Category</b>	Development of residential building
<b>Location of the Project</b>	Plot bearing Gut No. 185(pt) area of 1879.00 sq.mtr of village Masoli, Taluka – Dahanu
<b>Proposal Details</b>	Proposed residential building comprising of ground + 2 upper floors and Stilt + 3 upper floors

30  


<b>Details of the project site,</b> a) CRZ Category b) Project site	CRZ II Landward side of existing road
<b>DP Remarks,</b> a) Zone  b) Proposed Use	The Town Planning office Palghar mentions, as per sanctioned DP the land under consideration is affecting by 18.00 m wide road & partly EP-189 and remaining part of the land is in residential zone  Residential
<b>FSI Details,</b> a) Permissible FSI b) FSI to be proposed	1 0.98
<b>Area Details,</b> a) Area of the plot as per 7/12 b) Area of the plot in possession c) Area under Road widening d) Allowable built up area e) Allowable built up at plinth (33%) f) Proposed Built up at G.F. g) Proposed Built up at F.F. h) Proposed Built up at S.F. i) Proposed Built up at Raised S.F. j) Total Proposed Built up area	2020.00 Sq.mtr. 1879.00 Sq.mtr. 184.50 Sq.mtr. 1694.50 Sq.mtr. 564.83 Sq.mtr.  303.81 Sq.mtr. 559.48 Sq.mtr. 559.48 Sq.mtr. 255.67 Sq.mtr. 1678.44 Sq.mtr

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
3. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.



**Item No. 23:** Proposed residential building on plot bearing C.T.S. No. 667 K/2 of Alibag city, Tal- Alibag, Dist- Raigad

The Project proponent presented the proposal before the Authority.

Sr.No.	Particulars	Details
1	Proposal Category	Development of residential building
2	Location of the Project	C.T.S. No. 667 K/2 of Alibag city, Tal- Alibag, Dist- Raigad
3	Proposal Details	Proposed residential building comprising of ground + 2 floors and Stilt + 3 upper floors
4	Details of the project site, a) CRZ Category b) Project site	CRZ II Landward side of existing road
5	DP Remarks, Zone Proposed Use	Residential Zone Residential
6	FSI Details, a) Permissible FSI as on 19.2.1991 b) FSI to be proposed	1 0.99
7	Area Details, Total area of the plot Permissible floor area Proposed floor area	800.00 Sq.mtr. 800.0 Sq.mtr. 797.32 Sq.mtr.

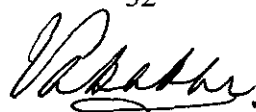
The Authority after deliberation decided to recommend the proposal to the concerned planning authority from the CRZ point of view subject to strict compliance of the following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
3. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No. 24:** Regarding construction of hotel apartment on S. No. 27, C.T.S No. 659 (plot area-4000.00 sq.mtr) at Murud, Taluka- Murud, Dist. Raigad.

Authority noted the following proposal details-

1. The proposal was submitted through Murud - Janjira Municipal Council vide letter dt. 18.8.2011.





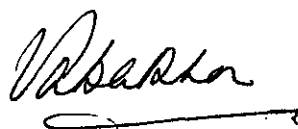
2. Hotel apartment has been constructed under the revised programme of Konkan Development Scheme in the plot area of 4000.00 sq.mtr. The said application is for approval of construction and alterations in utilization.
3. As per Murud – Janjira Municipal Council remarks;
  - Construction of Tourism Information Center building has been completed by the Murud – Janjira Municipal Council.
  - As per Development Plan of Murud, land under the reference falls in CRZ-II area and situated on landward side of existing road.

The Authority noted that as per CRZ Notification dated 6.1.2011; there is no provision for post facto regularization of constructed apartment which is affected by CRZ area. Therefore, the proposal was rejected.

**Item No. 25:** Proposed reconstruction on plot bearing C.T.S. No. 792 of village Murud, Dist-Raigad

The Project proponent presented the proposal before the Authority.

Particulars	Details
<b>Proposal Category</b>	Repairing and addition construction to residential building
<b>Location of the Project</b>	S. No. 97, Hissa No. 11,9, C.T.S. No. 792 of village Murud, Dist-Raigad
<b>Proposal Details</b>	Proposed residential building comprising of Ground floor + 2 upper floor in residential zone
<b>Details of the project site, CRZ Category Project site</b>	CRZ II Seaward side of existing road
<b>DP Remarks,</b> a) Zone  b) Proposed Use	Partly in Residential Zone and Wadi Zone Residential
<b>FSI Details,</b> Permissible FSI for residential zone  FSI to be proposed	1  0.86
<b>Area Details,</b> a) Total area of the plot b) (Residential zone 383.00 Sq.mtr. + wadi zone 642.00 Sq.mtr.) c) Permissible floor area for residential zone	1025.00 Sq.mtr.  383.00 Sq.mtr.



d) <b>Proposed floor area</b>	329.463 Sq.mtr.
e) <b>Proposed balcony area as free of FSI (As per T.P. Rule balcony area 10% free)</b>	38.3 Sq.mtr.

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
2. The concerned Planning authority should ensure that FSI, lay out plan, height is as per town and country planning regulations as on 19.2.1991.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 26:** Regarding construction of Tourism Information Center building on S. No. 27, C.T.S No. 659 (plot area- 524.16 sq.mtr) at Murud, Taluka- Murud, Dist. Raigad

The Authority noted that the tourism center has been constructed under the revised programme of Konkan development scheme in the plot area of 4000.00 sq.mtr. The said application is for approval of construction and alterations in utilization. Construction of Tourism Information Center building has been completed by the Murud – Janjira Municipal Council. As per Development Plan of Murud, land under the reference falls in CRZ-II area and situated on landward side of existing road.

The Authority noted that as per CRZ Notification dated 6.1.2011; there is no provision for post facto regularization of construction in CRZ area which is already completed. Therefore, the proposal was rejected.

**Item No. 27:** CRZ permission for proposed residential building on plot bearing S. No.27A/1, Hissa No. 2A/3, C.S. No. 1065/5 in the jurisdiction of Ratnagiri Municipal at village- Rahatghar, Taluka and District-Ratnagiri.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	Proposed construction of residential building comprising of Ground + 2 upper floors.
<b>Location of the Project:</b>	Plot bearing S. No.27A/1, Hissa No. 2A/3, C.S. No. 1065/5 in the jurisdiction of Ratnagiri Municipal at village- Rahatghar, Taluka and District-Ratnagiri.
<b>Proposal Category:</b>	Development of residential building.
<b>CRZ Category of the proposed site:</b>	As per Ratnagiri Municipal Council remarks, The land under reference falls in CRZ- II area and situated on landward side of existing road prior to 1991. However, The CZMP of map showing site under reference submitted by the proponent is not legible.
<b>DP Remarks,</b> a) <b>Zone:</b>	The land under reference falls in residential zone as per

	Development Plan dt. 27.4.2000.
b) Existing Use: c) Proposed Use:	The land is vacant. Proposed use is for residential purpose.
<b>FSI Details,</b> a) Permissible FSI: b) FSI proposed to be consumed:	1.00 0.999
<b>Area Details,</b> a) Total area of the plot: b) Total area of the plot: c) Net area of plot in possession: d) Permissible Built Up Area 852.60/3: e) Total Built up area:	As per layout plan submitted by Project proponent ;  1030.00 sq.mt (as per 7/12) 852.600 sq.mt (as per property card) 852.600 sq.mt 284.200 sq.mt 852.594 sq.mt

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concern planning authority subject to strict compliance of the following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road:the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
3. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

**Item No. 28:** Redevelopment of commercial complex at Sr. No. 4, Hissa. No. 1 area 493.50 sq. mtrs. at Ganpati Pule, Ratnagiri.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	Redevelopment of 20 shops and 2 restaurants by demolishing existing shops.
<b>Location of the Project:</b>	Sr. No. 4, Hissa. No. 1 area 493.50 sq. mtrs. at Ganpati Pule, Ratnagiri.
<b>Proposal Category:</b>	Redevelopment.
<b>CRZ Category of the proposed site:</b>	As per Ratnagiri Town Planner, The land under the reference is on seaward side and falls in CRZ – III.
<b>Natural Disasters:</b>	Cyclone <i>Fayan</i> was reported dt. 11.11.2009.
<b>DP Remarks,</b>	

<b>a) Zone:</b>  <b>b) Reservation:</b> <b>c) Existing Use:</b>  <b>d) Proposed Use:</b>	a) Land under the reference is reserved for parking as per Ratnagiri Development Plan. b) Shops and Restaurants. c) Proposed structure is for commercial use. d) Shops and Restaurants.
<b>DCR Applicable:</b>	DCR 19.02.1991
<b>FSI Details,</b> <b>a) Permissible FSI:</b> <b>b) FSI proposed to be consumed:</b>	a) 1.00 as per DCR 1991 b) Not specified on plan.
<b>Area Details,</b>  <b>a) Total area of the plot:</b> <b>b) Total Built up area:</b>	As per information submitted by Ratnagiri Town Planner; a) 357.30 Sq.mt b) 357.30 Sq.mt

Authority deliberated that the site under the reference falls in CRZ-I, which is categorized as ecologically sensitive coastal area. Since the activities are proposed in CRZ-I; no commercial activities or related development are allowed as per the provision of CRZ Notification, 2011. The proposal was rejected.

**Item No. 29:** Proposed construction for residential purpose on plot bearing Survey No. 1394, 1394/1, 1194/2, 1395, 1397 to 1400, Village Zadgaon, Ratnagiri 415 612

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	1) The proposed construction is development of residential building comprising of stilt floor and 3 floor for residential use + 4 <sup>th</sup> floor for terrace.
<b>Location of the Project:</b>	Survey No. 1394, 1394/1, 1194/2, 1395, 1397 to 1400, Village Zadgaon, Ratnagiri
<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing road
<b>DP Remarks,</b> <b>a) Zone:</b> <b>b) Reservation:</b> <b>c) Proposed Use:</b>	g) Residential Zone h) Not reserved for any public purpose i) Residential
<b>FSI Details,</b> <b>a) Permissible FSI:</b> <b>b) FSI to be proposed:</b>	a) 1.00 b) 0.99 (As per the layout plan)
<b>Area Details,</b> <b>e) Total area of the plot:</b> <b>f) Permissible floor area:</b> <b>g) Proposed floor area:</b>	c) 1326.30 Sq.Mt d) 1326.30Sq.Mt e) 1326.03Sq.Mt

36  


The Authority discussed that the proposal is for reconstruction of existing structure, as informed by the project proponent. It was decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
2. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations as on 19.2.1991.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 30:** Proposed reconstruction of existing school building No. 7, 9, 10 on plot bearing Survey No. 30 A/B and Survey No. 57 Hissa No. 4 and survey No. 400 A Hissa No. 1A, Survey No. 131 K of Zadgaon, Ratnagiri Municipal Council

The Authority noted the details of the proposal which is as follows-

1. As per Ratnagiri Municipal Council vide its letter dated 29.5.2012,
2. The land under reference is situated in Residential Zone.
3. As per Ratnagiri Municipal Council vide its letter dated 29.5.2012 and the CZMP of Ratnigiri Municipal Council, the plots under reference is falls in CRZ -II and landward side of the existing building and existing road.
4. As per Ratnagiri Municipal Council vide its letter dated 29.5.2012,
  - Existing school buildings are 60 to 70 years old are unsafe for use.
  - The existing school buildings to be demolished & renovation of existing school buildings is proposed on existing plinth.
  - The funds will be available for proposed project from Sarv Shiksha Abhiyan Yojana.
5. Authority noted the FSI Details of the proposal which is as follows-  
Proposed School Building 7 on plot bearing Survey No. 30 B, at **Mandvi**, Ratnagiri
  - a. Area of the plot = 5000 Sq.mtr.
  - b. Proposed Built up area - GR Fl = 228.22 Sq.mtr.
  - c. Proposed Built up area - 1<sup>st</sup> Fl = 206.68 Sq.mtr.
  - d. Total Built up area (GR Fl + 1<sup>st</sup> FL) = 434.90 Sq.mtr.
  - e. FSI Allowed = 1
6. Proposed School Building 9 on plot bearing S. No. 57 A / H. No. 4, at **Killa**, Ratnagiri
  - a. Area of the plot = 4160.89 Sq.mtr.
  - b. Proposed Built up area - GR Fl = 177.32 Sq.mtr.
  - c. Proposed Built up area - 1<sup>st</sup> Fl = 155.48 Sq.mtr.
  - d. Total Built up area (GR Fl + 1<sup>st</sup> FL) = 332.80 Sq.mtr.
  - e. FSI Allowed = 1
7. Proposed School Building 10 on plot bearing CTS No. 256, 257, 258, S. No. 131 / S. No. 400, at **Mirkarwada**, Ratnagiri
  - a. Area of the plot = 607.40 Sq.mtr.
  - b. Proposed Kitchen Shed - GR Fl = 11.97 Sq.mtr.
  - c. Proposed Built up area - GR Fl = 450.13 Sq.mtr.
  - d. Proposed Built up area - 1<sup>st</sup> Fl = 450.13 Sq.mtr.
  - e. Total Built up area (GR Fl + 1<sup>st</sup> FL) = 912.23 Sq.mtr.
  - f. FSI Allowed = 1



The Authority deliberated the para 4(ii) of CRZ Notification, 2011 which says

“the following activities shall require clearance from MoEF, namely:-

(i) **Demolition and reconstruction** of (a) buildings of archaeological and historical importance, (ii) heritage buildings; and buildings under public use which means buildings such as for the purposes of worship, **education**, medical care and cultural activities”

After deliberation it was decided to recommend the proposal to MoEF from the CRZ point of view subject to following conditions-

1. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
2. The FSI, lay out plan, height involved in the proposal should be as per town and country planning regulations as on 19.2.1991
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 31:** Construction of building on plot bearing S.No.92/1/A/1, C.T.S.No.1761 area 249.64 sq.mts. at Mouje Murud

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	As per the layout plan, the proposed construction comprises of Ground + Stilt + 1 <sup>st</sup> floor & 2 <sup>nd</sup> floor by demolishing existing structure
<b>Location of the Project:</b>	Plot bearing CTS No.1761 92/1/A/1, Murud Janjira, Dist. Raigad.
<b>Proposal Category:</b>	Redevelopment
<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing road
<b>DP Remarks,</b> r) <b>Zone:</b> s) <b>Proposed Use:</b>	As per the Municipal Council of Murud - Janjira vide letter dated 5 <sup>th</sup> March, 2012 j) Residential Zone k) Commercial purpose
<b>FSI Details,</b> r) <b>Permissible FSI</b>	1.00
a) <b>Total Area of Plot</b> b) <b>Ground coverage permissible @ 1/3 × 1000</b> c) <b>Ground coverage proposed</b> d) <b>Permissible built up area on all floors</b> e) <b>Proposed built up area on all floors</b>	f) 1000sqmt g) 333sqmt h) 249.644sqmt i) 1000sqmt j) 748.932sqmt

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to following conditions-

1. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use..

2. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
3. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 32:** CRZ Clearance for the proposed expansion of the All Weather Green Field Port at Jaigarh, Ratnagiri, Maharashtra by JSW Jaigarh Port Limited

The Project proponent presented the proposal before the Authority.

1. The matter regarding "CRZ Clearance for the proposed expansion of the All Weather Green Field Port at Jaigarh, Ratnagiri, Maharashtra by JSW Jaigarh Port Limited" was considered in the 75<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority held on 15<sup>th</sup> May, 2012.
2. The Authority noted the background of the proposal which is as follows-
  - a) JSW Jaigarh Port Ltd. was accorded environmental clearance by the Ministry of Environment and Forest (MoEF) in the year 2007 and operation of the port commenced in the year 2009.
  - b) In the initial EC, 6 berths of 550 m each were permitted to be constructed. However, the clearance permitted handling and storage of coal and solid bulk cargo, without naming the other cargos, clubbing them under 'Solid/Import' cargo.
  - c) For expansion and construction of the balance 5 berths as permitted by the EC, an application for amendment to the original EC of 10<sup>th</sup> May, 2007, was submitted on 24<sup>th</sup> February, 2010.
  - d) The concerned Expert Appraisal Committee considered the proposal in its 90<sup>th</sup> meeting held on 18-20<sup>th</sup> August, 2010 and finalized the additional ToR and advised to submit the expansion proposal.
  - e) JSW Jaigarh Port Ltd. has proposed expansion of the all weather Green Field Port at Jaigarh. Ratnagiri.
  - f) Proposed expansion comprises of construction of berths & breakwaters, conveyors, Port office & user's buildings, Godowns/ stores and sheds, stack yards, dump ponds, tank farm pipelines and drains, other permissible port-back up facilities.
  - g) Proposed expansion of the All Weather Green Field Port at Jaigarh, Ratnagiri, Maharashtra
  - h) The project site is located at Dhamakul Bay at the mouth of Shashtri River.
  - i) Area of the project site is 1636,000 Sq.mtr.
  - j) Existing and Proposed berths of the All weather Green Field Port:

Berth No.	Length	Use	Status
1 & 2	550 m	Import of Coal	Existing
3A	300 m	Import of fertilizer, Raw Sugar, Lime stone and export of Bauxite / ore	To be Built
3B & 4A	600 m	Container Berths	
4B	300 m	Iron & Steel Products / Ro-Ro	
5A	300 m	Edible oil / Automobiles	
5B	300 m	POL Products	
6A	275 m	Barge Loading - Coal / Ash	

3. The Authority noted the CRZ Details of the project:  
The CZMP (scale 1:5000) and report (November 2006) prepared by Centre for Earth Science Studies indicates

- a. The seasonal beach on the Southside of the Jaigarh promontory is demarcated as CRZ I (ii). A narrow intertidal zone is present close to the base of the cliff north of the Fort. This also belongs to CRZ I (ii).
  - b. The Fort at the northeast side of the Jaigarh is an archeological site and is CRZ I(i) area.
  - c. The CRZ in Jaigarh, except those belonging to CRZ I, are CRZ III.
  - d. In CRZ – III there is a 200m No Development Zone.
4. The Authority in its 75<sup>th</sup> meeting of MCZMA held on 15.5.2010 decided to recommend the proposal to MoEF subject to compliance following conditions:
- a) Detailed survey report on marine biodiversity and ecologically sensitive marine species such as Corals, shrimps, oysters, lobsters etc, within 7km radius of the proposed site with the help of reputed national institute.
  - b) Conditions of MoEF moratorium will be applicable in the instant matter.
5. Accordingly, JSW Jaigarh Port Limited has submitted the Compliance are as follows-
- a) Detailed survey report on marine biodiversity and ecologically sensitive marine species such as Corals, shrimps, oysters, lobsters etc, within 7km radius of the proposed site with the help of reputed national institute.
  - b) The MoEF moratorium vide letter dated 16<sup>th</sup> August 2010 mentions imposing a moratorium on consideration of projects under the EIA Notification, 2006 received by this Ministry of Maharashtra SEIAA, after 15<sup>th</sup> August 2010 for TOR and / or EC from the Ratnagiri and Sindhudurg districts of Maharashtra till December 2010. However, the proposal for Amendment of Env. Clearance issued for All Weather Green Project at Jaigarh, Ratnagiri, Maharashtra has been submitted on 24<sup>th</sup> February 2010 to MoEF, prior to imposition of moratorium.

In light of the detailed background of the proposal, the Authority after deliberation, decided to recommend the proposal to MoEF subject to following conditions-

1. Prior High Court permission should be obtained, if the project involves cutting of mangroves and developed in 50 mt mangroves buffer zone area. .
2. Effluent from coal and other bulk cargo should be appropriately treated and not discharged into sea.
2. The company should have an oil spill response plan.
3. Fishing activities and the movement of fishing boats should not be hindered.
4. Construction of jetty should not alter the flow conditions of tidal water.

**Item No 33:** Clearance for construction of additional guest rooms in Resort at Aarvli, Tal: Vengurla, Dist: Sindhudurg

The Authority noted that the proposal was discussed in the 75<sup>th</sup> meeting of MCZMA held on 15<sup>th</sup> May, 2012.

1. MoEF had issued the CRZ NoC vide letter No. 18-6/2005-IA-III dated 31.1.2006 for construction of a five star hotel of 16 guest rooms on hillock of Aravali, Tak. Taluka - Vengurla at plot Survey Numbers 28, 31, 32, 34, 35 and 39 covering an area of 22.795 ha. The area was classified as Coastal Regulation Zone –III.
2. The proposal is for CRZ permission for construction of 16 guest rooms at lower ground floor and 16 guest rooms on upper ground floor on plot Survey Numbers 28, 31, 32, 34, 35 and 39 hillock of Aravali, Tak. Taluka – Vengurla instead of earlier permission of MoEF for construction of 16 guest rooms.
3. Additional 16 guest rooms by raising additional floor above 16 guest rooms. So that number of guest rooms increases from 16 to 32. No other change in the existing structure.





4. Height of the proposed structure will be less than 9 mtr
5. As per Form I, Construction will be in CRZ III area and no construction is proposed in CRZ I area.
6. Proponent has submitted the NIO report for HTL demarcation, Rapid Environmental Impact Assessment Report, various permissions obtained from difference statutory authorities.
7. The proponent has submitted the Part plan of Regional Plan of Ratnagiri Sidhudurg region sanctioned wide Govt Notification No. TPS 197/355/CR99/UC 12, dated 15.10.2004. As per the said plan, the land under reference falls in Exclusive Tourism Zone within Coastal Area (T-5).
8. As per documents submitted by the proponents, Total area of the plot is 22.799 Ha (227990 Sq.mtr.)
9. Earlier CRZ NoC issued by MoEF mentions, The area is classified as Coastal Regulation Zone – III
10. Report on demarcation of HTL and delineation of CRZ boundary prepared by NIO, Goa (January 2005) mentions
  - a. The major portion of the property falls within CRZ – III.
  - b. The proposed land for development meets the CRZ – III criteria.
11. The Authority noted the area of the plot in CRZ:
  - a) Total plot area = 227990 Sq.mtr.
  - b) Plot area in CRZ I = 104409 Sq.mtr
  - c) Plot area in CRZ III = 115038 Sq.mtr.
  - d) Plot area beyond 500 mtr of HTL = 8543 Sq.mtr.
12. Authority noted the FSI Details of the proposal-
  - a) 50% of plot area within 200 mtr of HTL (i.e. 50 % of 1,04,409) = 52,204.50 Sq.mtr.
  - b) Plot area between 200-500 mtr of HTL = 1,15,038 Sqmtr
  - c) Total plot area = 1,67,242.50 Sq.mtr.
  - d) Existing floor area (Phase I) = 7,128 Sqmt
  - e) Proposed additional floor area (Phase II) = 1,368 Sq.mtr.
  - f) Total floor area = 8, 496 Sq.mtr.
  - g) Permissible FSI = 0.33
  - h) FSI proposed to be consumed = 0.051

The Authority noted that as per Annexure III of CRZ Notification, 2011; construction of beach resort in CRZ area requires prior approval of MoEF. Therefore, authority after deliberation decided to recommend the proposal to MoEF subject to compliance of the following conditions-

1. The proposed construction should be beyond 200mt from the HTL.
2. No flattening of sand dunes should be carried out.
3. The proposed construction should be consistent with the surrounding landscape and local architectural style.
4. The overall height of construction upto the highest ridge of the roof shall not exceed 9 mt.
5. Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach.

**Item No. 34:** Validation of CRZ map demarcated by authorized agency Institute of Remote Sensing, Anna University, Chennai for Sakhari Bouxite Mine

The project proponent was absent. Hence the matter was deferred.



**Item No. 35:** CRZ clearance for proposed "Aermid Super Multispeciality Hospital: Plot No. 1, Sector-20, Kalamboli, Navi Mumbai Maharashtra of M/s. Aermid Healthcare (India) Pvt.Ltd. Submission of C20documents to MCZMA Healthcare (India) Pvt.Ltd.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	The proposed construction is development of Hospital Project comprises of 1 Main building & 1 Service building; <b>Main Building:</b> 3 basements + ground + 13 upper floors <b>Service Building:</b> 2 basements + ground + 3 upper floors
<b>Location of the Project:</b>	Plot No. 1. Sector-20, Kalamboli, Navi Mumbai of M/s Aermid Healthcare (India) Pvt. Ltd"
<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	Partly in CRZ-II Landward side of existing road prior to 1986-87
<b>DP Remarks,</b> a) <b>Zone:</b> b) <b>Reservation:</b>  c) <b>Proposed Use:</b>	l) Residential Zone m) As per the development on 19.2.1991 and as per prevailing development plan; there is no particular reservation on the plot. n) Institutional (Hospital use)
<b>FSI Details,</b> a) <b>Permissible FSI as per the prevailing GDCR as on 19.2.1991:</b>	a) 1.8 (FSI permissible for <b>non CRZ affected area</b> of the plot is 2.00 And FSI permissible for <b>CRZ affected area</b> of the plot is 1.5)
<b>Area Details,</b> a) <b>Total area of the plot: (Non CRZ area + CRZ area)</b> b) <b>Net area of plot:</b> c) <b>Permissible built up area:</b> d) <b>Proposed FSI area:</b> e) <b>Total Non FSI area:</b> f) <b>Service building area:</b> g) <b>Total Construction area: (FSI area + Non FSI area)</b>	a) 15,999.91sqmt (12402.91sqmt + 3597sqmt) b) 15,999.91sqmt c) 30201.320sqmt d) 30158.997sqmt e) 38623.636sqmt f) 2997.770sqmt g) 71,780.403sqmt

The Authority after deliberation decided to direct the project proponent to submit the following details-

1. CRZ map indicating 150 mt line from HTL. As per the said map, Plot area affected by CRZ and non CRZ.
2. Actual plot area affected by mangroves buffer zone.

**Item No. 36:** NOC for the proposal affected by CRZ for Plot No. 01, Sector-12, Airoli, Navi Mumbai

The Project proponent presented the proposal before the Authority.

<b>Proposal Category</b>	Construction of Residential cum Commercial Building
<b>Location of the Project</b>	Plot no. 01, sector -12, Airoli, Navi Mumbai
<b>Proposal Details</b>	As per NMMC vide its letter dated 23.8.2012, <ul style="list-style-type: none"> <li>• No. of Residential floors :28 nos.</li> <li>• No. of Commercial floors: Ground floors and 1<sup>st</sup> floor (podium floor) consist of part commercial and part parking area.</li> </ul>
<b>Details of the project site,</b> a) CRZ Category  b) Project site	<ul style="list-style-type: none"> <li>• Airoli Nodal plan prepared by CIDCO and the Coastal land use map indicates the land under reference is located partly in CRZ II.</li> <li>• Situated on the landward side of the existing 20m wide road constructed prior to 19.2.1991. The said road is a connecting road to Airoli Mulund Link Road. Landward side of the existing bund road.</li> </ul>
<b>DP Remarks,</b> a) Zone  b) Proposed Use	<ul style="list-style-type: none"> <li>• The Navi Mumbai Municipal Corporation mentioned vide letter dt. 20/01/2012 that the land under reference is situated in residential zone.</li> <li>• Residential + Commercial As per Government Notification no 4384/1079/CR-282/84/UD-5, dated 16th September 1985 it is permissible activity in this zone.</li> </ul>
<b>FSI Details,</b> a) Permissible FSI as per DCR prior to 19.2.1991 b) FSI to be proposed	1.5 1.479
<b>Area Details,</b> a) Total area of the plot b) Permissible floor area c) Proposed floor area d) Total proposed residential area e) Total proposed commercial area f) Built up area Counted in FSI g) Built up area free of FSI h) Total construction area (FSI + Non FSI)	8321.940 Sq.mtr. 12482.910 Sq.mtr. 12314.882 Sq.mtr. 11133.066 Sq.mtr. 1181.816 Sq.mtr. 12,314.882 Sq.mtr. 22,383.368 Sq.mtr. 34698.25 Sq.mtr.
<b>Height of the proposed building</b>	92 m



	There is no upper limit prescribed for the building height under DCR of CIDCO.
--	--

The Authority after deliberation, decided to direct the project proponent to submit the CRZ map (1:4000) showing site reference to know the exact CRZ status of subject plot, prepared from one of the agencies authorized by the MoEF.

**Item No. 37:** Proposal for construction of Residential Building on property bearing survey no. 108/1,C.T.S No.1193, Kille Gaothan, village Shahabaj, Belapur, District Thane, Navi Mumbai

The project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	The proposed construction is development of residential building comprising of Stilt + Ground + 1 <sup>st</sup> to 9 <sup>th</sup> floor.
<b>Location of the Project:</b>	Survey no. 108/1,C.T.S No.1193, Kille Gaothan, village Shahabaj, Belapur, District Thane, Navi Mumbai.
<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing road
<b>DP Remarks,</b> a) Zone: b) Reservation: c) Proposed Use:	a) Residential Zone b) Residential Development c) Residential Use
<b>FSI Details,</b> a) Permissible FSI as per the prevailing GDCR as on 19.2.1991: b) FSI to be proposed:	a) 1.00 b) 0.99
<b>Area Details,</b> a) Total area of the plot: b) Permissible floor area: c) Proposed floor area: d) Area counted in FSI: e) Area free of FSI: f) Total construction area:	a) 2933.00 Sq.Mt b) 2933.00Sq.Mt c) 2931.08 Sq.Mt d) 2931.08 Sq.Mt e) 1168.18Sq.Mt f) 4099.26Sq.Mt
<b>Proposed height of the structure:</b>	29.700m

During the meeting, project proponent presented the CRZ map (1:4000 scale), showing site under reference, prepared by IRS, Chennai. As per the said map, the plot under reference is situated within the 150 mt line from HTL of creek.

The Authority after deliberation decided to recommend the proposal from CRZ point of view subject to compliance of the following conditions-

1. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.

2. Buildings permitted on the landward side of the existing and proposed roads or existing authorized structures shall be subject to the existing local town and country planning regulations including the 'existing' norms of Floor Space Index or Floor Area Ratio: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road: the proposed construction should be on landward side of the existing road built prior to 19.2.1991 or landward side of existing authorized structure.
3. The concerned Planning authority should ensure that FSI, lay out plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. All other required permission from different statutory authorities should be obtained prior to commencement of work.

**Item No. 38:** Seeking N.O.C. for the proposal affected by coastal regulations zone having plot no.23, sector 01, Ghansoli, Navi Mumbai.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	The proposed construction is development of residential building comprising of Ground + 1 <sup>st</sup> & 2 <sup>nd</sup> floor in first layout plan and Ground + 1 <sup>st</sup> to 3 <sup>th</sup> floor in second layout plan
<b>Location of the Project:</b>	Plot no.23, sector 01, Ghansoli, Navi Mumbai.
<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	CRZ-II Landward side of existing road
<b>DP Remarks,</b> a) <b>Zone:</b>  b) <b>Proposed Use:</b>	a) As per approved development plan of Navi Mumbai, the land under reference is in residential zone and as per Form I land is reserved for residential development. b) Residential Use
<b>FSI Details,</b> a) Permissible FSI as per the prevailing GDCR as on 19.2.1991: b) FSI to be proposed:	a) 1.00 b) 0.99
<b>Area Details,</b> a) Total area of the plot: b) Permissible floor area: c) Proposed built up area: d) Area counted in FSI: e) Area free of FSI: f) Total construction area:	As per layout plan a) 100.00Sq.Mt b) 100.00Sq.Mt c) 99.99Sq.Mt d) 100.00 Sq.Mt e) Nil f) 100.00Sq.Mt



The Authority after deliberation decided to direct project proponent to submit the CRZ map (1:4000 scale) showing the site under reference, prepared by one of the MoEF authorized agency and revert.

**Item No. 39:** Proposed development on plot No. 3, Sector No. 20, Kalamboli, Navi Mumbai.

The Project proponent presented the proposal before the Authority.

<b>Proposal Details:</b>	The lay out plan indicates that, the proposed construction comprises of Wings A to E. Each wing building comprises of Ground + 14 <sup>th</sup> floors. Stilt and podium is also proposed.
<b>Location of the Project:</b>	Plot No. 3, Sector No. 20, Kalamboli, Navi Mumbai.
<b>Proposal Category:</b>	Building development (residential and commercial).
<b>CRZ Category of the proposed site:</b>	The remarks of CIDCO dated 18.4.2012 mentions that; The Costal land use map submitted by proponent shows that plot under the reference falls in CRZ II and it is located on landward side of existing road. However, CZMP of Navi Mumbai has not been approved by MoEF. Therefore CRZ map from authorized agency is needed.
<b>DP Remarks, Zone:</b>	As per prevailing development plan, plot under reference is reserved for residential purpose.
<b>Reservation:</b>	CIDCO mentions that, as per prevailing development plan, there is no particular reservation on the plot under reference.  The land is vacant. The proposed use is for residential and commercial.
<b>Existing Use: Proposed Use:</b>	
<b>FSI Details, Permissible FSI: FSI proposed to be consumed:</b>	1.5 1.489
<b>Area Details, Total area of the plot: Total Built up area: Total Residential area: Total Commercial area: Balance area: Total residential units: Total commercial units:</b>	As per layout plan submitted by Project proponent ;  9999.81 sq.mtr. 14889.301 sq.mtr. 14228.478 sq.mtr 660.823 sq.mtr 110.414 sq.mtr 336 26

46  


The Authority after deliberation decided to direct the project proponent to submit CRZ (1:4000 scale) map, showing site under reference; prepared by one of the agencies authorized by MoEF. Further CIDCO is requested to submit the following information-

1. Zoning and reservation on land under reference as per sanctioned DCR as on 19.2.1991
2. Whether the plot under reference situated in landward side of existing road built prior to 19.2.1991.
3. Permissible FSI as per DCR as on 19.2.1991.

**Item No. 40:** Proposed Residential Hotel building on plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai.

The Project proponent presented the proposal before the authority.

<b>Proposal Details:</b>	Development of Residential Hotel
<b>Location of the Project:</b>	Plot no.7-A, Sector No.11, CBD, Belapur, Navi Mumbai.
<b>Proposal Category:</b>	New Construction
<b>CRZ Category of the proposed site:</b>	CRZ II Landward side of existing bund Road.
<b>DP Remarks,</b> a) Zone: b) Reservation: c) Proposed Use:	a) Commercial b) Commercial c) Commercial
<b>FSI Details,</b> Permissible FSI: FSI to be proposed:	a) 2.00 b) 2.00
<b>Area Details,</b> a) Total area of the plot: b) Permissible floor area: c) Proposed floor area: d) Total built up area:	5192.00sqmts 10384.00sqmts 5192.00sqmts 10380.32sqmts

The Authority after deliberation decided to direct project proponent to submit the CRZ map (1:4000 scale) showing site under reference to know the exact CRZ status of the plot; prepared from one of the agencies authorized by MoEF agency and revert back.

**Item No. 41:** Erection / installation of Hoarding/ Advertising boards in CRZ areas

The Authority noted the policy decision taken in 72<sup>nd</sup> meeting of MCZMA held on 4.11.2011, regarding the proposals of erection/ installation of Hoarding/ Advertising boards in CRZ areas. As per the decision taken in said meeting-


3. Erection or installation of hoardings/ boards in CRZ areas or structures in CRZ areas will be allowed only in CRZ II areas or landward of 200 meter setback line in CRZ III areas. NO such activity will be allowed in CRZ I area and No Development Zone areas of CRZ I and CRZ III.
4. No hoarding shall be installed in mangroves areas.
5. Every hoarding to be installed in CRZ area will have to display message/ slogan/ quote related to environmental and coastal conservation, education either given by the environment

department/planning authority or developed by the hoarding owner in consultation with the Department. Appropriate place and area for the same shall be earmarked as per the size on the hoarding.

6. In case of failure of above compliance hoarding owner/advertiser will have to pay Rs. 2 Lakh per hoarding per annum to the MCZMA. Planning Authority to ensure the compliance of the above condition before issuing final permission or at the time of renewal of the permission to the hoarding.

The Authority noted that following proposals have been received regarding the erection/ installation of Hoarding/ Advertising boards in CRZ areas are-

Sr. No.	Subject	CRZ Status	By ( M/s )
1	Application for permission from CRZ point of view for erection hoarding of size 40' X 40' on western express Highway, between Mahim to Bandra ROB	CRZ -II	M/s. Shivam Enterprises
2	Application for NOC to erect and display of non-Illuminated hoardings admeasuring 60' X 20' V Shaped on the terrace of New Blue Flame Society, situated at CTS No. 234/A of village Bandra West, Plot No. 515/A, S.V. Road. Bandra (W), Mumbai - 400 050	CRZ -II	M/s. Onyx Media
3	Application for permission to erect and display one (1) illuminated Advertisement Hoarding board of size 40' X 40', at in the compound of Queens Park Premises Co-op Housing Society Ltd. Plot No. 71/1, Juhu Road, Santacruz (West), Mumbai - 400 049	CRZ -II	M/s. Shlok Media Pvt. Ltd.
4	Application for permission to erect and display one (1) non-illuminated Advertisement Hoarding board of size 40' X 40', in the compound of Bhaskar Auto Garage, Krishna Kunj, Near JVPD Bus Depot, Bhaktvedanta Swamy Marg, Juhu, Mumbai - 400 049	CRZ -II	M/s. Devangi Outdoor Advertising
5	Application for environmental Clearance from Maharashtra Coastal Zone Management Authority (MCZMA) in respect of our advertisement hoarding in the compound of "Sunville", 9, Dr. Annie Besant Road, Worli, Mumbai - 400 018	CRZ - II	M/s. Sunstar Confection & Trading Pvt. Ltd.
6	Application for permission to erect and display illuminated Advertisement Hoarding board of size 20' X 20' (Back to Back) at Satnam Sagar CHS Ltd., Gopalrao Deshmukh Marg, Mumbai - 400 026	CRZ - II	M/s. Kolor Sign

48  




7	Application for CRZ clearance for proposed display two advertisements hoarding of size 30' X 20' (V Shape) fts. at C.S. No. 1392 and 1403 from the ground at plot no. 7, Mahim Bander, Mahim, Mumbai - 400 016	CRZ -II	M/s. S.V. Media Pvt. Ltd.
8	N.O.C. for erection of advertising hording 2 nos. at plot bearing CTS No. 629 (pt) , Bandra Nandadeep Garden	CRZ -II	M/s. Astronout Media Pvt. Ltd.
9	Application seeking renewal of permission for existing Advt. display boards (6 Nos.) at segment 2, 3 and 4 at Mahim interchange near Mahim causeway, Bandra (W), Mumbai.	CRZ -II	M/s. Urja Developers and Beautifications Pvt. Ltd.
10	Application for CRZ Clearance for proposed erection of advertisement display boards at CTS No. A791 & 792 part. Segment 2, 3 and 4, Mahim interchange and nearby area, Bandra(W), in the premises of MSRDC.	CRZ -II	M/s. Urja Developers and Beautifications Pvt. Ltd.
11	N.O.C. for erection of hording structure in plot no. 17/ part-1, near Vashi gaon , Vashi, Navi Mumbai	CRZ -II	M/s. Tirupati Advertising & Marketing
12	N.O.C. for erection of hording structure (2 Nos.) in plot no. 17/ part-1, near Vashi gaon , Vashi, Navi Mumbai	CRZ -II	M/s. Shri Swami Samarth Advertising & Marketing
13	NOC for erection of Hoardings structure in a property card Survey No. 378, Hissa No. 1 part, in a CTS no. 7827 / 853, 854, 855, 856 situated at Kole - Kalyan Taluka Andheri, Shivaji Maharaj Road, Shivaji Nagar, Santacruz (E), Mumbai - 400 055	CRZ -II	M/s. Sunrise Publicity
14	Application for seeking CRZ permission for erection of Advt. display Hoardings located in the premises of Maharashtra Maritime Board, Home Dept. on the coast of Mahim causeway, Bandra (W), Mumbai	CRZ -II	M/s. Shree Publicity
15	NOC for erection of Hoardings Structure in plot No. 81/A, "Bismillah Manzil" situated at 81/A, Veer Savarkar Marg, Near Mahim Darga, Mahim (W), Mumbai - 400 016.	CRZ -II	Gold Mine Publicity
16	Application for permission to erect and display an Advertising Hoarding Board size 40'X40' back to back, at in the compound of Lido Condominium, CTS 1054/A, Juhu Tara Road, Santacruz (West), Mumbai - 400 049	CRZ -II	M/s. A Fast Runner, Media & Display



The Authority decided to recommend the proposal from the CRZ point of view subject to strict compliance of the following conditions-

1. The concern planning authority should ensure that the proposed installation of Hoardings / Advisement structure is situated on landward side of existing road ( ie prior to 19.2.1991 )
2. No hoarding shall be installed in mangroves areas and its 50 mt buffer zone area..
3. Every hoarding to be installed in CRZ area will have to display message/ slogan/ quote related to environmental and coastal conservation, education

**Item No. 42:** CRZ NoC for Seaplane operation from Ferry Wharf – M/s Maritime Energy Heli Air Services Pvt Ltd.

The project proponent presented the proposal before the Authority.

1. M/s. Maritime Energy Heli Air Services Pvt. Ltd. (MEHAIR) proposes Sea plane operation, which will
  - take off from Airport,
  - Land in water
  - take off from water and land at airport
1. This operation will connect Mumbai with almost any part of interior / coastal areas of Maharashtra even are there is no airport there. This is a novel idea and will add new dimension to tourism strategy.
2. M/s Maritime Enerty Heli Air Services ltd has pioneered the launch of india's fist seaplane operation in Andman Nicobar island in Jan, 2011.
3. The proposal involves using a Cessna 2008 Amphibian aircraft which is a small 9 passenger aircraft equipped with amphibian floats. These floats are hollow and are attached to wheels which enable the aircraft to operate from water as well as runway in the course of the same flight.
4. The proposed aircraft needs a water body which is only 1Km in length and 3 meters in depth for takeoff / landing. Since the aircraft floats are pneumatic and the engine is mounted high of the aircraft, there is no possibility of contact of oils / fuels / lubricants etc with water making the aircraft environment neutral. Noise level of the aircraft is within permissible limits around human habitation.
5. The company will only be putting two three portable cabins on the land adjacent to the water bodies for undertaking security check of passengers. Within the water itself, the company will only put a small 7 meters x 7 meters floating wood platform for embarkation and disembarkation of passengers. No other construction is envisaged by the company towards the project.

- The identified location for the project-

Sr No.	To	Flying distance from Juhu Airport	Flying time	Distance by Road	Time by Road
1	Janjira Murud (Raigad district)	48 NMS	20 Min	161 KMS	04 Hrs
2	Harihareshwar (Raigad district)	68 NMS	30 Min	197 KMS	05 Hrs
3	Ganapati Pule (Ratnagiri district)	117 NMS	50 Min	325 KMS	06 Hrs 30 min
4	Tarkali Beach (Sindhudurg district)	188 NMS	01 Hrs 10 min	542 KMS	09 Hrs
5	Girgoan Chowpatty (Mumbai)	09 NMS	05 Min	21 KMS	01 Hrs 15 min

	(Sindhudurg district)		min		
5	Girgoan Chowpatty ( Mumbai )	09 NMS	05 Min	21 KMS	01 Hrs 15 min
6	Ferry Wharf (Mumbai)	09 NMS	05 Min	20 KM	01 Hrs 15 Min

- Amphibian aircraft of 9 passenger capacity equipped with amphibian floats
- Water body of 1 Km length / 3 mt depth
- 7 meters x 7 meters floating wood platform
- Passenger boat.
- 2 to 3 portable cabins for security check of passengers

The MCZMA discussed the feasibility of the project in different locations, in light of wide varying and constantly changing conditions of sea water surface and complicated pattern of waves.

The Authority noted the para 4(i)(a) of CRZ Notification, 2011; which stipulates that the "clearance shall be given for any activity within the CRZ only if it requires waterfront and foreshore facilities". It felt that the proposed activity requires waterfront.

The MCZMA decided to issue a No objection to the proposal from the CRZ point of view subject to strict compliance of the following conditions-

1. There shall not be any spillage of oils / fuels / lubricants in the sea water due to proposed activity.
2. Beaching the sea Plane is not allowed.
3. Exhaust from the seaplane should not be discharged in the sea water.
4. Noise level during operation phase should not exceed the permissible limit.
5. No erection of permanent / temporary jetty is allowed.
6. No permanent structure for security check up, ticket counter etc is allowed in CRZ area.
7. No temporary / permanent road should be built in CRZ area for traveling passengers.
8. Selection of water body of 1 km length for take off / landing of sea plan should be in such way that it should not obstruct the activities of local fisherfolks and other local traditional inhabitants ( boating, fishing etc ).
9. No commercial activities such as food counter, ticket counter, rest room etc are allowed in CRZ area.
10. The proposed activity should not harm / destruct mangroves, turtle nesting sites, sand dunes, wetlands and other coastal geomorphological features in any way.
11. The proposed activity should not disturb the Biodiversity and serenity of the coastal area / beach of Harihareshwar, tarkali beach, Ganapati Pule, Murud Janjira.
12. The proposed activities shall not come in way of Naval / Defense activities.
13. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.



## Annexure I

### List of the Members present in the meeting-

- 1) Smt. Valsa R. Nair-Singh, Chairperson (MCZMA) & Secretary (Environment), Environment Department., Mantralaya, Mumbai
- 2) Mr. S.N. Bagul, Member Secretary (MCZMA), Environment Department, Mantralaya, Mumbai
- 3) Commissioner, Fisheries Department, Government of Maharashtra.
- 4) Dr. M. Baba, Former Director, CESS, Thiruvananthapuram
- 5) Dr. Mahesh Shindikar, Applied Science Department, College of Engineering, Pune