

Minutes of the 78th Meeting of the Maharashtra Coastal Zone Management Authority held on 3.11.2012

Minutes of the 78th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Secretary (Environment) on 3rd November, 2012 at Mantralaya, Mumbai.

List of 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, Commissioner Fisheries; Mrs Deshmukh, 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. A: Confirmation of minutes of the 77th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 9.10.2012

Minutes of the 77th the meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 9.10.2012 were confirmed with following changes-

- On page No. 25, Item No. 17, the line- "The Authority presented the proposal before the Authority" is replaced with the line- "The project proponent presented the proposal before the Authority"
- On page No. 48, Item No. 41, Sr. No. 2 (M/s Onyx Media) - Plot No. "515/A" is replaced with Plot No. "516/A."
- On page No. 50, Item No. 41, the line- "The Authority decided to recommend the proposal from CRZ point of view subject to strict compliance of following conditions" is replaced with the line-"The Authority decided to recommend the proposals from CRZ point of view except the proposals at Sr No. 11, 12 and 13 subject to strict compliance of following conditions. The Authority shall once again examine the proposals at Sr . No. 11 , 12 and 13 in forthcoming meeting"

DISCUSSION ITEMS

Item No. 1: Review of the work of the CZMP preparation as per the CRZ Notification, 2011 – The IRS Chennai and CESS, Kerala.

The Authority noted that as per the provisions of the CRZ Notification, 2011 published by the MoEF, the State Govt undertaken the work of district- wise preparation of CZMP of the State. The agencies authorized by MoEF namely the IRS, Chennai for Mumbai, Mumbai Suburban, Raigad and Ratnagiri districts and the CESS, Kerala for Thane and Sindhudurg districts, have been appointed. Accordingly, the work is under progress by the appointed agencies.

The IRS, Chennai and CESS, Kerala were invited for the review of their work towards the preparation of CZMP. The Director IRS, Chennai along with his associate professor and a representative from the CESS, Kerala gave detailed presentations on progress of the work towards CZMP preparation during the meeting.

From the representations done by the IRS, Chennai and CESS, kerala; the Authority noted the following-



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• **Mumbai –**

- a. Field survey of entire Mumbai completed, except Defense area of Colaba and BARC.
- b. 94% work of demarcation of HTL completed.
- c. Demarcation of mangroves area completed.
- d. Work of superimposition of eco-sensitive area and other attributed data is about to start.
- e. Around 15% work of local level draft CZMP preparation completed.

The IRS, Chennai shall submit the draft local level CZMP of Mumbai to MCZMA within 6 months.

• **Raigad District-**

- a. Procurement and Geo-referencing the satellite imageries completed.
- b. Field survey finished
- c. Demarcation of HTL completed.
- d. Demarcation of Mangroves area completed.
- e. 90% work is over towards preparation of local level draft CZMP. Printing of draft CZMP started.

The IRS, Chennai shall submit the draft local level CZMP of Raigad to MCZMA within 2 months.

• **Ratnagiri District-**

- a. Procurement and Geo-referencing the satellite imageries completed.
- b. Field survey around 80 % completed.
- c. 80% work is over for demarcation of HTL.
- d. Work of mangroves area is 15% completed
- e. Preparation of draft local level CZMP is about to start

The IRS, Chennai shall submit the draft local level CZMP of Ratnagiri to MCZMA within 9 months.

• **Thane District –**

- a. Procurement and Geo-referencing the satellite imageries completed.
- b. Field survey of Mira Bhayander and Vasai Virar region completed.

The CESS, Kerala shall submit the draft local level CZMP of Thane district to MCZMA within 10 months

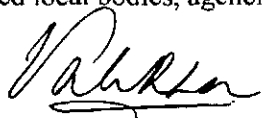
• **Sindhudurg District-**

- a. Procurement and Geo-referencing the satellite imageries completed.
- b. Field survey is about to start.

The CESS, Kerala shall submit the draft local level CZMP of Sindhudurg district to MCZMA within 10 months

The Agencies informed that they were preparing the local level CZMP in the scale of 1:4000 which will be converted into 1:25000 scale, which will help in minimizing the errors in CZMP. The Authority directed the agencies to adopt the methodology of CZMP preparation as stipulated in MoU and as per the provisions of CRZ Notification, 2011.

The Authority requested the agencies to follow up with the local planning authorities, office of Collector, Town planning, Commissioner Fisheries, concerned DCZMC and MRSAC, Nagpur in order to procure the required information. The agencies may write to the Authority citing the list of required information. The Authority shall direct the concerned local bodies, agencies, office, concerned DCZMC to provide assistance to the agencies.



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At the end, the Authority apprised the IRS, Chennai and CESS, Kerala regarding the meeting at New Delhi held on 27.9.2012 under the chairmanship of Secretary, MoEF. During the meeting, the Secretary, MoEF directed all state CZMAs to expedite the work and submit the draft CZMPs before 31 December. The Authority requested the agencies to expedite the work, as per the MoEF directions. However, the agencies requested time period at least upto March, 2013. This will be brought to the notice of the NCZMA.

Item No. 2: Review of District Coastal Zone Monitoring Committee (DCZMC) - 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 (DCZMC) vide order dated 23.3.2011. The Collector of the concerned district is the chairperson of the Committee.

Functions of the committee includes the protection and conservation of coastal stretches of the district, identification of violation of CRZ Notification, taking action against the violations, identify the ecological sensitive areas and formulate the plan for it etc.

The District Collector, Sindhudurg, being the chairperson of DCZMC, Sindhudurg was requested to apprise the MCZMA about the functioning of DCZMC. The representative of DCZMC, Sindhudurg attended the meeting who apprised the MCZMA about the constitution of DCZMC and its functioning. The representative informed that 11 meetings of DCZMC have been conducted from May, 2011. The coastal area of Sindhudurg district has been surveyed for identification of unauthorized constructions.

On hearing the representative, the Authority decided to issue the following directions to the DCZMC, Sindhudurg-

1. Start immediate action on violations of the CRZ Notification, 1991 as well as 2011. The apparent violations such as construction in CRZ I area/ mangroves area should be acted upon immediately by booking the violators. Construction undertaken without CRZ permission in CRZ II and III area should also be listed and action taken on the same should be submitted. The dwelling units of traditional coastal communities including fisherfolks, tribals as were permissible under the provision of the CRZ Notification, 1991, but which have not obtained formal approval from concerned authorities under the CRZ Notification, 1991 should be exempted from such action as per para 6(d) of CRZ Notification, 2011.
2. Provide the concrete information on identification of CRZ violations and action taken on them to the Authority within 2 months.
3. Provide all the necessary information and data to the CESS, Kerala for the preparation of CZMP of Sindhudurg district. The Chairperson may constitute a committee to facilitate the same.
4. T.A / D.A. for members of the DCZMC to be paid from MCZMA on demand.

The Authority decided to take the review of the DZMC, Sindhudurg within 2 months, in the light of the information submitted by the DCZMC.

Item No3: Applicability of Stringent of DCR 1967 and DCR 1991 for 8.II CRZ II projects

The Authority decided to discuss the issue in presence of Principal Secretary, Urban Development Department and Municipal Commissioner, MCGM. The matter was deferred.



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Item No. 4: The Municipal Commissioner, MCGM's letter regarding the ongoing redevelopment proposals of dilapidated / cessed / unsafe Buildings.

The Authority noted that the Municipal Commissioner (MC), MCGM wrote a letter dated 23.10.2011 seeking clarification on ongoing redevelopment projects of dilapidated / cessed / unsafe Buildings in Greater Mumbai regions under 8(v)(b)(c) of CRZ Notification, 2011.

As per the said letter of the Municipal Commissioner, MCGM

1. The CRZ Notification, 2011 issued by MoEF has stipulated a special provision for the Mumbai city, particularly for redevelopment of CESS, Dilapidated, Unsafe Buildings, SRA schemes identified on 6.1.2011 as per clause 8 (v)(b) & (c). For such schemes FSI shall be as per town and country planning regulation existing as on 6.1.2011.
2. The MCZMA have issued the recommendations for such ongoing projects in some cases with benefit as per DCR as on 6.1.2011.
3. The MoEF has filed an affidavit in PIL 54/2012 of Vasant Sagar properties. In the said affidavit, vide para 13 and 14, MoEF opined that the para 8(v) (C)(2)(ii) of CRZ Notification, 2011 is not applicable to the said project since there was no dilapidated, cessed and unsafe building as on the date of CRZ Notification, 2011.
4. The stand taken by the MCZMA and view of the MoEF by way of Affidavit differs. MCZMA has issued recommendation for projects under process at various stages in the process of redevelopment.
5. The MCZMA is requested to issue the clear guidelines to deal with such proposals to MCGM as the planning authority, whether the said authority shall go ahead or wait, till receipt of judgment in case of said PIL, in respect of the proposals where no approval is granted by MCGM, even though revised MCZMA recommendations are received.
6. The MCZMA is requested to issue the guidelines in the matter at the earliest. Till such time, the projects, where such NoC are issued where the benefit as per DCR 6.1.2012, will be kept on hold.

The Authority noted that the said letter of Municipal Commissioner, MCGM was based on the PIL No. 54/2012 (Federation of Churchgate Vs Municipal Corporation & ors). The Authority discussed the issue at length and decided to communicate to the Municipal Commissioner, MCGM that the ongoing redevelopment projects of similar nature regarding cessed / dilapidated / unsafe categories at various stages of constructions for which the CRZ recommendation is received should be kept in hold till hearing in PIL 54/2012 on 10th December, 2012. However, this should not be applicable for fresh / new proposal wherein cessed / dilapidated / unsafe structure is in existence as on today and in wherein the CRZ recommendation has been accorded.

Item No. 5: The UDD's remarks on proposals of redevelopment of dilapidated, cessed and unsafe buildings. (Requirement of in principal approval of the Municipal Commissioner to various concessions / relaxation granted for such proposals coming before MCZMA.

The Authority discussed the letter dated 4.10.2012 of the Urban Development Department, which mentioned that It was observed that the various concessions / relaxation granted in proposal has no prior in principal approval of Municipal Commissioner, when it comes before MCZMA. Therefore, it was necessary to formulate a mechanism so that proposal should come before MCZMA only after prior in principal approval to various concession / relaxation granted by Municipal Commissioner.

The Authority deliberated on the High Court Order dated 2nd July, 2012 in Writ Petition No. 1047 / 2012 which states- *"The Municipal Corporation however cannot, must not and shall not issue the Commencement Certificate before receiving the environment clearance from MCZMA. In other words, the Municipal Corporation shall continue to process the petitioner's application for building permissions, such as his application for IOD. However, the application for commencement certificate shall be processed only after receiving environment clearance from MCZMA and other requisite NOC/ permissions from other authorities"*



In the light of the Urban Development Department's letter and the High Court order, the Authority after detailed discussion and deliberations, decided that the proposals for CRZ recommendations should come before the MCZMA only after obtaining the Intimation of Disapproval (IOD) by the Project Proponent from the Municipal Corporation of Greater Mumbai. Before forwarding the proposal to the MCZMA for CRZ recommendation, the Local Planning Authority should ensure that other Government permissions, if any, required in the matter, shall also be obtained prior to issuance of IOD. Further, it will be responsibility of the Local Planning Authority to ensure that proposals in CRZ area are processed for FSI, land use and Town and Country Planning Regulations as stipulated in the CRZ Notification, 2011. After receipt of such building proposals from the Local Planning Authority, the MCZMA shall consider such proposals from CRZ point of view as per the time frame stipulated in the CRZ Notification, 2011. The Local Planning Authority can not, must not and shall not issue the Commencement Certificate (CC) to the proposal before receiving the CRZ recommendation from the MCZMA. This is to be communicated to the Municipal Corporation of Greater Mumbai as well as Urban Development Department.

COURT MATTER

Item No. 6: 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 noted that the proponent of M. N. Koli had filed a petition against the stand taken in the 75th meeting of MCZMA. The Petitioner has claimed that the water body at Mahim is a bay and not sea. And the 100 mt CRZ line should be demarcated along the bay as per provisions of CRZ Notification, 2011. The site of the project proponent falls beyond the 100 mt CRZ line, hence the SRA scheme is out of CRZ purview.

The matter was before Hon. Mumbai High Court on 1.11.2012 for hearing. The Hon. Court disposed off the petition directing MCZMA to pass a fresh order in the matter. The project proponent was requested to attend the meeting vide letter dated 2.11.2012 for a personal hearing on the matter.

Accordingly, the project proponent attended the meeting for a personal hearing. As stated by the project proponent-

1. The proposal for the SRC scheme for M.N. Koli CHS Ltd. was submitted in 1984-1985 and the same was approved on 8.3.1990 as per the DCR 1967 and development plan as on 6.9.1984. Thereafter construction started immediately ie. prior to CRZ Notification 19.2.1991. But after the CRZ Notification of 19.2.1991, the proposal was obstructed at every state with tag of either CRZ I and then CRZ II. 2nd and 3rd phase of the project was stranded.
2. The developer had approached the SRA and the UD department to grant sanction as per the new notification of 16.4.2008 for converting the incomplete scheme from 180 Sqmt per tenement to 269 Sqmt per tenement and the plot being of high density (1510 T/S) the developer requested sanction had asked to consume the FSI of 4 in situ.
3. As per the CZMP dated 19.1.2000, it shows bay in front of the slum plot and the creek on one side of the plot. Both the distances as measured through Google image and as measured on the CZMP is way above, 200 mt.
4. The DP plan also shows Mahim Bay in front of the plot, therefore as per S.O. 19(E) dated 6.1.2011 and 1(ii) it talks of applicability of CRZ to the land area between HTL to 100 mt or width of the creek whichever is less on the landward side along the tidal influenced water bodies, the expression tidal influenced water bodies as stated in the said CRZ Notification means the water bodies influenced by the tidal effect from Sea in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like. Principal involve for bay and creek should be made applicable to the project because it is much beyond 100 mt from both Bay and creek.



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The project proponent submitted various information / documents as a reference in order to corroborate the stand that the water body at Mahim is a Bay.

The Representatives of MoEF authorized agencies ie. IRS, Chennai and CESS, Kerala were also requested to give their opinion in the matter during the meeting.

The Authority discussed the matter at length and noted the followings-

- a) The provision of CRZ Notification, 1991 stipulated 500 mt CRZ areas along the bay. Accordingly, the CZMP of Mumbai approved by MoEF in the year 2000 showed the site of M. N. Koli SRA scheme in CRZ II area.
- b) The MoEF published the new CRZ Notification on 6.1.2011 superseding the old CRZ Notification, 1991. Further, as per Office Memorandum (OM) of MoEF dated 1.7.2011 and 8.8.2011; the CZMP approved under CRZ Notification, 1991 is frozen till the new CZMP under CRZ Notification, 2011 is approved by MoEF.
- c) As per para (ii) of CRZ Notification, 2011; CRZ shall apply to land area between HTL to 100 mt along the tidally influenced water bodies means the water bodies influence by the tidal effect from sea, in the bays, estuaries, river, creek, backwaters, lagoon, ponds connected to the sea or creeks and the like.
- d) The para 5 of CRZ Notification, 2011 entrusted the responsibility of preparation of CZMP as per the provisions of New Notification. The State Govt has to prepare the CZMP of entire state from one of agencies authorized by the MoEF. Accordingly, the work of preparation of CZMP of Mumbai has been given to IRS, Chennai and the work is underway. After receipt of the draft CZMPs, MCZMA shall invite objections / suggestions from the public domain. After taken into account the public consultation, the draft CZMP shall be sent to MoEF for approval.
- e) Further as per para V of Annexure I of CRZ Notification, 2011 stipulates that "Whenever there is doubt the concerned state or Union Territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on the latest satellite imagery and ground truthing."

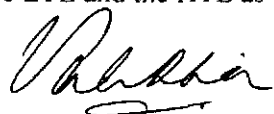
In the light of above, the Authority after deliberation came to the conclusion that since the work of CZMP preparation of Mumbai as per the provisions of CRZ Notification, 2011 is under progress and the subject matter shall be looked into by the MCZMA, after receipt of draft CZMP of Mumbai from IRS, Chennai, there would be public consultation as well as guidance from National Centre for Sustainable Coastal Management in the matter. So no immediate action is required in the matter. Accordingly, the project proponent may be informed.

Item No. 6 A: The CRZ status of 'Bays' in the light of the 2011 Notification.

The Authority noted that there are court cases and several enquiries regarding the CRZ status of the 'bays' in the light of the 2011 notification. In a recent case before the Hon. Mumbai High Court, on 1.11.2012 the Hon. Court disposed of a petition directing MCZMA to pass a fresh order in a case related to the Mahim Bay. In the light of the above the Authority discussed the matter in great detail.

As per the 2011 Notification, the following areas are categorized as CRZ: (i) the land area from HTL to 500m on the landward side on the sea front, (ii) land area between HTL to 100m or width of the creek whichever is less on the landward side along the 'tidal influenced water bodies', (iii) the land area falling between the hazard line and 500m on the sea front, (iv) land area between HTL and LTL and (v) the water and bed area between the LTL to the territorial water limit in case of sea and the water and bed area between LTL at the bank to the LTL on the opposite side of the bank of the tidal influenced water body. The expression 'tidal influenced water bodies' as stated in the said CRZ Notification means the water bodies influenced by the tidal effect from the sea, in the bays, estuaries, rivers, creeks, backwaters, lagoons, ponds connected to the sea or creeks and the like.

The 1991 Notification, however, considered coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) up to 500m from HTL and the land between the LTL and the HTL as CRZ. The distance from the HTL shall apply to both sides in the case of



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rivers, creeks and backwaters and may be modified on a case to case basis for reasons to be recorded in writing while preparing the CZMPs provided that the distance shall not be less than 100m or the width of the creek, river or backwaters, whichever is less.

Thus the CRZ Notification, 1991 stipulated 500 m CRZ areas along the bay. Accordingly, the CZMP of Maharashtra was approved by MoEF with this provision. However, now the 2011 Notification stipulates only a 100m CRZ in the landward side of the bays.

The Authority noted that Maharashtra coast has a typical geomorphological setting, where most part of the coast is comprised of bays. In other words the open sea coast is limited in Maharashtra. On further extension of the examination the Authority found that a large part of Goa and northern Karnataka coast is comprised of bays. On the other side of the country, the entire east coast is fronted by the bay, the Bay of Bengal. This means that for the whole east coast the CRZ is only 100m as per the new Notification! In Maharashtra, as most of the coastal area is either on the bays or creeks, the new Notification brings the CRZ to 100m or less on the landward side of the HTL.


The Authority found that this clause related to 'bays' in the new Notification can create confusion and complication in the implementation of the CRZ. Hence it was recommended that the matter be referred to the Ministry and NCZMA for clarification.

CRZ PROPOSALS

Item No.1: Upgradation and Modernization of Major Octroi Naka - Mumbai Panvel Highway (M.P.H.), Octroi Naka at Mankhurd

The project proponent presented the proposal before the Authority-

1. The MCGM proposed to carry out work of modernizations and beautification of existing octroi naka by proposing to demolish all existing old structure of administrative office, godowns, canteens, weigh bridges and chowkies admeasuring 2034.14 Sq.mtr. and proposing to re- accommodate this scattered structures into new building of administrative offices and public toilet, totally admeasuring 1592.54 Sq.mtr.
2. The proposed 1 administrative building comprising ground + 1 upper floor having height of 9.00 meters and 2 small administrative office for Dy. Assessor and Collector and Asst. Assessor and Collector and public toilet by demolishing all old dilapidated existing structures accommodating administrative office building, godowns, canteen, loading unloading yards and etc,
3. As per the DP remarks of the MCGM the plot under reference is reserved for purpose of octroi office, truck terminal and it is in No development Zone.
4. As per the approved CZMP of Mumbai and the MCGM vide letter dt. 23.8.2012, the plot under reference is located in CRZ III.
5. The Area details-
 - a) Area of the plot = 30241.96 Sq.mtr.
 - b) Deduction for road setback area = 3063.67 Sq.mtr.
 - c) Balance area of plot = 27178.29 Sq.mtr.
 - d) Deduction for RG (15%) = 4076.74 Sq.mtr.
 - e) Net area of plot = 23101.55 Sq.mtr.
 - f) Addition for road setback area = 3063.67 Sq.mtr.
 - g) Total area = 26165.22 Sq.mtr.
 - h) FSI permissible = 0.20
 - i) Permissible floor area = 5233.04 Sq.mtr.
 - j) Proposed area = 1592.54 Sq.mtr.



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k) FSI consumed = 0.06

The Authority noted that the proposed modernization of octroi naka at Mumbai Panvel Highway would bring efficiency in octroi collection which is an important activity for generation of funds for Municipal Corporation of Greater Mumbai.

It was noted that as per 8.III. CRZ III.(ii) of CRZ Notification, 2011;
No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding FSI, not exceeding existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities

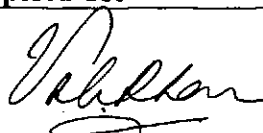
The Authority after deliberation decided to recommend the proposal from CRZ point of view to MCGM subject to compliance of the following conditions-

1. The proposed building will be used only for octroi collection by MCGM.
2. The height of the proposed building should not exceed 9 mt
3. No Residential or commercial use is allowed within the proposed building.
4. No destruction of mangroves is allowed. And no construction is allowed in mangroves as well as its 50mt buffer zone area.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No. 2: Proposed rest house of BEST bus station on plot bearing C.T.S No. 31(pt) at village Juhu and 195 (pt) at Andheri, Andheri (West).

The project proponent presented the proposal before the Authority -

Proposal Details:	As per Municipal Corporation of Greater Mumbai (MCGM), vide letter dt. 21.4.2012, the proposal is for proposed rest house of BEST bus station building comprising of ground + 1 st floor.
Location of the Project:	Plot bearing C.T.S No. 31(pt) at village Juhu and 195 (pt) at Andheri, Andheri (West).
Proposal Category:	New construction is proposed near by the existing structure.
CRZ Category of the proposed site:	As per Municipal Corporation of Greater Mumbai (MCGM), vide letter dt. 21.4.2012, the land under reference falls in CRZ-II and situated on landward side of existing road prior to 19.2.1991.
Existing structure details :	<ul style="list-style-type: none"> • Occupation certificate submitted for existing structure having area of 136.90 Sq.mtrs. • The proposed Guest/ rest house admeasuring 82.81Sq.mtr as proposed in the plot other than existing structure. • The existing structure is also retained thereby consuming FSI 0.05.
DP Remarks, Zone-	As per Municipal Corporation of Greater Mumbai (MCGM), vide letter dt. 21.4.2012, as per 1967 and 1993 Development Plan, the said plot is not under any reservation and is in residential zone.
Proposed Use-	Proposed structure is for rest house.



DCR Applicable:	DCR existing as on 19.2.1991 ie DCR 1967
Area Details,	As per lay out plan submitted by the proponent,
a) Total area of the plot-	4041.00 Sq.mtr
b) Permissible FSI -	1.00
c) FSI proposed to be consumed -	0.05
	MCGM mentions that, staircase, lift area and balcony area exemption was permissible as per DCR of 1967.

The project proponent ensured that the proposed construction of rest house and toilets, which is essential and would be used only by drivers and office staff. It would not be used for residential and commercial purpose.

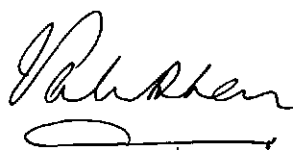
The Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning authority subject to compliance of the following conditions-

1. The proposed rest house, toilets should only be used by BEST office staff and no other residential or commercial use is allowed.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. 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.
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 i.e. DCR 1967.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No. 3: Proposal for amended CRZ clearance for MMRDA's proposed National Mass Transit Training & Research Institute (NAMTTRI) Building situated on no. R-13, in E-block of BKC

The MMRDA officials present in the meeting presented the proposal before the Authority. The details of the proposal is -

1. The Ministry of Environment and Forests (MoEF) vide letter dated 15th January, 2009 accorded CRZ clearance for the project which involves construction of residential staff quarters on plots No. R-13, R-14 & R-15, in E-Block of BKC, Mumbai, under the provision of CRZ Notification, 1991 subject to specific and general conditions.
2. The approved proposal was for one residential building on part portion of the land of plot area 4320 Sq.mtr. (i.e. as against allowable FSI of 1.5, only 1.176 FSI was utilized in the residential building on plot R-14 & R-15 only and the plot no. R-13 was kept vacant).
3. The MMRDA has proposed a National Mass Transit Training & Research Institute (NAMTTRI) on plot no. R-13, from the balance FSI available on the plot. The MMRDA official informed that the proposed activity was permissible as per DCR existing as on 19.2.1991.
4. The current proposal of construction of Mass Transit Training & Research Institute involves only utilization of balance FSI.
5. The proposal was discussed in the 76th meeting of MCZMA held on 30.7.2012 wherein the authority sought certain information form MMRDA. Accordingly, the MMRDA vide letter dated 13.9.2012 submitted the required information.



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The Authority noted that the proposed construction of Mass Transit Training & Research Institute (NAMTTRI) building involves the utilization of balance FSI and is within the FSI permissible as per DCR existing as on 19.2.1991 for the land under reference in MMRDA region.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to concerned planning authority 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. The concerned Planning Authority should ensure that the plot No. R-13, R-14 and R-15 are one single contiguous plot.
5. The concerned Planning Authority should ensure that there should not be any violation of CRZ Notification, 2011 before according commencement certificate (CC) to the project.
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

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 project proponent presented the proposal before the Authority-

Proposal Category	addition / alteration of existing building				
Location of the Project	plot bearing CTS No. 1550/ A, 1551 / B at Carter Road, Bandra (W), Mumbai				
Proposal Details	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.				
Details of the project site, a) CRZ Category b) Project site	CRZ II Landward side of existing Carter Road of 36.80 mtr.				
DP Remarks, a) Zone b) Reservation c) Proposed Use	Residential Zone Not reserved for any public purpose Residential				
FSI Details, a) Permissible FSI as per DCR prior to 19.2.1991 b) FSI to be proposed	1 0.99				
Details of Existing and proposed area	Existing building wing -A in lieu of converting stilt at Ground floor			Proposed wing -B	
	Floor	Built up area in	Excess balcony area in	Floor	Built up area in



	Sq.mtr.	Sq.mtr.		Sq.mtr.
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	-----
Total	881.26	2.55	5 th	60.95
Total	881.26 + 2.55 = 883.81		6 th	60.95
			7 th	60.95
			8 th	60.95
			Total	243.80
Area Details,				
a) Total area of the plot	1128.70 sq.mtr.			
b) Permissible floor area	1128.70 sq.mtr.			
c) Existing floor area	883.81 sq.mtr.			
d) Proposed floor area	243.80 sq.mtr.			
e) Total Built up area proposed	1128.61 sq.mtr.			
Areas claimed as Free of FSI	918.23 sq.mtr.			
Free of FSI Clause	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			
Height of the proposed building	26.90 mtrs.			

The Authority discussed the permissibility of the proposed stilt + 4th floors for parking as free of FSI under the provisions of DCR 1967. It took note of the Government Resolution No. DCR / 1079 / 1954 UD -5 dated 12th July, 1979. Following entry is added as second provision after the first provisions in the existing DCR rule No. 36H(v)-

“provided further that in case of high rise building, having height exceeding 21 mt, the height being measured excluding the terrace parapet wall, elevated water storage tank, stair-case rooms, lift machine rooms, etc the parking spaces or loading/unloading spaces required to be provided as per the above requirement, shall be accommodated in the basement floor underneath the building, stilted ground floor and if required, on first and second floor etc as the case may be. The open spaces as also recreational or amenity open spaces required to be provided parking or loading / unloading spaces”

The Authority opined that the matter attracts the interpretation of provision of GR dated 12th July, 1979 under rule No. 36H(v) of DCR, 1967. The Authority after deliberation decided to direct the project proponent to get the approval of Municipal Commissioner, MCGM for the proposal and revert.

Item No. 5: Proposed redevelopment of existing cessed building on plot bearing F.P. No. 879 TPS-IV, Mahim Division, at S.K. Bole Road, Dadar, Mumbai.

The project proponent presented the proposal before the Authority-

1. The Ministry of Environment and Forests (MoEF), has issued CRZ Clearance vide letter No. 11-83/2007-IA-III dated 29.5.2008 for the said project with FSI 2.00 under CRZ Notification 1991.
1. The Zonal remark of MCGM dt. 01.04.2009 mentions as per revised DP sanctioned in 1993, the plot under reference is in residential zone and partly designated for the Municipal Primary School.

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2. The MCGM mentions the plot falls in residential zone as per old DP prevailing on 19/2/1991 and is not under any reservation / designation as per old development plan.
3. The approved CZMP (scale 1:4000) prepared by IRS, Chennai shows that the plot falls in CRZ II and the plot under reference is on landward side of existing road.
4. Total area of the plot = 3043.50 sq.mtr.
5. As per the MCGM, The existing buildings are constructed prior to 1940 / 1950.
6. Total built up area of cessed structure is 871.43 Sq.mtr.
7. The MHADA has issued NOC for redevelopment of property with FSI 2.50

The Authority noted the proposal details-

- a) As per MCGM, the proposal is for reconstruction of existing residential cessed building.
- b) The proposal involves construction of 2 buildings i.e. 'A' and 'B', with building A for Free sale and building B for school user and residential tenements for rehabilitation of existing cess non cess tenants.
- c) The residential building comprises of building 'A', having Basement for parking & utility services plus ground and first floor for commercial user other wise permissible as per provision DCR 33(7) 2nd to 5th floor for podium for parking, 6th floor as stilt for R.G., society office and fitness centre and 7th to 17th for residential use. (Sale building).
- d) 'B' Building comprises of ground floor for admin block for school and open assembly, 1st and 2nd for school user + 3rd floor as service floor, 4th to 15th for rehabilitation of residential tenants.
- e) The Authority noted that as per CRZ Notification, 2011 under item 8 V. (d) (c) 4, the public hearing was conducted as per procedure laid down under EIA Notification on 18.11.2011. The MPCB has been forwarded proceedings of public hearing.
- f) The project proponent informed that based on prevailing CRZ NOC obtained and C.C. for work upto plinth level of building for proposed rehab of existing tenants only is issued on 27.6.2012.

The Authority noted the FSI details-

As per layout plan-

A. OPTION -I,		
a.	Area of plot	3043.50 Sq.mtr.
b.	BUA of Non cessed structure	484.30 Sq.mtr.
c.	Land component of Non cessed structure = 484.30/ 1.33	364.13 Sq.mtr.
d.	Balance land for FSI 2.5 = 3043.50 – 364.13	2679.37 Sq.mtr.
e.	Permissible FSI	2.5 & 1.33
	Permissible built up area	7182.72 Sq.mtr.
B. OPTION -II,		
a.	Carpet area for rehabilitation tenants	771.42 Sq.mtr.
b.	Built up area = 771.42 X 1.2	925.70 Sq.mtr.
c.	50 % incentive	462.85 Sq.mtr.
d.	BUA of Non cessed structure	484.30 Sq.mtr.
	Total built up area	1872.85 Sq.mtr.
	7182.72 Sq.mtr is greater than 1872.85 Sq.mtr, Hence permissible Built up area =	7182.72 Sq.mtr.
	Add for contravening structures	150.48 Sq.mtr.
	Total permissible built up area	7333.20 sq.mtr.



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Area Details:

As per layout plan-

1	Total area of the plot	3043.50 sq.mtr.
2	Permissible floor area	7333.20 sq.mtr.
3	Proposed area	7293.31 sq.mtr.
4	FSI Consumed	2.40

Details of FSI / Free of FSI area:-

As per the MCGM,

Building	Proposed area to be constructed	Proposed BUA for computation in FSI	BUA claimed free of FSI for purposes like basement, podium, S/c, lifts, passages, balcony, refuge area etc.
Building A	13990 Sq.mtr	4425 Sq.mtr.	9565 Sq.mtr.
Building B	4660 Sq. mtr.	2875 Sq.mtr.	1785 Sq.mtr.
Total	18650 Sq.mtr	7300 Sq.mtr.	11350 Sq.mtr.

As per the reply dated 21.7.2012 of MCGM, the free of FSI permissible as per D.C. Regn. 6.1.2011

Description	Regn.	Building A	Building B	Total
Basement	35(2)(e)	1610.0	-	1610.0
Stilt for Parking	35(2)(f)		328.0	328.0
Balcony	35(2)(k)	325.00	88.00	413.00
Staircase / lift	35(2)(c)	1568.00	889.0	2457.00
Refuge	35(2)(i)	197.0	76.0	273.0
Podium for parking	35(2)(f)	5865.0	--	5865.00
Rehab Passage	Appx. III Clause 8	--	404.0	404.0
Total		9565.0	1785.0	11350.0

The Authority noted the remarks of MCGM-

A. Reservations-

1. As per revised DP sanctioned in 1993, the plot under reference is in the residential zone and partly designated for the Municipal Primary School.
2. As per modification to clause (10) of the MCGM policy as sanctioned by the Corporation on 22/3/1993, even plots designated for the purpose of Municipal Schools can also be surrendered by recovering cost of land and premises and thereafter the designation for municipal school shall be deleted as per due procedure of MR & TP Act.
3. Accordingly, the MCGM has surrendered back the rented school premises to the plot owner by recovering Rs. 2,49,54,187 /- from the owner towards surrendered tenancy rights as per policy sanctioned by the Corporation.
4. As per Regulation 11(2) of DCR 1991 it is stipulated that, "Where a building exists on site shown as designation only its appropriate part as used for such designation shall be used for the said purpose and remaining part of the building or developable land may be put to use in conformity with the purpose of development as otherwise permissible in case of adjacent land."

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5. Therefore, after shifting the school premises on the plot to some other plot after surrendering back the rented premises by MCGM to the owner, the appropriate part as used for the said designation as of date is Nil and hence, as per provisions of DCR 11(2) the built up area for designated school that need to be insisted is Nil.

B. Contravening structure under Section 33(15) of DCR 1991-

1. There is one ground floor old structure contravening to Town Planning Scheme IV.
2. The contravening structure shall mean "structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the Town Planning Scheme". Such contravening structures are required to be removed by MCGM by rehabilitating the occupants as PAP tenements.
3. There being shortage of such PAP tenements with MCGM, regulation 33(15) has been formulated by Govt. in 1998 where by the owner / developer can rehouse the occupants of such structures in the ongoing scheme on the plot in lieu of certain incentives as per this regulation.
4. The proposed rehousing of occupants of these contravening structures in the redevelopment scheme on the plot and claimed FSI advantage under DCR 33(15) for rehabilitation of contravening structure in the scheme.
5. After receiving the CRZ N.O.C. to this effect & after getting certification of this contravening structure on the plot, eligibility of tenants / occupants of it from respective MCGM department, the provision of D.C. Regn. 33(15) will be made applicable.

The Authority noted that the proposal was for redevelopment of existing 5 nos. of structures on land under reference -

- a) Gr + 1 structure- CESS "A" category structure
- b) Ground floor- CESS "A" category structure
- c) Ground floor – CESS "B" category structure
- d) Ground + 1 floor – Non CESS structure
- e) Ground floor- Contravening Non- CESS structure.

The project proponent proposed –

- A.** The Redevelopment of following 4 nos of structures in accordance with DCR existing as on 6.1.2011 under para 8.V. (C) of CRZ Notification, 2011.
- Gr + 1 structure- CESS "A" category structure
 - Ground floor- CESS "A" category structure
 - Ground floor – CESS "B" category structure
 - Ground floor- Contravening Non- CESS structure.

B. The Redevelopment of Gr + 1- Non CESS structure is proposed as per town and country planning regulations existing as on 19.2.1991 ie. DCR 1967.

It was noted that the para 8.V. (C) of CRZ Notification stipulates the provision for the redevelopment of Cess building. It does not mention about the redevelopment of contravening structure. The Authority opined that the para 8.V of CRZ Notification, 2011 could not be made applicable to the redevelopment of contravening ground floor structure on land under reference.

It was felt that the DCR existing as on 6.1.2011 would be applicable for redevelopment of 3 nos. of Cess structures only, and DCR of 1967 would be applicable for redevelopment of Non Cess structure and ground floor contravening (Non- Cess) structure.

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

1. Existing structure with use on land under reference.
2. Existing structure use vis-à-vis proposed use on land under reference.
3. Revised/amended lay out plans with FSI calculations with respect to redevelopment of 3 nos. of Cess structures as per DCR existing as on 6.1.2011
4. Revised/amended lay out plans with FSI calculations with respect to Non- Cess structure and ground floor contravening structure as per DCR existing as on 19.2.1991 on land under reference

Item No. 6: Proposed development of plot bearing C.T.S. Nos. B/736, B/737, B/738, B/739, & B/743 of village Bandra at Bandra (West), Mumbai

The project proponent presented the proposal before the Authority-

Proposal Category	Development of residential building			
Location of the Project	C.T.S. Nos. B/736, B/737, B/738, B/739, & B/743 of village Bandra at Bandra (West), Mumbai			
Existing Structure Details:	Existing building comprising of stilt + 7 th upper floors to be retained for which O.C. was granted on 18.10.1980			
Proposal Details	proposed development of residential building comprising of Basement for parking + ground floor for entrance lobby + 4 level podiums + 5 th + 6 th (incl. refuge area) + 7 th + 8 th + 9 th (pt.) upper floor for residential use in lieu of balance plot potential on plot under reference and by retaining the existing society building of stilt + 7 upper floors.			
Details of the project site, a) CRZ Category b) Project site	As per the approved CZMP of Mumbai and the MCGM vide letter dt. 11.6.2012, the plot under reference is located in CRZ II and on the landward side of the existing 52.00 mt wide B.J. Road.			
DP Remarks,	As per the DP remarks of the MCGM vide letter dt. 15.5.2010, the land under reference is situated in residential zone and not reserved for any public purpose.			
FSI Details,	<ol style="list-style-type: none"> 1. Total area of plot = 1533.50 Sq.mtr. 2. Permissible FSI = 1 3. Permissible floor area= 1533.50 Sq.mtr. 4. Existing floor area (Vinaper Castle) = 969.43 Sq.mtr. 5. Proposed area = 562.26 Sq.mtr. 6. Excess balcony taken in FSI = 1.01 Sq.mtr. 7. Total Built up area = 1532.70 Sq.mtr. 			
Area Details,	Building	Total Construction area (Sq.mtr.)	Built up area for FSI purpose (Sq.mtr.)	BUA claimed free of FSI for purpose like basement, stilt parking, staircase, lifts, balcony, etc.
	Residential Building	3364.88	563.27	2801.61
Proposed height of the structure	38m			

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The project proponent was informed that the proposed 4 level podium for parking as free of FSI is not permissible as per the provisions of DCR existing as on 19.2.1991 ie DCR 1967. The proponent mentioned that instead of 4 level podiums for parking; stilt + 4 floors as multi level car parking, within the line of building as free of FSI would be proposed.

The Authority discussed the permissibility of the proposed stilt + 4th floors for parking (multi level car parking) as free of FSI under the provisions of DCR 1967. It took note of the Government Resolution No. DCR / 1079 / 1954 UD -5 dated 12th July, 1979. Following entry has been added as second provision after the first provisions in the existing DCR rule No. 36H (v)-

“provided further that in case of high rise building, having height exceeding 21 mt, the height being measured excluding the terrace parapet wall, elevated water storage tank, stair-case rooms, lift machine rooms, etc **the parking spaces or loading/unloading spaces required to be provided as per the above requirement, shall be accommodated in the basement floor underneath the building, stilted ground floor and if required, on first and second floor etc as the case may be.** The open spaces as also recreational or amenity open spaces required to be provided parking or loading / unloading spaces”

The Authority felt that the matter attracts the interpretation of provision of GR dated 12th July, 1979 under rule No. 36H (v) of DCR, 1967. Therefore, the Authority after deliberation decided to direct the project proponent to get the approval of Municipal Commissioner for the proposal and revert to the Authority.

Item No. 7: Application for CRZ Approval for disposal of Effluent in the Saline Water Zone of Additional Patalganga River Estuary

The project proponent presented the proposal before the Authority-

1. The Lenzing Modi Fibers India Private Limited (LMI) is setting up 80,000 TPA capacity Viscose Staple Fibre plant on plots M-1 & M-2 at MIDC, Additional Patalganga, a designated industrial chemical zone, village- Sarsai, Tehsil-Panvel, District - Raigad, Maharashtra.
2. The MIDC industrial zone where manufacture plant is proposed to be set up does not fall within the CRZ area.
3. The LMI applied for Environmental Clearance to MoEF. Based on TOR suggested by MoEF, LMI had submitted a detailed EIA /EMP report to MoEF. Within TOR there was a stipulation that would be allowed to dispose of the effluent in the saline water Zone of Patalganga River at a point to be suggested by National Institute of Oceanography (NIO).

Accordingly, the NIO completed a detailed EIA/ EMP study and based on this study it has suggested the disposal point at location (18° 49' 30.79"N; 73° 05' 04.69"E). This disposal point falls in CRZ area. As per the NIO report the salinity of the Patalganga River at the suggested effluent disposal point varies from 0.1 ppt. to 5.0 ppt. Salinity upstream i.e. towards the plant site from this point is lower than 5 ppt.

4. The NIO report comprises and highlights the following:
 - Detailed study on tide, currents, circulation, stratification, water quality, sediment quality and biological characteristics in the estuarine segment of the Patalganga River.
 - 2D Model for delineating the impact of the effluent of the selected water quality parameters.
 - Recommended Discharge point in saline water zone about 6.50 kilometers from the project site.
 - Flow of water provides 36 - 75 times dilution.
 - Effluent will be sufficiently diluted and efficiently advected.
 - No gross change in water quality in respect of BOD, COD Zinc and Sulphates outside the 100 meters radius from the effluent disposal point.
 - Ambient water and sediment qualities maintained.
 - No negative impact of release of effluent on sediment and surface water quality.

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5. The manufacturing plant is not located in the CRZ area. However part of the disposal pipeline will / may pass through the CRZ area.
6. The proponent submitted the CRZ maps with superimposing of effluent disposal pipeline route and the plant location prepared by IRS, Chennai in the 1:4000 scale, which shows that approximately 0.5 km length of pipeline falls in CRZ area.
7. The Mangroves are present on both sides of Patalganga Estuary. However, upstream of Rave, Mangroves are in patches. *Avicennia alba*, *Avicennia officinalis* were predominantly seen in the both banks of middle and lower Patalganga Estuary. The disposal point has stretch of land on the northern bank devoid of mangroves vegetation. The location of the disposal point can be used to site the land fall point without disturbing any mangrove vegetation.
8. The MPCB has given Consent to Establish to the project vide its letter dated 01.10.2005. Subsequently, in the said Consent, some amendments are also made by the MPCB.
9. The Proposed project is situated within 10 Kms of Karnala Sanctuary. The Conservator of Forests (Wild Life), Thane has given NOC to setup a 80,000 TPA capacity Plant for manufacturing Viscose Staple Fibers at Additional Patalganga, plot No. M1 & M2 at Sarsai Village, District Raigarh

The Authority noted that a total of 6.5 km pipeline has been proposed for disposal of treated waste from viscose manufacturing plant to the disposal point at Patalganga estuary. Out of the total length of pipeline, only 0.5 km pipeline falls in CRZ area. The disposal point at patalganga estuary was suggested by the NIO. As per the NIO report the salinity of the Patalganga River at the suggested effluent disposal point varies from 0.1 ppt. to 5.0 ppt. Salinity upstream i.e. towards the plant site from this point is lower than 5 ppt.

The Authority discussed the manufacturing process of viscose staple fiber from pulp and its emission as well as effluent generation. The Environment impact mitigation plan was taken into account. The plan includes-

- Continuous emission stack monitoring for pollutant for CS₂, H₂S, Sox, NO_x, SPM
- Wet Sulfuric Acid Plant (WSA) to treat Waste gases- H₂S, CS₂ (Waste gas recovery process)
- Use of Scrubber to minimize SO₂ and SO₃ (acid mist) in stack.
- Circulating fluidized bed combustion boiler for reduction in NO_x, Sox and SPM emission. Incineration of ETP sludge in boiler.
- Effluent treatment plant with high efficient biological treatment process and security ponds designed for 12 hour retention to handle any shocks. The technology for Low waster water generation.

The proposed environment impact mitigation plan would help in minimizing the dissolved gaseous emission in effluent generated due to manufacturing process. The Authority discussed the provision for treatment of effluent. The effluent would be treated in Effluent Treatment Plant (ETP) designed with more stringent limit than norms -COD (< 110 mg/l), BOD (< 40 mg/l), high efficient biological treatment process and emergency effluent holding pond. The Authority felt that there should be a plan for monitoring the treated discharge as well as ETP and specific funds need to be allotted for the same. The periodic monitoring of pipeline is also requisite.

The Authority further discussed the prescribed CPCB norms for Zinc and Suspended solid discharge. The treated discharge should be within the permissible limit of CPCB norms. It was further noted that approximately 15-20 mangroves plants are likely to be disturbed due to proposed pipeline for disposal of treated effluent. The mangroves species likely to disturb are *Avicennia alba*, *Avicennia officinalis*, *acanthus ilicifolious*.

The Authority noted the CRZ permissibility of the proposal as per CRZ Notification, 2011-

- As per para 3(v)(a) and (c); disposal / discharge of treated waste and effluent is permissible activity.
- As per para 8.I. CRZ I; the laying of pipelines is permissible activity in CRZ I area.
- As per para 4(ii)(d); the laying of pipeline shall require clearance from MoEF.

The Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to MoEE subject to submission of following information:

1. The mangroves re-plantation plan with site identification, mangroves species, density etc



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2. Plan for monitoring the treated discharge as well as ETP and fund allocated to it.
3. Plan for periodic monitoring of proposed pipeline carrying treated effluent.

Item No. 8: Application for CRZ Clearance for Tata Power's proposed 400Kv Receiving stations at Vikhroli

The project proponent presented the proposal before the Authority-

1. The Tata Power Company Limited proposed to set up of 400 KV GIS receiving station at Vikhroli(E) which would be within the existing MCGM's sewage pumping station plot in Vikhroli, Mumbai. An area of 62m X 50m is available within the existing MCGM sewerage pumping station at CTS no. 1 (pts) of village Vikhroli.
2. The proposed receiving station includes-
 - The installation of overhead line termination equipment
 - underground cable termination equipment, Gas insulated switchgears
 - Control equipment and their associated equipment for transmission lines coming from outside Mumbai.
 - Porta cabins with toilet facilities are proposed.
 - Construction of Ground + 2 floor RCC Structure is proposed to accommodate the Gas Insulated Switchgears and Control Equipment.
3. As per DP remark of MCGM dt. 7.4.2011; the plot under reference is in residential zone and reservation affecting the land for sewage purification works
4. The demarcation of HTL / CRZ for proposed project of 400 KV receiving station at Vikhroli, Mumbai (Scale 1:4000) shows that the plot under reference falls in CRZ II.
5. Area of the project site = 3100 Sq.mtr. Permissible FSI = 1. FSI proposed to be consumed = 0.778

The Authority noted that the 400 kV GIS receiving station was planned within the existing MCGM's Sewage pumping station plot in Vikhroli, Mumbai. Proposed receiving station would work as a terminal arrangement for incoming overhead 400 kV lines into underground cables. The project is approved by the State Transmission Utility, Maharashtra electricity Regulatory Commission (MERC), GoM.

The proposed receiving station at Vikhroli, Mumbai would help in meeting the increasing power demand of Mumbai and felt that it is an essential activity.

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

- 1) The proposed Gr + 2 structure should only be used for the purpose of receiving station.
- 2) This recommendation is only for proposed receiving station and not for laying of transmission lines.
- 3) No residential and commercial use allowed
- 4) Prior High Court approval is necessary if there is damage to the mangroves due to proposed construction.
- 5) All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 9: Expansion of Redi Port, Redi Village, Vengurla Taluk, Sindhudurg District, Maharashtra

The project proponent presented the proposal before the Authority-

- a) The existing port at Redi village is located along the Konkan Coast in Vengurla Taluk of Sindhudurg district, Maharashtra. The site lies 85 km north of Goa and 150 km south of Ratnagiri. The Site is about 2.5 nautical miles north of Goa border.
- b) The Redi Port Limited proposed expansion of the existing Redi port. It is to be all weather multipurpose port.

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- c) An all-weather multipurpose port is proposed to be developed in an area of 98 ha (242 acres). Out of this 98 ha, 55.5 ha of land is planned to be reclaimed for the port development purpose. Remaining 42.5 ha resemble of an elevated highland falling under survey no. 15 and 58.
- d) The expansion of Redi Port is proposed towards 2.0 km south of the existing port.
- e) The proposed expansion development to consist of port buildings, cargo storage area, greenbelt and infrastructure facilities. The details of the project is-

Proposed land use break up (Phase I & Phase II)

S. No.	Description	Area (ha)
1	Storage area	42.6
2	Buildings	7.0
3	Infrastructure	2.0
4	Green belt	13.0
5	Internal road corridor	10.0
6	Other area available for Port operations	23.4
Total		98.0

The salient features of Port Layout are-

Length of Northern Breakwater	Phase I -- 0 m Phase II -- 100 m	
Length of Northern Breakwater	Phase I - 860 m Phase II 1800 m	
	Phase I	Phase II
Rock Bund	2150 m	Phase I facility will suffice Phase II requirement.
Diameter of Turning Circle	460 m	
Depth of the Turning Circle (below CD)	(-) 14.5 m	
Number of Berths	2 Nos	3 Nos (Cumulative)
Depth of Berthing area	(-) 13.9 m	(-) 13.9 m
Dredging quantity	3.36 MCM	-
Reclamation quantity	5.5 MCM (0.93 MCM of dredged material and remaining will be sourced from borrow material.	
Dredge spoil disposal	2.43 MCM will be disposed at identified offshore dredge spoil disposal site located in (-) 25m to (-) 30m.	
Approach Channel		
Length	4565 m	Phase I facility will suffice Phase II requirement.
Width	165 m	
Depth	(-) 15.1 m	

Cargo Handling Capacity in MTPA-

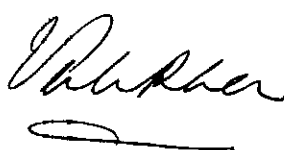
Type of Cargo	Phase I	Phase II
Coal	2.40	7.50
Iron Ore	2.76	4.89
General Cargo	-	1.35
Total	5.16	13.74

The Authority noted the CRZ status of the land under reference-

The project site falls partly in in CRZ -I (B) and CRZ -III and the facilities falls in CRZ -IV.

As per report of the demarcation of HTL, LTL and delineation of CRZ boundaries are proposed expansion of Redi Port,

- The proposed land for development meets the CRZ -III criteria.
- The proposed port area mostly falls in CRZ -I (ii) between LTL and HTL.



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- The proposed port location does not contain environmentally sensitive areas such as national parks / marine parks, sanctuaries, wildlife habitat, corals / coral reefs. It also does not include breeding and spawning grounds of fish and other marine life, area of outstanding natural beauty / historically / heritage area, area rich in genetic diversity except a small patch of mangroves in the tidal marsh area.

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

1. Present status of erosion of site under reference.
2. Impact of erosion due to proposed port on surrounding area.
3. Seasonal sediment flow around the proposed port / Sedimentation study.
4. Coral reef study around the proposed site.
5. Impact of proposed port on surrounding fishing villages, fishing routes, local fishing activities.
6. Breakwater study report
7. Public hearing report.

Item No. 10: Application for CRZ Clearance for proposed Closed Pipe Conveyer System at Dahanu Thermal Power Station Situated at C.S. 339/1 at village Agwan, Tal. Dahanu, Dist. Thane

The project proponent presented the proposal before the Authority-

1. M/s. Reliance Infrastructure Limited proposed to develop a "Closed Pipe Conveyer System (CPCS)" at existing thermal power station of capacity 2 X 250 MW located at CTS No. 339/1 of Village Agwan, Taluka Dahanu, District Thane, Maharashtra for conveyance of imported coal arriving at Jetty.
2. The proposed route of closed Pipe Conveyer System (CPCS) falls in proximity of Savata creek.
3. The Closed pipe conveyer system is a part of power generation process and is required to maintain generation of 2 X 250 MW power on a sustainable basis.
4. The one way carrying capacity of the conveyer system for coal transport would be 900 TPH. Length of the closed conveyer system is 2 Km, starting from jetty.
5. As per office of the Town Planning, Dahanu/Thane vide letter dated 16.7.2012, DP remarks for the plot C.S. No. 339,


CTS. No.	As per sanctioned development plan of Dahanu	As per published and presented draft development plan to Govt. vide letter dated 20.4.2010
339	Proposed Irrigation Land	Command Area / Irrigated Land

6. The Institute of Environmental studies & Wetland Management (IESWM, Kolkata (MoEF Approved) had carried out the CRZ demarcation of DTSP. Accordingly, the proposed area falls under CRZ I.
7. The conveyer route starts from Savata Creek Jetty which is located in the CRZ - I(ii), whereas the further route stretches beyond 100mtr from HTL.
8. The MPCB has granted NOC for installation of closed pipe conveyer system for improving in house coal transportation at DTSP, subject to certain terms and conditions vide letter dated 13.4.2012.
9. The MMB has granted NOC for installation of closed pipe conveyer system for improving in house coal transportation at DTSP, subject to certain terms and conditions vide letter dated 27.4.2012.
10. The DTEPA has granted NOC for installation of closed pipe conveyer system for improving in house coal transportation at DTSP, subject to certain conditions.

The Authority noted the CRZ permissibility of the proposal as per CRZ Notification, 2011

- a. As per para 8.I. CRZ I; conveying system is permissible activity in CRZ I area.
- b. As per para 4(ii)(d); the conveying system shall require clearance from MoEF.

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



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1. The CRZ recommendation is only for proposed installation of conveyor belt and not for reconstruction of existing jetty.
2. There should not be spillage of coal into the water body at land under reference while loading of coal by proposed conveyor belt.
3. Prior High Court approval is necessary, if there is damage to the mangroves due to proposed construction of conveyor belt
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 11: Install & operate a belt conveyor to Load Bauxite at Gat No. 221 at Kolmandale village, Tal. Shrivardhan, Dist. Raigad

The project proponent presented the proposal before the Authority-

1. Conveyor belt is proposed in village Kolmandale, taluka Shrivardhan, Raigad district on the bank of Savitri river for the loading of bauxite in barge so that the bauxite ore can be transported through water route to the existing jetty at Sakhri village which is about 10 km from the mine.
2. At present the bauxite is transported by road to the existing jetty located in village Dhighi which is about 60 km from the bauxite mine.
3. By proposing conveyor belt, the distance of transporting bauxite to the existing jetty in village Sakhri will reduce by 50 km.
4. Through water route of river Savitri and coast of sea the distance between existing jetty in village Sakhri to proposed conveyor belt in village Kolmandale is about 3 nautical miles.
5. The length of proposed conveyor belt is 92 mt and it is completely steel structure mounted on the supports in the backup land.
6. As per the Coastal Land-use maps showing the proposed installation of conveyor belt, the land under reference falls in CRZ III area.
7. The MPCB has issued Consent to Establish vide letter dated 21.8.2012 for the activity of loading of Bauxite through conveyor belt (length of conveyor belt is 92 mtrs..)
8. The MMB has granted permission for installation of conveyor belt along with Dolphin at village Kolmandale (Tal. Shrivardhan, Dist. Raigad) for loading of bauxite into barges to bring it to Sakhri jetty for onwards transportation, subject to certain terms and conditions vide letter dated 2.12.2011.

The Authority noted the CRZ permissibility of the proposal as per CRZ Notification, 2011

- a. As per para 8.I. CRZ I; conveying system is permissible activity in CRZ I area.
- b. As per para 4(ii)(d); the conveying system shall require clearance from MoEF.

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

1. The CRZ recommendation is only for proposed installation of conveyor belt and not for reconstruction of existing jetty at Sakhri.
2. There should not be spillage of bauxite into the river while loading of bauxite into barges by proposed conveyor belt.
3. Prior High Court approval is necessary if there is damage to the mangroves due to proposed construction of conveyor belt
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work



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Item No. 12: Install & operate a belt conveyer (30 mt. Length) to load Bauxite at Survey No.277, 278 Kolmandale, village Umbershet, Tq.Dapoli, Distt.Ratnagiri

The project proponent presented the proposal before the Authority-

1. The proposal is for Installation & operation a belt conveyer (30 mt. Length) to load Bauxite at Survey No.277, 278 Kolmandale, village Umbershet, Tal.Dapoli, Dist.Ratnagiri. The belt conveyer is proposed to install in the Khelshi Creek to transport the material through water route. It is completely steel structure mounted on the supports in the backup land.
2. As per the Coastal Land-use maps showing the proposed installation of conveyer belt, the site under reference falls in CRZ III.
3. The MPCB has issued Consent to Establish vide letter dated 18.7.2012 for the activity of loading of Bauxite through conveyer belt (length of conveyer belt is 30 mtrs..
4. The MMB has granted permission for installation of conveyer belt at village Khelshi (Tal. Dapoli, Dist. Ratnagiri) for loading of bauxite into barges to bring it to Sakhari jetty for onwards transportation, subject to certain terms and conditions vide letter dated 26.7.2011.

The Authority noted the CRZ permissibility of the proposal as per CRZ Notification, 2011

- a. As per para 8.I. CRZ I; conveying system is permissible activity in CRZ I area.
- b. As per para 4(ii)(d); the conveying system shall require clearance from MoEF.

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

1. The CRZ recommendation is only for proposed installation of conveyor belt and not for reconstruction of existing jetty at Sakhari.
2. There should not be spillage of bauxite into the river while loading of bauxite into barges by proposed conveyor belt.
3. Prior High Court approval is necessary if there is damage to the mangroves due to proposed construction of conveyor belt
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 13: NOC for project "Warehouse & Storage" at village Kacharepada (Khopte) Tq.Uran, Distt.Raigad- Universal Container Freight Station Pvt.Ltd.

The project proponent presented the proposal before the Authority-

The proposal was for construction of Warehousing & Storage at village Kacherpada, Tai- Uran. The proposal was placed in State Environment Impact Assessment Authority (SEIAA) in its 38th meeting dated 4.8.2011 and 49th meeting dated 25.7.2012. The SEIAA directed the project proponent to obtain the CRZ NoC since the site is partly affected by CRZ are. The project proponent got the CRZ demarcation (1:4000) of site done from Institute of Remote Sensing (IRS), Chennai. As per the said CRZ demarcation, only part portion of site falls in CRZ area. There was neither any construction proposed on CRZ portion of land nor FSI utilization of CRZ portion of land on Non- CRZ portion is proposed.

The Authority after discussion decided to issue No Objection to the proposal from CRZ point of view subject to compliance of the following conditions-

1. Non construction should be undertaken on CRZ portion of land
2. No FSI utilization is allowed of CRZ portion of land on non CRZ portion.



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Item No. 14: Replacement of existing 8 inch LPG Pipe line from ONGC Terminal, Uran to BPCL LPG Bottling plant, Uran

The project proponent presented the proposal before the Authority-

1. M/s. Bharat Petroleum Corporation Ltd (BPCL), receiving LPG from ONGC terminal located at Uran itself through 7.2 Km under- ground pipeline of size 200 mm NB. This LPG pipeline is laid in 5 M ROU allocated by CIDCO. The existing pipeline is about 20 years old.
2. M/s BPCL proposed to replace the existing 20 year old pipeline by laying new 8" pipeline (API5L Gr. X52) in the same corridor.
3. The proposed pipeline would be piggable pipeline with pig launcher at ONGC Terminal and pig receiver at BPCL end.
4. The pipeline operations would be supported by Leak Detection System and Cathodic Protection System designed to suit the location.
5. CRZ status of the proposed pipeline is-

Within CRZ -I (not passing through CRZ -I)	0 meters
Within CRZ -II	0.0438 km
Within non CRZ area	6.7199 km
Total length	6.7637 km

1. The Project proponent submitted EIA report, Risk Analysis report, report on detailed route survey, soil investigation and resistivity, design basis.
2. The MPCB has granted Consent to Operate for refilling of LPG Cylinders and Bulk dispatches in Tank Lorries and Tank Wagons – 3750 MT/M vide letter dated 28.2.2012.

The Authority noted that the proposed LPG carrying pipeline shall originate from the ONGC terminal at Uran and terminate at the BPCL Bottling plant at Uran, which would replace the 20 year existing old pipeline. Out of total 6.7637 km underground pipeline, only 0.0438 km ie. 43 mt. pipeline is passing through CRZ II area.

It was noted that as per para 4(ii)(d); the laying of pipeline shall require clearance from MoEF.

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

1. Unearthing the underground existing pipeline and replacing it with new pipeline in CRZ area should be undertaken without damaging the coastal-geomorphological features, vegetation present in CRZ area.
2. Prior High Court approval is necessary if there is damage to the mangroves due to proposed underground laying of pipeline in CRZ II area.
3. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No. 15: CRZ clearance for the proposed project of Natural Gas Transmission pipeline passing through Kharghar Creek, Navi Mumbai.

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

Item No. 16: CRZ permission for the proposed project of Natural Gas Transmission pipeline passing through Bhivandi Creek, Kalyan.

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

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Item No. 17: Seeking CRZ Clearance for proposed development projects of schools in Mira Bhaindar Municipal Corporation Area

The project proponent presented the proposal before the Authority-

1. The Mira Bhayandar Municipal Corporation (MBMC) has proposed repair & renovation of MBMC schools. The existing infrastructure of the school is in dilapidated state.
2. Following three projects of school reconstruction has been proposed by MBMC-

A. Chowk School, Bhayander (W)

1. Location: Village Chowk, old survey S. No. 193, H. No. A-2, part mauje Chowk
2. DP Remarks: The Plot under reference is situated in Public – Semi Public.
3. CRZ Details: The plot under reference is falls in CRZ –III and landward side Of existing DP road
4. Plot Area: 2189.48 Sq.mtr.
5. Area under proposal : 1780.90 Sq.mtr.
6. Proposed Height: 3.65mtr

B. Morwa School, Bhayander (W)

1. Location: Village Morwa, old survey S. No. 185 H. No. 22 Part mauje Morwa.
2. DP Remarks: The Plot under reference is situated in Residential / Housing the Dis-housed
3. CRZ Details: The plot under reference is falls in CRZ –III and landward side of existing 18 mt DP road.
4. Plot Area: 350 Sq.mtr.
5. Area under proposal : 252.16 Sq.mtr.
6. Proposed Height: 8.55mtr

C. Uttan School, Bhayander (W)

1. Location: Village Uttan, old survey S.No. 294, H. No. A-2 Part mauje Uttan.
2. DP Remarks: The Plot under reference is situated in Public – Semi Public.
3. CRZ Details: The plot under reference is falls in CRZ –II and landward side of Existing 18 mt DP road.
4. Plot Area: 2189.48 Sq.mtr.
5. Area under proposal: 530.36 Sq.mtr.
6. Proposed Height: 3.65mtr

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-



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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. 18: CRZ clearance for "Residential cum Commercial Project" located on plot bearing Old 17, 73/17(pt), 72/17(pt), 75/5, 6, 7, 8, 80/1, 81/3, 82, 83/1/1, 83/1/2, 83/1/2(pt), 83/2, 83/3(pt), 83/3(pt), New Survey No. 150/16A, 150/17B, 150/17C, 150/17D, 152/5, 6, 7, 8, 157/1, 2, 158/2, 3, 159, 160/1A, B, C, D, 160/2, 160/3A, B, C at Village Balkum, Tal. & Dist. Thane

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

Item No. 19: Regarding residential and commercial construction on survey No. 8/1,8/2,12/1,12/2,12/4 to 12/7,13/1,13/2 and 14/1to 14/4, village Mharal, Tal- Thane

The project proponent presented the matter before the authority-

1. The proposal for residential and commercial construction on land bearing survey No. 8/1,8/2,12/1,12/2,12/4 to 12/7,13/1,13/2 and 14/1to 14/4, village Mharal, Tal- Thane admeasuring area – 51,060 Sqmt is under consideration.
2. The site under reference falls in residential zone and included in Development plan of Ambaranth-Kulgaon- Balapur region. The site is situated at 300mt from the Ulhas River.
3. As per approved CZMP prepared by Space Application Centre (SAC) in the scale of 1:25000, the site falls in CRZ area.
4. The MRSAC has prepared map (1:5000 scale), in which, CRZ with respect to tidally influenced water bodies is demarcated at 150mt from HTL. As per the MRSAC map, the site under reference is beyond 150 mt. ie beyond CRZ area. However, this map is not approved.
5. The CESS, kerala has prepared CZMP (1:5000) of Kalyan Dombiwali region. As per this map, the site under reference falls beyond CRZ area.
6. The Town Planning office, Thane has mentioned that MOEF has published CRZ Notification, 2011 superseding the old notification dated 19.2.1991. As per new CRZ Notification, 2011; CRZ shall apply to the land area between HTL to 100 mts or width of the creek whichever is less on the landward side along the tidal influenced water bodies that are connected to the sea. As per these provisions, development is permissible beyond 100 mt from HTL of river, hence development of site under reference can be permissible, since site falls beyond 100 mt from HTL of river.

The Authority deliberated the CRZ status of plot under reference-

1. As per approved CZMP prepared by Space Application Centre (SAC) in the scale of 1:25000, the site falls in CRZ area. In the said map, 500 mt CRZ line was demarcated along the tidally influence water bodies such as creek, river, estuaries etc.
2. The MOEF vide letter No.J-17011/8/95/-IA-III dated 27/9/1996 stipulated specific conditions with respect to CRZ area demarcation along tidally influenced water bodies such as creek, river, estuaries etc. As per the said letter of MoEF-
The Coastal Regulation Zone in respect of creeks, rivers and backwaters is as follows :
 - 100 meters or less where the width of the river, creek or backwater is upto 100 meters or less.
 - 100 meters where the width of the river, creek or backwater is in the range of 100 – 350 meters.
 - 150 meters where the width of the river, creek or backwater is more than 350 meters.
3. The MRSAC, Nagpur prepared the 1:4000 CZMP map on the basis of SAC CZMP which was on the scale of 1:25000. However, the MRSAC incorporated specific conditions of MoEF's 27.9.1996 letter



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- regarding the CRZ demarcation along tidally influence water bodies. As per the MRSAC map, the site under reference is beyond 150 mt. ie beyond CRZ area. However, this map is not approved.
4. The CESS, kerala has prepared CZMP (1:5000) of Kalyan Dombiwali region. As per this map, the site under reference falls beyond CRZ area. However, this CZMP is also not approved.
 5. As per 5(xii) of CRZ Notification, 2011
(xii) 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.
 6. The para 5 of CRZ Notification, 2011 stipulates the provision for preparation of new CZMP under CRZ Notification, 2011, from on the MoEF authorized agencies. Accordingly, the Environment Department / MCZMA have appointed the MoEF authorized agencies for district-wise preparation of CZMP of State. The IRS, Chennai for Mumbai, Raigad and Ratnagiri as well as The CESS, Kerala for Thane and Sindhudurg are the two MoEF authorized agencies which have been appointed for preparation of CZMP and the work is in progress.

The matter was discussed in the 75th meeting of MCZMA held on 15.5.2012, wherein the Authority felt that the matter fits into the category of "error evident on record" as per the Office Memorandum (OM) dated 8.8.2011 issued by the MoEF.

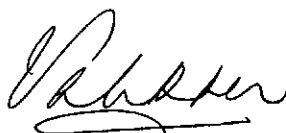
The project proponent was informed that the jurisdiction of reclassification of CRZ area is not with the MCZMA, and it is vested with the MoEF, New Delhi. The matter attracts the MoEF's OM dated 1.7.2011 and 8.8.2011 and fits into the category of reclassification on grounds of "error evident on record." The MOEF vide OM dated 8.8.2011 prescribed a specific procedure regarding the reclassification proposals under CRZ Notification, 1991 on ground of "error evident on record."

In the light of the CRZ status of plot under reference and the MoEF's OM dated 8.8.2011; the Authority decided to direct the project proponent to follow the procedure laid down by MoEF vide their OM dated 8.8.2011 regarding the reclassification proposals fitting the category of "error evident on record".

Item No. 20: CRZ clearance for Kharland schemes from CRZ – Kharland Development Circle, Govt of Maharashtra.

The officials of KharLand Development Circle (KLDC) Thane, Irrigation Department, Government of Maharashtra presented the matter before the Authority. It was noted that the MoEF, New Delhi vide letter No. J/ 170011/(32)2001-1A-III dated 22nd August, 2003 accorded the Environmental Clearance to the 165 Khar Land Development Projects under CRZ Notification, 1991.

Now, the KharLand Development Circle (KLDC) proposed 52 nos. of Kharland schemes. The matter was also discussed in 76th meeting of MCZMA held on 30.7.2012, wherein the authority requested the Kharland department to provide the list of bunds where there are no mangroves and area with mangroves. Accordingly, the total schemes with mangroves status were submitted-



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Sr. No.	Name of Scheme	Taluka	Actual proposed area (Ha.)	Area with exemption from CRZ norms (Ha)	Additional area for which CRZ exemption is required (Ha)	Mangroves area in Ha
A. Thane District						
1	Dedale	Palghar	159	32	127	Nil
2	Chikalpada	Palghar	129	20	109	Nil
3	Vangaon	Palghar	69	10	59	Nil
4	Dehane	Palghar	48	20	28	Nil
5	Umroli	Palghar	127	71	56	Nil
6	Bharodi	Palghar	229	225	4	Nil
7	Pamtembhi	Palghar	93	0	93	0
B. Raigad District						
8	Uchel Virjoli Part -B	Roha	130	102	28	0
9	Gophan	Roha	45	24	21	0
10	Varedi Kuntepada	Pen	10	0	10	0
11	Dolavi Dababa	Pen	116	0	116	0
12	Dushmi Kharpada	Pen	40	0	40	0
13	Patni Pandapur	Pen	245	0	245	0
14	Kasu Pandapur	Pen	50	0	50	0
15	Bori	Pen	210	0	210	0
16	Vasheni Navkhar Bhendi	Uran	143	0	143	0
17	Sangpale	Uran	50	0	50	0
18	Pirkon	Uran	70	0	70	0
19	Govathane	Uran	139	0	139	0
20	Chari Gopchari	Alibaug	330	0	330	0
21	Sambari	Alibaug	88.44	0	88.44	0
22	Mothapada	Alibaug	422.56	0	422.56	0

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C. Ratnagiri District						
23	Tondane	Ratnagiri	22	0	22	Nil
24	Guhagar Khalcha Pat	Guhagar	32.35	0	32.35	Nil
25	Manjare	Sangameshwar	137	100	37	Nil
26	Pomendi Khurd	Ratnagiri	70	40	30	Nil
27	Jambhulwadi	Chiplun	84	15	69	Nil
28	Tavsal	Guhagar	17	5	12	Nil
29	Sanas Tumbad	Khed	63	57	6	Nil
30	Vilve-Kondvadi	Rajapur	19	16	3	Nil
31	Upale	Rajapur	31	10	21	Nil
D. Sidhudurg District						
32	Nanos	Savantwadi	49	25	24	0
33	Juva Kinale	Savantwadi	87	21	66	0
34	Kavathani	Savantwadi	115	37	78	0
35	Satarda No. 1	Savantwadi	65	20	45	0
36	Satarda No. 2	Savantwadi	42	13	29	0
37	Satosa	Savantwadi	25	18	7	0
38	Talavane	Savantwadi	39	12	27	0
39	Talavane Velave	Savantwadi	92	83	9	0
40	Nivati Kochare	Vengurla	35	26	9	0
41	Mopan Kochare	Kudal	115	29	86	0
42	Sarambal	Malvan	115	19	96	0
43	Bandivde	Malvan	140	120	20	1-26-67
44	Magavne masure	Malvan	22	0	22	--
45	Kothewadi	Malvan	30	0	30	--
46	Trilot Dalviwadi	Deogad	17	15	2	Nil
47	Waniwade	Deogad	78	26	52	Nil
48	Belwadi Jamsande	Deogad	58	40	18	Nil
49	Tembavali Ranewadi	Deogad	185	0	185	Nil
50	Mohulgaon	Deogad	57	13	44	Nil
51	Elye Joshiwada	Deogad	33	19	14	Nil
52	Mondapar	Deogad	88	15	73	Nil

The Authority noted that as per 3.(iv)(d) of CRZ Notification, 2011

Reclamation, Bunding or disturbing the natural course of seawater as measures to prevent sand bars, installation of tidal regulators, laying of storm water drains or **for structures for prevention of salinity ingress** and freshwater recharge based on carried out by any agency to be specified by MoEF, is permissible activity.

The Authority after deliberation decided to recommend the matter to MoEF for appropriate decision in the matter

Item No. 21: Proposed construction of coastguard station on plot bearing S. No. 18/1 of Mouje Agardanda, Tal-Murud

The Coast Guard official presented the proposal before the Authority-

1. The coast guard has acquired 1.20 Ha. Of Govt land in old survey No. 18/1 of Agardanda village, at Murud, Raigad District.
2. The Indian Coastguard proposed to set up adequate infrastructure for operational, administrative and logistic requirement of the coast guard force.
3. The Project involves Block-A comprises Stilt + 3 floors for Administrative Complex and Block-B & C comprises of stilt + 2 for Accommodation for Officers and Naviks on plot under reference.
4. As per sanctioned draft development plan on 18.5.1989, the land under reference is partly in Fishing Port and Agriculture.
5. As per the CRZ map prepared by MRSAC, Nagpur and the Town Planning and Valuation Department, Raigad Alibaug vide letter dated 31.8.2012, the land under reference is falls partly in CRZ I(i) and CRZ III.
6. Area of the plot = 1.20 Ha

The proposed construction details are as follows:-

- a) Office & administrative Complex, MI room, covered Accommodation for Vehicles, computer room, Battery Charging room, drying & ironing room, oil store (general purpose), ration store cum ration shed and units shops (672 X 4 = 2688 Sq.mtr.) G + 3
- b) Single Living Accommodation for officers with mess (1914.41 Sq.mtr)
- c) Single living Accommodation for sub.officer with mess (1418.07 Sq.mtr) G + 2
- d) Single living Accommodation for Naviks with dining hall and cook house (442.77 Sq.mtr)
- e) Pump House, Power sub. Stations (240 Sq.mtr) G
- f) Watch tower (6.25X3=18.75 Sq.mtr)
- g) Garbage Bins (6.25X2=12.50 Sq.mtr)
- h) Sentry Post (04 Sq.mtr)

Allied Construction

- i) Flag Mast (04 Sq.mtr)
- j) Sump (136 Sq.mtr)
- k) Static tank (40 Sq.mtr)
- l) Tank for fountain (06 Sq.mtr)
- m) Washing platform (102 Sq.mtr)
- n) Roads / Hard Standing / Parade Ground (5800 Sq.mtr)

Total land area = 12000.00 Sq.mre (1.2 Ha)

Total Plinth area of construction = 6738.50 Sq.mtr. [Sr. (a) to (h)]

The Authority took note of remarks of the Town Planning and Valuation Department-

- a) As per provision 5 (vi) of DCR of Regional Plan, With the prior approval of the State Government, construction of building including residential quarters for essential staff for public utility concern such as electric sub-stations, receiving station, power generation plants, S.T. Bus stands and Depots, Chilling Plants, Water works, sewerage disposal works.
However, in port area use of coastguard is not permissible, therefore as per regional plan construction in port area will be permissible with clause 20 of Maharashtra Regional Town Planning Act.
- b) Construction of coastguard station is important from security point of view.



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The project will help in -

- Safety and protection of offshore installation and artificial islands.
- Providing protection to fisherman including assistance to them at sea while in distress.
- Preservation and protection of marine environment.
- Prevention and control of marine pollution.
- Assisting custom and other authorities in anti-smuggling operations.
- Enforcement of maritime laws at sea.
- Safety of life and property at sea.
- Collection of scientific data at sea.
- Search and rescue at sea.
- Coastal security.
- National defence.

The Authority noted the permissibility of the proposal as per CRZ Notification, 2011:

As per para 4(ii)(b) of CRZ Notification, 2011-

(ii) the following activities shall require clearance from MoEF, namely:-

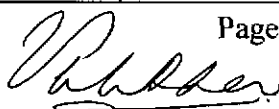
construction activities relating to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as, slipways, jetties, wharves, quays; except for classified operational component of **defence projects**. Residential buildings, office buildings, hospital complexes, workshops of strategic and defence projects in terms of EIA notification, 2006.;

It was discussed that the coast guard being a maritime security agency important to local / National security requires waterfront facility for effective operation. The Authority after deliberation decided to recommend the proposal from CRZ point of view to MoEF.

Item No. 22: Proposal for construction of tents on property bearing Survey No. 173/2, Murud, Tal. Murud, Dist. Raigad.

The project proponent presented the proposal before the Authority-

Proposal Details-	The proposed construction of 9 Tents comprises; Unit A - 8 no. of tents which are open to sky. It has platform + toilet. Total built up area is 39.04 sqmt each. Unit B - 1 no. of tent which is of closed roof. It has Kitchen, Service Counter and Store. Total built up area is 88.04 sqmt.
Location of the Project-	Survey No. 173/2, Murud, Tal. Murud, Dist. Raigad.
Proposal Category-	New Development
CRZ Category of the proposed site-	CRZ-II / Landward side of existing road.
DP Remarks,	As per the Development Plan
Zone- Proposed Use-	Hilly Zone Commercial Development
Area & FSI Details	
Area of Plot:	10100.00sqmt
Permissible BUA for each Unit A:	39.04sqmt
Total permissible BUA for 8 no. of Unit A:	312.32sqmt



Permissible BUA for 1 no. of Unit B:	88.04sqmt
Total built up area of Unit A & Unit B:	400.36sqmt

The project proponent informed the Authority that the proposed 9 No. of tents would be used for tourism purpose. It was felt that the proposed erection of 9 No. of tents for tourism purpose amounts to development of resort which would occupy tourist and visitors.

It was noted that as per annexure III of CRZ Notification, 2011; development of beach resort in designated areas of CRZ II and CRZ III for occupation of tourist or visitors requires prior approval of MoEF.

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

1. The proposed construction should be beyond 200mt towards the land from the HTL
2. No flattening of sand dunes should be carried out.

Item No. 23: Proposed residential / commercial building on the plot bearing CTS No. 1728, Survey No. A (23) 94, Hissa No. 6B/ 2 at post - Murud, Taluka - Murud, District - Raigad.

The project proponent presented the proposal before the Authority-

Proposal Category	Construction of Residential cum Commercial Building
Location of the Project	Plot bearing CTS No. 1728, Survey No. A (23) 94, Hissa No. 6B/ 2 at post - Murud, Taluka - Murud, District - Raigad.
Proposal Details	The proposal is for proposed residential / commercial building comprising of 4 shops on ground floor and 2 upper floors for residential units on the plot bearing CTS No. 1728, Survey No. A (23) 94, Hissa No. 6B/ 2 at post - Murud, Taluka - Murud, District - Raigad
CRZ Category-	As per the CZMP of Murud Janjira Municipal Council area (scale 1:4000) and Murud Janjira Municipal Council letter dated 4.5.2012, the site is in CRZ II / Landward side of the existing road.
DP Remarks, Zone-	Murud Janjira Municipal Council mentions, as per Development Plan for the Murud approved on 28.1.1977, the land under consideration in residential zone.
Proposed Use-	Residential cum Commercial
FSI Detail	Area of plot - 1000 Sq.mtr. Deduction for green zone - 195 Sq.mtr. Net Plot area - 805 Sq.mtr. Permissible FSI = 1 Permissible floor area - 805 Sq.mtr. Proposed floor area - 780.28 Sq.mtr.

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	FSI consumed = 0.97
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The Authority after deliberations decided to recommend the proposal before the Authority from CRZ point of view to concerned planning authority subject to compliance of the following condition

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. The concerned Planning Authority should ensure that the proposed commercial use involved in the proposal is in conformity with the town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 24: Proposed construction of lodging building on the plot bearing CTS No. 668, Survey No. (30) 185, Hissa No. 1-C-1 at post - Murud, Taluka - Murud, District - Raigad.

The project proponent presented the proposal before the Authority-

Proposal Category	construction of lodging building
Location of the Project	Plot bearing CTS No. 668, Survey No. (30) 185, Hissa No. 1-C-1 at post - Murud, Taluka - Murud, District - Raigad.
Proposal Details	The proposal is construction of lodging building comprising of stilt + 2 upper floor on the plot bearing CTS No. 668, Survey No. (30) 185, Hissa No. 1-C-1 at post - Murud, Taluka - Murud, District - Raigad
Details of the project site, CRZ Category-	As per the CZMP of Murud Janjira Municipal Council area and Murud Janjira Municipal Council letter dated 4.5.2012, CRZ II / Landward side of the existing road.
DP Remarks, Zone Proposed Use	Murud Janjira Municipal Council mentions, as per Development Plan for the Murud approved on 28.1.1977, the land under consideration in residential zone. Lodging
FSI Detail	Area of plot - 500 Sq.mtr. Deduction for Road - 283.5 Sq.mtr. Net Plot area - 216.5 Sq.mtr. Permissible FSI - 1 Permissible floor area - 216.5 Sq.mtr. Proposed floor area - 122.96 Sq.mtr. FSI consumed - 0.567

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



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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. The concerned Planning Authority should ensure that the proposed commercial use on land under reference as "lodging building" is in conformity with the town and country planning regulations existing as on 19.2.1991.
5. The proposed building should only be used for lodging purpose.
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No.25: Proposed residential cum commercial building on the plot bearing CTS No. 1688(part), Survey No. 140, Hissa No. 2B/ 3 at post - Murud Janjira, Taluka - Murud, District - Raigad.

The project proponent presented the proposal before the Authority-

Proposal Category	Construction of Residential cum Commercial Building
Location of the Project	Plot bearing CTS No. 1688(part), Survey No. 140, Hissa No. 2B/ 3 at post - Murud Janjira, Taluka - Murud, District - Raigad.
Proposal Details	The proposal is for proposed residential cum commercial building comprising of 3 shops on ground floor and 2 upper floors for residential units on the plot bearing CTS No. 1688(part), Survey No. 140, Hissa No. 2B/ 3 at post - Murud Janjira, Taluka - Murud, District - Raigad.
Details of the project site,	As per the CZMP of Murud Janjira Municipal Council area (scale 1:4000) and Murud Janjira Municipal Council letter dated 4.5.2012,
CRZ Category	Land under reference in CRZ II / Landward side of the existing road.
DP Remarks, Zone	Murud Janjira Municipal Council mentions, as per Development Plan for the Murud approved on 28.1.1977, the land under consideration in residential zone.
Proposed Use-	Residential cum Commercial
FSI Detail	<ul style="list-style-type: none"> • Area of plot - 2776.00 Sq.mtr. • Deduction for <ul style="list-style-type: none"> ○ Road - 129.00 Sq.mtr. ○ Proposed road existing structure - 1951.00 Sq.mtr. ○ Any reservation (green zone) -

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	<p>2080.00 Sq.mtr.</p> <ul style="list-style-type: none"> • Net Plot area - 696.00 Sq.mtr. • Permissible FSI - 1 • Permissible floor area - 491.00 Sq.mtr. • Existing floor area - 129.00 Sq.mtr. • Proposed floor area - 491.00 Sq.mtr. • Total Built up area proposed - 491.00 Sq.mtr.
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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. The concerned Planning Authority should ensure that the proposed commercial use is in conformity with the town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 26: Proposed development of commercial building for Hotel & Lodging on plot bearing CTS No. 672K/1B + 670/2 + 670/1B, 672/1D of Alibag City Survey, Tal. Alibag, Dist. Raigad.

The project proponent presented the proposal before the Authority-

Proposal Details:	The proposed construction is development of commercial building for Hotel & Lodging comprises of Ground + first floor + second floor.
Location of the Project:	Plot bearing CTS No. 672K/1B + 670/2 + 70/1B, 672/1D of Alibag City Survey, Tal. Alibag, Dist. Raigad.
Proposal Category:	New Construction
CRZ Category of the proposed site:	CRZ-II Landward side of existing road.
DP Remarks, Zone-Proposed Use-	As per the Development Plan Residential Zone Commercial Development
FSI Details, a) Permissible FSI	a) 1.00
Area Details, a) Total area of the	1200.00sqmt



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plot-	0129.00sqmt
b) Area under 9.00 m wide road-	1071.00sqmt
c) Net plot area-	120.00sqmt
d) 10% open space-	317.60sqmt
e) Permissible built up area per floor-	951.00sqmt
f) Permissible built up area-	297.55sqmt
g) Proposed built up area per floor-	892.65sqmt
h) Proposed built up area-	

On inquiry, the project proponent informed that the proposal is for construction of building (Gr + 2 floors) for lodging purpose only and no hotel activities are proposed. The proponent was directed to submit the undertaking regarding the same.

The Authority after deliberation decided to recommend the proposal from the CRZ point of view to the concerned 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, zoning, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. The concerned Planning Authority should ensure that the proposed commercial use on land under reference as "lodging building" is in conformity with the town and country planning regulations existing as on 19.2.1991.
5. Proposed building should only be used for lodging purpose and no hotel activities are allowed.
6. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 27: Proposed construction of building on plot bearing survey No. 29A/1, MHADA plot No. 131, MHADA Colony, Alibag, Tal.- Alibag, Dist.- Raigad.

The project proponent presented the proposal before the Authority-

Proposal Details:	Residential construction comprising of partly stilt + 2 upper floors
Location of the Project:	Plot bearing survey No. 29A/1, MHADA plot No. 131, MHADA Colony, Alibag, Tal.- Alibag, Dist.- Raigad.
Proposal Category:	Development residential building



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CRZ Category	As per CZMP of Alibag, the plot under reference falls in CRZ II and situated on landward side of existing road.
DP Remarks, Zone:	The land under reference falls in Residential zone as per section 50 of Maharashtra Regional and Town Planning, 1966 dated 11 th July, 1986.
Existing Use:	Vacant plot
Proposed Use:	Proposed structure is for residential use.
DCR Applicable:	DCR existing as on 19.02.1991
FSI Details, Permissible FSI:	1.00 as per DCR 1991
FSI proposed -	1.00
Area Details, Total area of the plot-	As per layout plan, 72.0 q.mtr
Permissible Floor Area-	per floor 50% - 36.00 Sq.mtr
Proposed built up area-	per floor - 34.72 Sq.mtr
Permissible FSI -	1.00
Total built up area -	71.86 Sq.mtr

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: NOC for redevelopment of residential building on plot bearing survey No. 298A, H. No. 1, CTS No. 3598/1 & 3598 of Zадgaon, Tal. & Dist. Ratnagiri.

The project proponent presented the proposal before the Authority-

Proposal Details:	The proposed construction is redevelopment of residential building comprises of Ground + 1 st floor.
Location of the Project:	Survey No. 298 A, Hiss No. 1, CTS No. 3598/1 & 3598 of mouje Zадgaon, Tal. & Dist. Ratnagiri.
Proposal Category:	Redevelopment



CRZ Category of the proposed site:	CRZ-II Landward side of existing road prior to 1991
DP Remarks,	As per the Development Plan
Zone- Proposed Use-	Residential Zone Residential Development
FSI Details,	
Permissible FSI	1.00
FSI proposed -	0.72
Area Details,	
Total area of the plot-	250.00sqmt
Net plot area-	250.88sqmt
Existing built up area-	44.59sqmt
Permissible built up area-	125.00sqmt
Proposed built up area of ground floor-	96.62sqmt
Proposed built up area of first floor-	85.58sqmt
Total built up area-	182.20sqmt

The Authority after deliberations decided to recommend the proposal from CRZ point of view to concerned planning authority subject to 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 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. 29: Proposed construction of workshop building on the plot bearing Plot No. 50, S. No.146, CTS No. 1274/42 (Mithagar) of Zadgaon (within Municipal limit) Taluka & District - Ratnagiri

The project proponent presented the proposal before the Authority-

Proposal Category	Construction of workshop building
Location of the Project	Plot bearing Plot No. 50, S. No.146, CTS No. 1274/42 (Mithagar) of Zadgaon (within Municipal limit) Taluka & District - Ratnagiri
Proposal Details	The proposal is for construction of workshop building comprising of ground + 1 upper floor having built up area 199.5 sq.mtr. Ground floor has been proposed for an area of 99.75 sq.mtr. It comprises a small workshop for two numbers of lathe machines, office, pantry, toilet, staircase block & loading

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	unloading platform for finished / unfinished jobs. First floor has been proposed for an area of 99.75 sq.mtr. It comprises a staircase & a godown to store finished / unfinished jobs.
Details of the project site, CRZ Category	As per the CZMP of Ratnagiri Municipal Council area and the Ratnagiri Municipal Council vide letter dated 29.3.2012 CRZ II / Landward side of the existing road.
DP Remarks,	The Ratnagiri Municipal Council vide letter dated 29.3.2012 mentions as per Development Plan of Ratnagiri Municipal Council, the land under consideration is situated in light industrial area.
FSI Detail	Area of plot - 502.50 Sq.mtr. Proposed Plinth coverage - 99.75 Sq.mtr. Net Plot area - 216.5 Sq.mtr. Area of Open space around - 402.75 Total Proposed Built up area - 199.50 Sq.mtr. Ground floor - 99.75 Sq.mtr. First floor - 99.75 Sq.mtr.

The Authority after deliberations decided to recommend the proposal before the Authority from CRZ point of view to concerned planning authority 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, zoning, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. No chemical manufacturing processing / treatment shall be allowed in the proposed workshop building.
5. Noise level during operation phase should not exceed the permissible limit.
6. Waste generated due to workshop related activities should not be disposed of in CRZ area.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 30: NOC for redevelopment of residential building on plot bearing Survey No. 326, Hiss No. 11, 12, CTS No. 3392, 3393, 3394/1 to 3, 3394, 3395, Village Zадgaon, Tal. & Dist. Ratnagiri

The project proponent presented the proposal before the Authority-

Proposal Details:	The proposed construction is redevelopment of residential building comprising of Stilt + 4 upper floors and Ground + 3 upper floors
Location of the Project:	Survey No. 326, Hiss No. 11, 12, CTS No. 3392, 3393,



	3394/1 to 3, 3394, 3395, Village Zadgaon, Tal. & Dist. Ratnagiri
Proposal Category:	Redevelopment
CRZ Category of the proposed site:	CRZ-II Landward side of existing road prior to 1991
DP Remarks, Zone: Proposed Use:	As per the Development Plan Residential Zone Residential Development
FSI Details, Permissible FSI FSI proposed to be consumed:	1.80 1.75
Area Details, Total area of the plot: Net plot area: Permissible built up area: Proposed built up area:	900.00sqmt 809.88sqmt 1620.00sqmt 1574.44sqmt
Permissibility of the height:	12.00mtr.

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

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. 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. 31: Proposal for residential complex Kohinoor Heritage at survey no. 121 Hissa No. 4/1, CTS No. 993, Village Zadgaon, Taluka & Dist- Ratnagiri

The project proponent presented the proposal before Authority-

Proposal Details:	The proposed construction is development of residential building comprising of Stilt + upper 4 floors for residential use.
Location of the Project:	Survey no. 121 Hissa No. 4/1, CTS No. 993, Village Zadgaon, Taluka & Dist- Ratnagiri.
Proposal Category:	New Development
CRZ Category of the proposed site:	CRZ-II Landward side of existing road Prior to 19.02.1991
DP Remarks, Zone- Proposed Use-	Residential Zone. Land use at present is for Agricultural use Residential.
FSI Details as per stringent DCR,	0.75

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Permissible FSI:	
Area Details as per stringent DCR,	
Total area of the Plot No.1:	1587.74sqmt
• As per 7/12:	• 4210.00sqmt
• As per property card:	• 4632.90sqmt
Permissible built up area as per stringent DCR-	1190.81sqmt
Area of proposed road as shown in plan-	183.10sqmt
Additional FSI of 20% on payment of premium(1190.81 × 0.20)-	238.16sqmt
Total permissible built up area (1190.81 + 238.16)-	1428.97sqmt
Total permissible built up area + Area under road-	1612.07sqmt
Total built up area-	1612.07sqmt
Permissibility of the height:	12m

The Authority decided to direct the project proponent to submit the Non Agricultural (NA) certificate for land under reference and revert.

Item No. 32: NOC for development of residential building on plot bearing Survey No. 182 A, Hiss No. 3, CTS No. 2707 B/8, Village Zadgaon, Tal. & Dist. Ratnagiri.

The project proponent presented the proposal before the Authority-

Proposal Details:	The proposed construction is development of residential building comprises of Ground floor (Bangalow).
Location of the Project:	Plot bearing Survey No. 182 A, Hiss No. 3, CTS No. 2707 B/8, Village Zadgaon, Tal. & Dist. Ratnagiri
Proposal Category:	New Construction
CRZ Category of the proposed site:	CRZ-II Landward side of existing road prior to 1991
DP Remarks,	As per the Development Plan
Zone- Proposed Use-	Residential Zone Residential Development
FSI Details, FSI proposed to be consumed-	0.49

Area Details,	
Total area of the plot-	226.00sqmt
Net plot area-	226.00sqmt
Permissible built up area-	113.00sqmt
Balance open area in plot-	113.24sqmt
Proposed built up area-	112.76sqmt

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, zoning, 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. 33: Proposed redevelopment of building on plot situated in survey No. 91 A, Hissa No. 14, C.T.S. No. 2033, 2033/1 to 2033/4 of mouje Rahataghar, Tal. Dist. Ratnagiri.

The project proponent presented the proposal before Authority-

Proposal Details:	Reconstruction of Residential building comprising of Stilt & Lower Ground + Upper Ground & Lower 1 st + Stilt Upper 1 st & Lower 2 nd + Terrace by demolishing existing structure.
Location of the Project:	Plot situated in survey No. 91 A, Hissa No. 14, C.T.S. No. 2033, 2033/1 to 2033/4 of mouje Rahataghar, Tal. Dist. Ratnagiri.
Proposal Category:	Reconstruction of residential building by demolishing existing structure.
CRZ Category of the proposed site:	As per CZMP of Ratnagiri Municipal Council, the plot under reference falls in CRZ II and situated on landward side of existing road which is prior to 19.02.1991.
Authorization details of existing structure:	As per Ratnagiri Municipal Council's letter dt. 11.10.2012, Existing structure is built up before 1905. Council has provided oldest assessment utara for the period of 1970 to 1975 as a proof as per available oldest record.
DP Remarks, Zone:	As per Ratnagiri development plan dt. 27.4.2000, plot located in residential zone.

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Proposed Use:	Proposed structure is for residential use.
DCR Applicable:	DCR existing as on 19.02.1991
Area Details,	As per Ratnagiri Municipal Council remarks,
Total area of the plot-	300.00 Sq.mtr (as per 7/12)
Proposed built up area-	382.65 Sq.mtr
Ground Floor-	143.02 Sq.mtr
First Floor-	143.02 Sq.mtr
Second Floor-	96.61 Sq.mtr
Stilt Floor Parking area-	46.61 Sq.mtr
Total built up area -	382.65 Sq.mtr

The Authority after deliberations decided to recommend the proposal from CRZ Point of view to concerned planning authority subject to 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 FSI, lay out plan, height 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. 34: Proposed reconstruction of residential building on plot situated in survey No. 24 A-1 A-2, 24 A-1 A-1 A-1, 24 A-1 A-1 A-1/B, 24 A-1 A-1 A-1 A Hissa No. Non Agriculture 1 A, 2 Non Agriculture C.T.S. No. 1074/1 1074 of 1076, 1076/1 to 11, 1077, 1077/1 to 3, 1078, 1078/1 to 4 of mouje Rahataghar, Tal. Dist. Ratnagiri.

The project proponent presented the proposal before Authority-

Proposal Details:	Reconstruction of Residential complex by demolishing existing structure comprising of 7 buildings i.e. building type- A to G.
Location of the Project:	Plot situated in survey No. 24 A-1 A-2, 24 A-1 A-1 A-1, 24 A-1 A-1 A-1/B, 24 A-1 A-1 A-1 A Hissa No. Non Agriculture 1 A, 2 Non Agriculture C.T.S. No. 1074/1 1074 of 1076, 1076/1 to 11, 1077, 1077/1 to 3, 1078, 1078/1 to 4 of mouje Rahataghar, Tal. Dist. Ratnagiri.
Proposal Category:	Redevelopment by demolishing existing structure.
CRZ Category of the proposed site:	The Ratnagiri Municipal Council letter dt. 4.4.2012 mentions that, the land under the reference falls in CRZ II and is situated on landward side of existing road which is prior to 19.02.1991.
DP Remarks, Zone:	As per Ratnagiri Development Plan dt. 27.4.2000, the plot under reference is located in residential zone.
Proposed Use:	Proposed structure is for residential use.
DCR Applicable:	DCR existing as on 19.02.1991
Area Details,	As per lay out plan,
Total area of plot -	5199.00 Sq.mtr. (as per 7/12)
Total area of plot -	6313.62 Sq.mtr. (as per property card)
Area under road	115 Sq.mtr.

widening	
Built Up Area :	
Building Type – B:	303.20 Sq.mtr
Parking -	303.20 Sq.mtr
Stilt upper -	303.20 Sq.mtr
First floor -	303.20 Sq.mtr
Second floor -	909.60 Sq.mtr
Total built up area -	
Building Type – C, D, & E	
Total Ground and stilt parking -	394.84 Sq.mtr
Residential -	154.61 Sq.mtr
Total area -	549.45 Sq.mtr
First and stilt upper-	549.45 Sq.mtr
Second and stilt upper first -	394.84 Sq.mtr
Stilt upper second -	1648.35 Sq.mtr
Total built up area -	
Building Type – F	
Proposed built up area	
Ground floor -	179.55 Sq.mtr
First floor -	95.17 Sq.mtr
Total built up area -	274.72 Sq.mtr
Building Type – G	
Proposed built up area	111.69 Sq.mtr
Ground floor -	111.69 Sq.mtr
First floor -	59.30 Sq.mtr
Second floor -	282.68 Sq.mtr
Total built up area -	
Total ground coverage -	1143.89 Sq.mtr
Total area -	3115.35 Sq.mtr
Open area -	3940.11 Sq.mtr

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

1. Zoning, reservation of land under reference as per town and country planning regulations existing as on 19.2.1991
2. Total area of plot.
3. Details of existing structure vis-a vis proposed structures with respect to no. of structures, built up area.
4. Permissible FSI and built up area.
5. Proposed FSI and built up area.
6. Details of commercial use, if proposed.



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Item No. 35: Proposed development of residential cum commercial building on plot situated in survey No. 27 A-1, Hissa No. 4/2, C.T.S. No. 1065/3 of mouje Rahataghar, Tal. Dist. Ratnagiri.

The project proponent presented the proposal before Authority-

Proposal Details:	Proposal is for construction of Residential cum Commercial building comprising of two shops and one office in Ground floor + two upper floors for residential use.
Location of the Project:	Plot situated in survey No. 27 A-1, Hissa No. 4/2, C.T.S. No. 1065/3 of mouje Rahataghar, Tal. Dist. Ratnagiri.
Proposal Category:	New construction on vacant plot
CRZ Category of the proposed site:	The Ratnagiri Municipal Council letter dt. 4.4.2012 mentions that, the land under the reference falls in CRZ II and is situated on landward side of existing road which is prior to 19.02.1991.
DP Remarks, Zone:	Ratnagiri Municipal Council vide letter dt. 4.10.2012 mentions that, plot under reference located in residential zone as per both Development plan i.e. 19.2.1991 and 27.4.2012.
Proposed Use:	Proposed structure is for residential and commercial use.
DCR Applicable:	DCR existing as on 19.02.1991
Area Details, Total area of the plot- Permissible built up area- Proposed built up area Ground Floor- First Floor- Second Floor: Total built up area :	As per lay out plan, 841.00 Sq.mtr (as per 7/12) 280.33 Sq.mtr 259.03 Sq.mtr 259.03 Sq.mtr 259.03 Sq.mtr 777.09 Sq.mtr

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, zoning, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. The concerned Planning Authority should ensure that the proposed commercial use involved in the proposal should be in conformity with the town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

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Item No. 36: 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.

The Authority noted that the matter was considered in 76th meeting of MCZMA held on 9.10.2011; wherein it was decided to direct the project proponent to submit the CRZ map (1:4000 scale) indicating 150 mt line from HTL and site under reference superimposed on it. Accordingly, the project proponent submitted the said map.

The Authority noted the project details-

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

The CRZ map in the scale of 1:4000 prepared by IRS, Chennai showing site under reference submitted by proponent was discussed and it was noted that approximately 90% of site falls within 150 mt line from HTL ie CRZ II area. The Authority directed project proponent to rework the FSI calculation in accordance with CRZ status of plot under reference and submit the amended lay out plans with FSI details.

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The Authority after deliberations decided to recommend the proposal from CRZ point of view to concerned planning authority subject to compliance of 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, zoning, 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. 37: Proposal for residential cum commercial building on plot No. 26, Sector 30-D, Ghansoli, Navi Mumbai

The project proponent presented the proposal before Authority-

Proposal Details:	The proposed construction is development of residential cum commercial building comprising of Ground + upper 4 floors
Location of the Project:	Plot No. 26, Sector 30-D, Ghansoli, Navi Mumbai
Proposal Category:	New Development
CRZ Category of the proposed site:	CRZ-II Landward side of existing bund road
DP Remarks,	As per the Development Plan
Zone-Reservation-	Residential Zone Reserved for residential & commercial purpose
Proposed Use-	Residential cum commercial Development
FSI Details,	
Permissible FSI	1.50
FSI proposed-	1.45
Area Details,	
Total area of the plot:	399.782sqmt
Permissible built up area:	599.673sqmt
Total commercial area:	37.098sqmt
Total residential area:	543.179sqmt
Proposed built up area:	580.277sqmt
Total construction area:	898.908sqmt
Permissibility of the height:	92.00mtr.

The CRZ map in the scale of 1:4000 prepared by IRS, Chennai showing site under reference was discussed by the Authority and it was noted that the plot under reference falls within 150 mt line from HTL ie CRZ II area.



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The Authority after deliberations decided to recommend the proposal from CRZ point of view to concerned planning authority 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, zoning, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. The concerned Planning Authority should ensure that the proposed commercial use involved in the proposal should be in conformity with the town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 38: Proposed development on plot No. 3, Sector No. 20, Kalamboli, Navi Mumbai.

The Authority noted that the matter was placed in 76th meeting of MCZMA held on 9.10.2012 wherein it was decided to direct the proponent to submit the CRZ map (1:4000 scale), showing site under reference, prepared by one of the MoEF authorized agency. Accordingly, the proponent submitted the said map, as per which, the site is partly affected by CRZ II.

The Authority noted the details of the proposal-

Proposal Details:	The lay out plan indicates that, the proposed construction comprises of Wings A to E. Each wing building comprises of Ground + 14 th floors. Stilt and podium is also proposed.
Location of the Project:	Plot No. 3, Sector No. 20, Kalamboli, Navi Mumbai.
Proposal Category:	Building development (residential and commercial).
CRZ Category of the proposed site:	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.
DP Remarks, Zone- Reservation- Existing Use- Proposed Use-	As per prevailing development plan, plot under reference is reserved for residential purpose. CIDCO mentions that, as per prevailing development plan, there is no particular reservation on the plot under reference. The land is vacant. Residential and Commercial.
FSI Details, Permissible FSI-	1.5



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FSI proposed-	1.489
Area Details,	As per layout plan submitted by Project proponent ;
Total area of the plot:	9999.81 sq.mtr.
Total Built up area:	14889.301 sq.mtr.
Total Residential area:	14228.478 sq.mtr
Total Commercial area:	660.823 sq.mtr
Balance area:	110.414 sq.mtr
Total residential units:	336
Total commercial units:	26

The Authority after deliberations decided to recommend the proposal from CRZ point of view to Navi Mumbai Municipal Corporation 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, zoning, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
4. The concerned Planning Authority should ensure that the proposed commercial use involved in the proposal should be in conformity with town and country planning regulations existing as on 19.2.1991.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work

Item No. 39: CRZ clearance for the cleaning and maintenance of holding ponds in Navi Mumbai Municipal Corporation

The Navi Mumbai Municipal Commissioner presented the matter before Authority-

1. The Navi Mumbai Municipal Corporation (NMMC) has hilly areas on the eastern side and the Thane creek on western side. It has 29 villages which are located on hillocks. All areas around the villages are low lying area. The major portion of the Navi Mumbai city has been developed over low lying areas and is subject to High Tides. At certain locations, creek water enters the city during high tide
2. In order to avoid flooding of whole area due to high tides, the storm water management of Navi Mumbai was planned on the line of Netherlands which is called the "Dutch method".
3. At places, where there are major ways for creek water to enter in the city during high tide line; holding ponds were constructed in 80's as a flood control measure (Tidal regulator) to prevent flooding during heavy monsoon period & from high tide. Navi Mumbai Corporation has total 11 holding ponds within the corporation limit..
4. There was heavy flooding in the year 1991. The CIDCO appointed a committee comprising experts from irrigation, CWPRS, CIDCO to find out the cause behind flooding. The clearing and strengthening the holding ponds were one the recommendation of the committee.
5. The non-maintenance of 11 ponds over the years have resulted in ingress of saline water and subsequent growth of mangroves and silt/sludge accumulation which has severely hampered the functioning of holding ponds by drastically reducing the holding capacity of the ponds.



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6. In order to improve proper functioning of the whole storm water management system of Navi Mumbai it is important to ensure that the designated capacity of holding ponds is maintenance and for which cleaning and maintenance of holding pond is vital. It is vital to clear mangroves which are unwanted in holding ponds. This will restore the holding capacity of ponds and avoid flooding.
7. However, as per the High Court order dated 6th Oct, 2005 in order to protect the ecologically fragile area (mangrove area) there is complete freeze on the removal or destruction of mangroves in the entire state of Maharashtra.
8. The NMMC joined as a party to PIL 87/2006. As the above court order was going to hamper the functioning of holding ponds and final judgment is pending.
9. Based on affidavit /representation made by NMMC, the High court passed order dated 27.1.2012 which states that **"the court shall approve the project if permission from the competent authority is obtained by the proponent for the project in mangroves area"**.

The Authority noted that the developed area of NMMC and Thane Belapur Industrial area is located in between thane creek on west side (lowest point in NMMC) and Parasik hills on east side. These developed areas along with parasik hills forms the total catchment area for the storm water. The holding ponds area designed to retain and store the storm water coming from the catchment areas. The Main Nallas within the city area carrying storm water is inlet of the holding pond and thane creek is the disposal.

The location of 11 holding ponds-

Sr No.	Location	Total No of Holding ponds
1	CBD (Sector 12 & 20)	2
2	Vashi (Sector 8, 10A, 12 & goan)	4
3	Nerul (Sector 48)	1
4	Koperkhairane (Sector 14 & 20)	2
5	Airoli (Sector 18)	1
6	Turbhe & Sanpada (Sector 30 A)	1

The Authority discussed the functioning of the holding pond, which is a prime flood control measure in Navi Mumbai Corporation. There are Box type RCC drains in NMMC developed area, those are connected to main channels which area further connected to main nallas. The storm water holding ponds area located between thane creek and main nallas. There are automatic mechanical gates installed at creek end of the holding pond. The operation of the mechanical gate is based on water pressure of high tide and low tide, which do not require electric power.

At normal conditions (without siltation in holding ponds)

Storm water carrying main nallas flows towards the holding ponds. The automatic gates opens towards the creek for disposal of water due to water pressure of low tide. Here holding ponds act as a retention measure.

During high tide (without siltation in holding ponds)

The automatic mechanical gate from creek side is closed due to water pressure of high tide of creek and water is stored in the holding pond. Here the holding pond acts as a storage thus avoiding water logging inside the city.



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During high tide (with siltation in holding pond)

The erosion of soil leads to heavy sediments flowing from nallas to holding pond. The high sedimentation in holding pond results in reduction in designed water holding capacity of pond. Subsequent, growth of mangroves in holding pond due to saline ingression aggravates the problems, further decreasing the designed capacity of holding pond. This ultimately leads to water logging problem within the city area.

The Authority felt that the holding pond system being the prime storm water control measure in NMMC area is vital in avoiding the water logging in low lying areas of city, in turn protecting the lives and property of people. The rehabilitation of holding ponds to their designed capacities by cleaning and de-silting is necessary.

It was noted that as per para 3(iv)(d) of CRZ Notification, 2011; **installation of tidal regulators** is permissible activity.

The Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view except at Vashi goan (Behind Railway Station), Vashi Sector 12 and Airoli Sector 18 to concerned planning authority ie NMMC subject to compliance of the following Conditions.

1. The mangroves present in the central portion of holding ponds should only be cleared for the de-siltation / cleaning of ponds.
2. No destruction of mangroves at the periphery of holding ponds is allowed
3. The dumping of silt on mangroves present at the periphery of holding ponds is not allowed.
4. The de-siltation of holding ponds should not result in reclamation of land. Further Pond area should not be reclaimed.
5. The Navi Mumbai Municipal Corporation should undertake the compulsory mangroves plantation within their area.
6. The prior High court approval is mandatory for clearing of mangroves. .
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work

On successful implementation of the above said proposal, the Authority shall consider the proposals of holding ponds at Vashi goan (Behind Railway Station), Vashi Sector 12 and Airoli Sector 18.

Item No. 40: Gogte Salt & Chemicals at Vasai, Dist- Thane- Regarding Demarcation HTL, LTL and deletion of CRZ -I

The project proponent presented the matter before Authority-

1. The proposal for demarcation of HTL and deletion of CRZ submitted to MCZMA on 23rd April, 21009 which were considered in 55th meeting of MCZMA held on 4th August, 2009. After discussion, the Authority recommended the matter to MoEF which was considered by NCZMA, New Delhi in its 19th meeting held on 8th January, 2010. The NCZMA directed The MCZMA to submit a site visit report.
2. Accordingly, the MCZMA made a site visit on 3rd September, 2010 which was placed in 65th meeting of MCZMA held on 9th September, 2010. MCZMA after deliberation sent the report to MoEF.
3. Thereafter, the MoEF published new CRZ Notification on 6.1.2011 superseding the old CRZ Notification, 1991. Further, as per Office Memorandum (OM) of MoEF dated 1.7.2011 and 8.8.2011; the CZMP approved under CRZ Notification, 2011 is frozen till the new CZMP under CRZ Notification, 2011 is approved by MoEF. As per the said OM, only those reclassification case which fits into the category of "error evident on record" should be sent to MoEF, through a procedure prescribed in the said OM.
4. The MCZMA discussed the OMs dated 1.7.2011 and 8.8.2011 issued by the MoEF in its 71st meeting held on 12.9.2011. During the meeting, the Authority decided that MCZMA shall recommend a proposal for reclassification under CRZ Notification, 1991, on the ground of "error evident on record" to the NCZMA for consideration, only after following this procedure as stipulated in MoEF's Office Memorandum dated 8.8.2011.



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5. The Pursuant to decision taken in 71st meeting of the MCZMA, a multidisciplinary subcommittee comprising of members of MCZMA officials of MCGM, district Collector, Kharland dept etc was constituted for site visit. The committee also comprised of a third party expert agency (IRS, Chennai or CESS, Kerala as necessary). Certain sites were re- examined by IRS, Chennai.
6. The project proponent got the survey of his site done from IRS, Chennai.

In the light of the MoEF's Office Memorandums dated 8.8.2011; the Authority decided that a multidisciplinary subcommittee comprising of members of MCZMA, officials from the Vasai Virar Municipal Corporation, District Collector etc shall visit the site and submit a site visit report to the Authority with following information –

1. What is the error on record because of which the area / plot in question does not fall in CRZ or has been,
2. how the error is proposed to be rectified
3. the corroborative / independent evidence supporting proposed rectification of the error.
4. findings of field verification.

----- Meeting ended with vote of thanks -----

Annexure I

List of the members present in the meeting

1. Valsa R Nair Singh, Secretary, Environment and Chairperson, MCZMA
2. Mr. S.N. Bagul, Member Secretary, MCZMA
3. Dr. M. Baba, Expert Member, MCZMA
4. Dr. Baban Ingole, Expert Member, MCZMA
5. Dr. Mahesh Shindikar, Expert Member, MCZMA.

