

CONFIRMED MINUTES OF THE 85TH MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY (MCZMA) ON 12TH AND 13TH SEPTEMBER, 2013

The 85th meeting of the MCZMA was held under the Chairmanship of Principal Secretary (Environment) on 12th and 13th September 2013 at 11.00 am at Sachivalay Gymkhana, 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, Director, CIFE could not attend the meeting.

Item No.1: Confirmation of Minutes of the 84th Meeting of Maharashtra Coastal Zone Management Authority (MCZMA)

The draft minutes of the 84th Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 30th & 31st August 2013 were circulated to all members of the MCZMA through email for confirmation. The members were requested to provide suggestions/ objections, if any, on draft minutes.

Dr.M.Baba, Member, suggested some changes and additions, which have been incorporated in the draft minutes appropriately. Accordingly, the minutes were confirmed.

Item No.2: Demolition and reconstruction of Toilet block at -

- 1) At Jai DurgaBhavaniChawl, S.B.PatilMarg, Near GajdharbandhNalla in H/W ward,
- 2) At Ram LakhanChawl, S.B.PatilMarg, Near GajdharbandhNalla in H/W Ward,
- 3) At OmkarSudharSamitiGalli, S.B. PatilMarg, Near Gajdharbandhnalla in H/W ward, Mumbai,
- 4) At Jai Hanuman Chawl and AdarshChawl in Bhim Nagar in R/Central Ward.

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. The proposals were considered in the 83rd meeting of the MCZMA held on 6.8.2013. The Authority after deliberation decided to direct the MCGM to submit the following information and revert-
 - Duly filled Form- I of CRZ Notification, 2011,
 - PART -A & PART - B of MCZMA Office Memorandum dated 2.7.2011
 - CRZ map of Mumbai showing the site under reference.



2. Accordingly, the MCGM has forwarded the reply vide letter dated 26.8.2013. It is mentioned that, the MCGM has submitted 3 proposals of H/West ward and 2 proposals R/ central ward to the MCZMA. However, 2 sites of H/west ward instead of 3 sites along with 2 sites of R/central ward were considered in the 83rd meeting.
3. The proposals of 3 sites of H/ward and 2 sites of R/ Central ward are submitted along with the followings-
 - Duly filled Form- I of CRZ Notification, 2011,
 - PART –A & PART – B of MCZMA Office Memorandum dated 2.7.2011
 - CRZ map of Mumbai showing the site under reference.
4. The proposal details are as follows-
 - 1) Demolition and reconstruction of Toilet Blocks at Jai DurgaBhavaniChawl, S.B. PatilMarg, NearGajdharbandhnalla in H/W ward, Mumbai.
 - The MCGM has proposed to construct 30 seats G + 1 and part 2nd floor RCC toilet blocks (approx. BUA 195 Sq.m) by demolishing existing 12 seated Toilet blocks through the Slum Sanitation programme at Jai Durga BhavaniChawl, S.B. PatilMarg, Near Gajdharbandhnalla in H/W ward.
 - The land under reference bearing CTS No. 1053 of village Juhu is reserved for Post & telegraph (part larger reservation) & situated in residential Zone & ND Zone.
 - As per the CZMP of Mumbai the land under reference falls in CRZ-II.
 - 2) Demolition and reconstruction of Toilet Blocks at Ram LakhanChawl, S.B. patilmarg, near Gajdharbandhnalla in H/W ward, Mumbai.
 - The MCGM has proposed to construct 30 seats G + 1 and part 2nd floor RCC toilet blocks (approx. BUA 195 Sq.m) by demolishing existing 12 seated Toilet blocks through the Slum Sanitation programme at Ram LakhanChawl, S.B. patilmarg, near Gajdharbandhnalla in H/W ward.
 - The land under reference bearing CTS No. 1053 of village Juhu is reserved for Post & telegraph (part larger reservation) & situated in residential Zone & ND Zone.
 - As per the CZMP of Mumbai the land under reference falls in CRZ-II.
 - 3) Demolition and reconstruction of Toilet Blocks at OmkarSudharSamitiGalli, S.B. PatilMarg, NearGajdharbandhnalla in H/W ward, Mumbai.
 - The MCGM has proposed to construct 40 seats G + 1 and part 2nd floor RCC toilet blocks (approx. BUA 260 Sq.m) by demolishing existing 18 seated Toilet blocks through the Slum Sanitation programme at Ram LakhanChawl, S.B. patilmarg, near Gajdharbandhnalla in H/W ward.
 - The land under reference bearing CTS No. 1053 of village Juhu is reserved for Post & telegraph (part larger reservation) & situated in residential Zone & ND Zone.



- As per the CZMP of Mumbai the land under reference falls in CRZ-II.
- 4) Demolition and reconstruction of Toilet Blocks at Jai Hanuman Chawl and AdarshChawl in Bhim Nagar in R/ Central Ward, Gorai, Mumbai.
 - The MCGM has proposed to construct 20 seats G + 1 and part 2nd floor RCC toilet blocks (approx. BUA 117 Sq.m) by demolishing existing 10 seated Toilet blocks through the Slum Sanitation programme at AdarshChawl in Bhim Nagar in R/ Central Ward, Mumbai.
 - The MCGM has proposed to construct 12 seats G + 1 and part 2nd floor RCC toilet blocks (approx. BUA 78 Sq.m) by demolishing existing 6 seated Toilet blocks through the Slum Sanitation programme at Adarsh Chawl in Bhim Nagar in R/ Central Ward, Mumbai.
 - As per the CZMP of Mumbai the land under reference falls in CRZ-II.

When the Authority enquired proponent about the proposed provision for sewage disposal system to handle sewage / grey water to be generated from the toilet blocks the proponent informed that there was a provision of installation of septic tanks to address the sewage problem & the treated sewage will be discharged into nalla.

The Authority observed that septic tanks would not be adequate solution to handle the sewage problem as the number of tanks proposed are not adequate to handle the quantum of sewage generation keeping in mind the population of the catchment area of toilet blocks proposed. The MCZMA suggested that the toilet blocks should be connected to Municipal Sewer line to handle its sewage / grey water.

After detailed discussion and deliberation, the Authority decided to direct the proponent to come up with revised proposal of adequate arrangement with adequate number of toilet blocks that would handle the quantum of sewage generation of the concerned area. The sewage should be connected to MCGM sewer line. A revised proposal may be submitted.

Item No.3: CRZ clearance for Kharland schemes – Kharland Development Circle, Govt of Maharashtra.

The proponent was absent for meeting. Hence, the proposal was deferred.

Item No.4: NOC for development of Beach facilities at Tarkarli, Velagar(Shiroda), Sagarashwar (Vagheshwar) beaches in Coastal Maharashtra

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. As per the District Collector, Sindhudurg vide letter dated 16.03.2013, proposal is for tourist beach facility unit on plot bearing S. No. 59, Village Tarkarli, Tal. Malwan, Dist.

Sindhudurg under the Maharashtra Tourism Development Corporation (MTDC). The proposed construction comprises of beach primary facilities such as foot wash, toilets, bathing rooms, changing rooms with lockers etc. The construction is proposed to install pre-fabricated modular unit on plinth.

2. As per CRZ map prepared by SAC, Ahmedabad & MRSAC, Nagpur the project falls in CRZ III, i.e. in the No Development Zone (0 to 200 m from HTL).
3. As per the regional plan of Ratnagiri-Sindhudurg, the area falls in Marshy Land Zone.
4. Land Status: presently the land under consideration is beach and does not have any type of vegetation.
5. The total area of plot is 1.36Ha.
6. Bio digester is to be used for treatment of Black water coming from WC's. This waste will be collected in the tank and will be recycled and reused for gardening once the BOD is reduced to permissible level.
7. The solid waste material will be suctioned out once in three years.
8. Grey water treatment system is used for treatment of grey water coming from bathrooms and wash basins and shall be reused for flushing.
9. FSI details, as per the layout plan submitted by Project Proponent,
 - a) Area of Plot – 13,610.00sqm (1.36 Ha.)
 - b) Permissible FSI – 1.00
 - c) Proposed built up area – 73.36sqm

The proposal lacks adequate provision for treatment of sewage / sludge to be generated from the proposed beach facilities such as foot wash, toilets, bathing rooms etc. The land has not yet been identified by the proponent for setting up of sewage treatment plant and disposal of effluent.

The Authority after deliberation decided to direct the proponent to submit the detailed report with the following-

1. Whether the land being identified for treatment of sewage / sludge and its disposal is in CRZ or non CRZ?
2. The complete project layout including sewage treatment facilities superimposed on CZMP plan.
3. Details of technology for treatment of sewage / sludge.

Item No. 5: Proposed redevelopment of plot bearing CTS No. 930, 930/1 to 930/5 of village Juhu situated at Vasantha Theosophical Society, Juhu Tara Road, Mumbai

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

1. The MCGM's letter dated 22nd April, 2013 mentions that the plot falls in Residential Zone as per old DP (1967 DP) as well as revised sanctioned DP of 1993.
2. As per the CZMP of Mumbai approved by MOEF the plot falls in CRZ II area and is situated on seaward side of existing road.
3. There exists one old building/ bungalow with a servant room on the plot and is proposed to be demolished. The structure is very old, hence the documents such as approved plans,



CC, OC etc are not available. As per policy of MCGM, if structure and use is existing prior to 1961-62 it is "deemed authorized" and considered adequate for authenticity.

4. As per MCGM's letter dated 22.4.2013 proposed residential building comprising of Gr + 2 upper floor structure of total FSI of 0.825.
5. FSI Details as per the lay plan submitted along with IOD-
 - Area of plot – 780.70 Sq.m
 - Permissible FSI (restricted as per societies GBR) – 0.825
 - Proposed floor area- 580.35 Sq.m (0.82)
6. IOD issued by the MCGM

As per MCGM letter dated 24th May, 2013 the MCGM has granted IOD to the proposal vide letter no. CE/8650/WS/Ak dated 25th May, 2013 for Gr + 2 upper floor structures for consumption of 0.825 FSI only and there are no further relaxation / concessions in the proposal.

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject to the existing Floor Space Index or Floor Area Ratio norms and without change in the present use.
3. The concerned planning authority should ensure that the FSI, lay out plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991, i.e. as per DCR 1967.
4. There should not be violations of provisions of CRZ Notification, 2011 (as amended from time to time) which should be ensured by the MCGM.
5. All other required permissions from statutory authorities should be obtained prior to the commencement of work.

Item No.6: Redevelopment of property bearing plot No.103,C. S.No.1813 of Shivaji Park Scheme, Mahim Divison,Shivaji Park Road No.3, Shivaji Park, Dadar (W), Mumbai

The proponent presented proposal before the Authority. The Authority noted the following:

1. The Municipal Corporation of Greater Mumbai (MCGM) vide letter dated 30th May, 2013 has forwarded a proposal of "Proposed redevelopment of property bearing plot no. 103, CS. No. 1813 of Shivaji Park Scheme, Mahim Division, Shivaji Park Road No. 3, Shivaji Park, Dadar (W), Mumbai 400 028 of G/North Ward" to MCZMA.
2. Redevelopment is of an existing 'A' category Cessed building prior to 1940, under DC reg. No. 33(7) of DCR 1991 in accordance with Para 8.V.(c) of CRZ Notification,2011.
3. Earlier, the Urban Development Department (UDD) has issued CRZ NoC dated 15th May, 2008 for "redevelopment of property bearing plot no. 103, CS. No. 1813 of Shivaji

Park Scheme, Mahim Division, Shivaji Park Road No. 3, Shivaji Park, Dadar (W), Mumbai 400 028 of G/North Ward", with permissible FSI of 2.00 and subject to certain conditions.

4. Now, the proponent has proposed to obtain the CRZ NoC from MCZMA with FSI 2.5 under DC reg 33(7) of DCR 1991 in accordance with Para 8.v.(c) of CRZ Notification, 2011.
5. The Municipal Corporation of Greater Mumbai letter dated 30.5.2013 mentions that as per old DP (1967) as well as the revised sanctioned DP (1993), the plot under reference is in residential zone & not reserved for any public purpose.
6. As per the approved CZMP of Greater Mumbai, the plot falls in CRZ II and situated on landward side of existing Veer Savarkar Marg prior to 1991.
7. As per the MCGM remarks dated 30.5.2013, the existing structure is 'A' category Cess building comprising of Ground floor + 2 + 3rd (p) upper floor having area 473.25sq.m. with 603.768sqm built up area. The existing use of the old building is residential as per MCGM letter dated 30.5.2013. Old building plans have been submitted.
8. The existing FSI consumed is 1.28.
9. Existing structures are not yet demolished as mentioned in the public hearing report.
10. As per the letter dated 6.4.2013 the proposed residential building comprising of stilt for 3 tier / puzzle parking system & 2 tier simple lift type mechanized parking system + 1st floor proposed with society office & MTNL room & 2nd floor to 6th floor for rehab + 7th floor (pt) refuse and fitness center + 8th to 10th for residential sale + 11th (pt) for residential flat with total height of building 39.35sqm.
11. Fresh IOD dated 14.5.2013 issued by the Municipal Corporation of Greater Mumbai has been submitted.
12. As per MCGM's letter dated 30.5.2013 plans are scrutinized as per the CRZ Notification, 2011 and DC reg. 1991 and concessions are approved by Municipal Commissioner vide No. MCP /8879 dated 10.5.2013 and IOD was issued on 14.5.2013. Earlier IOD was issued by the MCGM on 24.9.1996.
13. MHADA has issued "Revised No Objection Certificate" dated 9th February, 2012 for redevelopment of captioned property with FSI 2.5 or FSI required for rehabilitation of existing occupiers plus 50% incentive whichever is higher in accordance with the earlier D.C. Regulation 33(7) and Appendix - III to this Regulation 33(7)

14. FSI Details:

As per the building plans submitted along with IOD-

- a. Total area of Plot – 473.25sqm
- b. Permissible FSI – 2.50
- c. Balance area of the plot – 473.25sqm
- d. Permissible floor area – 1183.13sqm
- e. Proposed floor area – 1035.16sqm
- f. Excess balcony area taken in FSI – 147.90sqm
- g. Total proposed built up area – 1183.13sqm
- h. Balance area – 0.07 sqm
- i. FSI proposed to be consumed – 2.49

A per the MCGM letter dated 30th May, 2013 total construction area is 2532.78sqm



15. Public Hearing:

As per CRZ Notification, 2011 under item 8 V. (d) (c) 4, the public hearing was conducted on 11.12.2012 by the MPCB. The Environment related points discussed in the Public Hearing are as follows:

- a. *Present position of the project:* Existing old building is in dilapidated condition & not demolished yet.
- b. *Guidelines and plans approved by MCGM for disposal of debris generating from building demolition & basement excavation:* After getting the permission from competent authority project work will be started.
- c. *Permission for mineral excavation during piling & basement activity from the Collector, Mumbai City:* After getting the permission from competent authority project work will be started.
- d. *At present there are any trees at project site:* There are 3 existing trees at the boundary wall of the site, which will be protected by shoring method.
- e. *Is the building enlisted as heritage structure:* No
- f. *Provision of use of non conventional energy source such as solar energy:* Non conventional source of solar energy will be used for water heating purpose and maintenance of solar equipment panel will be maintained by raising corpus by project proponent.
- g. *Equipment & technology will be adopted to mitigate / minimize the intensity of noise pollution:* During construction phase, Noise pollution will be minimized by tin fencing / barricading around the project site.

Authority took note that Existing structures are not yet demolished as mentioned in the public hearing report. Further, as per MCGM's noting dated 4.4.2013 mentions that the said structure is "A" category and existing building is in dilapidated condition. The structure is existing on site. It was felt that a clarification should be sought from MCGM as to whether CC is issued to the project

The Authority after deliberation decided to recommend the proposal to concerned planning authority subject to submission of clarification from MCGM as to whether CC is issued to the project, with strict compliance of the following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The concerned planning authority should ensure that there is no change of use for the proposed redevelopment of existing authorized building.
3. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
4. The MCGM should ensure that FSI, Non FSI and concessions granted by Municipal Commissioner, if any, is strictly as per the provisions of DCR existing as on 6.1.2011.
5. Project proponent should implement green initiatives such as rainwater harvesting system for ground water recharge, solar panel for generation of renewable energy for captive consumption.
6. Prior NoC from Heritage point of view should be obtained.



7. There should not be any violations of provisions of CRZ Notification, 2011 (as amended from time to time) which should be ensured by MCGM.
8. All other mandatory permissions from different statutory authorities should be obtained prior to the commencement of work.

Item No.7: Redevelopment of property on plot bearing C.S.No. 830, 830A and 830B of Worli Dn. Plot No. 96A, 96B, 96C of Worli Estate Scheme No.52 on Khan Abdul Gafar Khan Road, Worli, Mumbai

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

- a. The proposal was for Redevelopment of property on plot bearing C.S.No. 830, 830A and 830B of Worli Dn. Plot No. 96A, 96B, 96C of Worli Estate Scheme No.52 on Khan Abdul Gafar Khan Road, Worli, Mumbai
- b. As per DP remarks of the MCGM dated 12.12.2008; the plot under reference falls in Residential Zone.
- c. As per the CZMP approved by MoEF in 2000; the plot under reference falls in CRZ II and situated on landward side of existing Khan Abdul Gafar Khan road.
- d. The MCGM letter dated 3.6.2013 has mentioned that existing use of structure is Residential. Copy of existing plan of basement + Ground + 7th floors is submitted. Copy of Cadastral survey Plan No. 830,830A & 830B of Worli Division is submitted.
- e. The MCGM has submitted a copy of letter dated 30.6.1988 as a completion certificate for "proposed building on plot NO. 96 ABC scheme NO. 5, Worli sea face, Bombay".
- f. As per the MCGM remarks dated 3.6.2013; the proposed residential building comprising of 3 level Basement + Stilt and 3 wings comprising each of 1st level to 4th level for residential purpose with total height of building of 18 m upto to terrace level
- g. FSI Details:
 - As per the plans dated 7.5.2013 submitted (along with IOD)-
 - Area of plot- 3762.59 Sqm
 - FSI permissible & total permissible area- 1.33 & 4253.61 Sqm
 - Proposed area- 4193.95 Sqm
 - Total built up area- 4193.95 Sqm
- h. As per MCGM remarks dated 3.6.2013-
 - The architect has counted the area of staircase, lift, lift lobby and passages thereto into FSI.
 - Permissible FSI is 1.33 ie. 4253.61 Sqm. And, Non FSI (3 level basement, AC plant room, car lift, 10 % balcony, O.P. and F.B.) - 14200.39 sqm. and
 - Total construction area -18454 Sqm.
- i. IOD dated 7.5.2013 issued by the MCGM

In the 78th meeting of the MCZMA it was 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. Further, in 82nd meeting of MCZMA held on 10.6.2013 it was decided that

“proposals should come before the MCZMA for CRZ recommendation only after obtaining IOD from the MCGM. Accordingly, MCZMA is considering the proposals. Authority decided that if the Authority feels the requirement of UDD’s remarks the proposal would be sent to UDD for their remarks”

Accordingly, the project proponent has submitted the IOD issued u/No. EB/6624/GS/A dated 7.5.2013 by the MCGM.

The Authority noted that the Complaint dated 7th August, 2013 was received in the subject proposal from Adv Y.P. Singh alleging that use of the existing building is for “training institute” and is under public use, requiring prior clearance from Ministry of Environment and Forest, New Delhi as per para 4(ii)(i) of CRZ Notification, 2011. New building is proposed for residential purpose, thereby causing “Change of use.” Further, demolition of the existing building on plot under reference has been done before obtaining CC which is in violation of MRTP Act, 1966 and CRZ Notification, 2011.

The complaint was forwarded to Municipal Corporation of Greater Mumbai for examination, with a request to take appropriate action in the matter, if there is any violation of provisions of CRZ Notification, 2011. Action taken report was sought from MCGM at the earliest. MCGM officials present in the meeting provided a reply on complaint forwarded to the MCZMA.

The Authority deliberated on the use of existing structure on plot under reference and noted followings-

1. MCGM reply dated 10.9.2013 submitted in response to MCZMA’s communication mentions that regarding use of existing building, as per copy of Deed of Assignment dated 4th April, 2012 submitted by Architect to MCGM, it is to mention that Assignor viz Hindustan Liver Limited has developed the said property for its own use and constructed at its own cost and expenses as Residential cum Training Centre with requisite approval from MCGM in the past. The completion certificate for the said building was issued on 30th June 1988. Hence said building may not be categorized as building under public use, as contemplated in para 4(ii)(i) of CRZ Notification, 2011. Pursuant to the receipt of the complaint under reference, MCGM vide letter dated 7.8.2013 has instructed developer / Architect to stop the demolition activity immediately. Further developer / architect is being instructed to safeguard the partly demolished existing building and barricade suitably under the provision of Licensed site Supervisor / Structural Engineer.

Reply about the complaint was sent by the MCGM vide its letter dated 14.8.2013 to the complainant.

2. The MCGM letter dated 3.6.2013 has mentioned that existing use of structure is Residential. Copy of existing plan of basement + Ground + 7th floors is submitted. From the plan submitted by the MCGM, it was observed that the plans were of Residential cum training centre.



Taking into account the MCGM reply dated 10.9.2013 as well as its remarks dated 3.6.2013 in the matter the Authority observed that use of existing building on plot under reference was Residential cum training centre.

It is further noted that as per MCGM's reply dated 14.8.2013, the said property for its own in-house use and constructed at its own cost and expenses as Residential cum Training Centre with requisite approval from MCGM in the past and hence, may not be categorized as building under "Public use".

In the light of above, the Authority after deliberation decided to recommend the proposal to the concerned planning authority from the CRZ point of view subject to strict compliance of the following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. 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.
3. The concerned Planning authority should ensure that the FSI, lay out plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991 i.e. as per DCR 1967.
4. There should not be violations of provisions of CRZ Notification, 2011 (as amended from time to time) which should be ensured by MCGM.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.8: Proposed residential building on land bearing CTS No. C/597 & C/598 of village Bandra at 2nd Monte Park Rd, Bandra (W), Mumbai

The proponent presented the proposal before the Authority. The Authority noted the following:

1. Project proponent had obtained CRZ clearance for the redevelopment on plot bearing 597 & 598 of village Bandra from MCZMA vide letter No/ CRZ 2012 / CR 60 / TC 2 for 3 basement + stilt + 1st to 4th proposed to consume 1 FSI which was prevailing on 19.2.1991. (proposal was as per para 8.II.CRZ II.(iii) wherein DCR 1967 was applicable)
2. Now, the proponent has submitted a proposal in accordance with para 8.V.(c) of the CRZ Notification, 2011 under DCR 1991 (amended up to 6.1.2011)
3. As per DP remarks of MCGM dated 18th April, 2013; the land bearing CTS No. 597 and 598 of Bandra – C village falls in Residential zone.
4. As per the approved CZMP of Mumbai; the plot under reference falls in CRZ II and situated on landward side of existing road. Proponent has submitted a CRZ Map (1:4000 scale) prepared by IRS, Chennai which shows, the plot under reference falls in CRZ II.
5. As per the MCGM letter dated 16.8.2013; there were two structures existing on the plot U/R which were declared dilapidated by the Municipal Corporation vide no. HW/BF/JE III /354/11/2010 dated 24.12.2010. Further MCGM had issued pull down notice for the



bungalows and accordingly, owner / developer has demolished the bungalows. (Copy of pull down notice dated 21.12.2011 issued by MCGM is submitted)

6. The MCGM letter dated 16.8.2013 mentions that Project proponent has submitted a proposal for 2 basement + stilt + 1 podium + part 16 upper residential floors by availing the benefit of TDR. The necessary concessions / relaxation for the 2 basement + Stilt + 1 podium + part 16 upper residential floors are sanctioned by the Hon. Municipal Commissioner.

7. IOD issued by the MCGM

IOD has been issued under No. CHE / WS /0149/H/337/ New dated 8.8.2012 for one FSI i.e. Building comprising of 2 level basement for parking + stilt + for 2 level stack parking + Girder floor + 1st to 5th floor.

8. FSI details

As per the layout plan submitted by the proponent-

1. Plot area- 1296.90 Sq.m
2. Permissible floor area-1296.90 Sq.m
3. Proposed area – 1247.60 Sq.m.

The Authority noted that FSI of redevelopment of dilapidated building shall be in accordance with the town and country planning regulations as on 6.1.2011.

On enquiry, the proponent informed that proposed construction comprises of 2 basement + stilt + 1 podium + part 16 upper residential floors by availing the benefit of TDR. (Proposed construction involves FSI one and TDR one.) However, IOD has been issued under No. CHE / WS /0149/H/337/ dated 8.8.2012 for one FSI i.e. Building comprising of 2 level basement for parking + stilt + for 2 level stack parking + Girder floor + 1st to 5th floor.

The Authority after deliberation decided to direct the project proponent to get the approved plans and IOD for the FSI 2 (Zonal FSI one + TDR one) from the Municipal Corporation of Greater Mumbai. Public hearing in accordance with Para 8.V. (c) of CRZ notification, 2011 should be submitted by the proponent. While issuing the approved plans and IOD for the proposal, the Municipal Corporation of Greater Mumbai should ensure that FSI for the proposal should be as per the town and country planning regulations existing and in force as on 6.1.2011

Item No.9: NOC for CRZ at Penkarpada, S.No.236(Old), 71(New) for Bhakti Vedant Hospital- Mira- Bhayandar Municipal Corporation.

The proponent presented proposal before the Authority. The Authority noted the following:

1. As per the Mira-Bhayandar Municipal Corporation letter dated 29.11.2012-

- Proposed construction of hospital is for additional FSI on plot bearing S. No. 236 (Old), 71 (New), Mouje Penkarpada, Thane.
- As per Development Plan dt. 02.06.1973 of Bombay Metropolitan Regional Planning Board, the plot under reference falls in residential zone.
- As per the Mira-Bhayandar Municipal Corporation remarks, zoning was residential as on 19.02.1991 in which hospital use was permissible.
- As per CZMP, proposed site falls in CRZ II and situated on landward side of existing road which is constructed prior to 19.2.1991.
- The total plot area of Bhakti Vedant Hospital is 7381.00sqm and proposed additional area for hospital use is 6386.55sqm
- As per Executive summary of the project, existing hospital building permission was obtained in 1985.
- As per the Mira-Bhayandar Municipal Corporation letter dated 29.11.2012, the proposed construction comprising of 5 (pt) + 6 (pt) upper floors on existing Bhakti Vedant Hospital (area- 1002.42sqm) and Building B (Newly proposed) comprising of Basement + Ground + 8 (pt) floors (area – 5384.13sqm)

2. As per part – B,

- Commencement Certificate issued on 20.3.1985 and last revised on 3.12.1996
- Occupation Certificate granted on dated 4.11.1988 for existing hospital
- Permitted built up area = 6157.32sqm
- FSI consumed – 0.99

3. FSI Details:

As per layout plan submitted by the proponent,

- Total area of plot – 7381.00sqm
- Built up area statement –
Building A
Existing Built up area -6157.32sqm
Proposed Built up area - 1002.42sqm
Building B
Proposed Built up area – 5384.13sqm
- Total area – 12543.87sqm
- Permissible FSI – 2.00
- Permissible Floor Area – 1257.70sqm
- Existing Floor Area – 6157.32sqm
- Proposed built up area – 1002.42 + 5384.13 – 6386.55sqm
- Total built up area proposed – 12543.87sqm

4. Decision of the Authority in its 81st meeting.

“In light of the details of the case, authority after deliberation decided to recommend the project subject to submission of following details-



- Permissible FSI for the proposal as per local town and country planning regulation existing and in force as on 19.02.1991
 - Whether proposed FSI is within the limit of permissible FSI in force as on 19.2.1991 on land under reference.
5. Accordingly, the Mira-Bhayandar Municipal Corporation has forwarded their reply dated 22.08.2013 on the points raised by the MCZMA.

Point wise reply of the Mira-Bhayandar Municipal Corporation is follows:

- Permissible FSI for the proposal as per local town and country planning regulation existing and in force as on 19.02.1991

According to the letter dated 22.08.2013, the proposed FSI in this project is 2.00 against the permissible FSI of 3.00 as mentioned in the present D.C. Regulation of Mira-Bhayandar Municipal Corporation.

- Whether proposed FSI is within the limit of permissible FSI in force as on 19.2.1991 on land under reference.

As per the Mira-Bhayandar Municipal Corporation letter dated 22.08.2013, as per the DCR, there is no upper limit prescribed for use of permissible FSI for medical institution.

On enquiry, proponent informed that proposal involves FSI- 2 (zonal FSI 1 + Additional FSI 1) Authority observed that Government's approval would be required for sanctioning of additional 1 FSI for the Hospital which has not yet been taken.

In light of this, the Authority after deliberation decided to direct the proponent to first get sanction of State Government for additional FSI. Project proponent should submit the approved plans and IOD for the proposed FSI. (i.e. 2) obtained from the Mira Bhayander Municipal Corporation and revert. While issuing the approved plans and IOD for the proposal, the Mira-Bhayandar should ensure that FSI for the proposal should be as per town and country planning regulations existing and inforce as on 19.2.1991. The proponent & Mira Bhayandar Municipal Corporation shall also submit status of construction of newly proposed building.

Item No.10: CRZ clearance for construction of residential building in bhumapan No.97/12 at village Malyaan, Dahanu, Distt.Thane

The proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.11: CRZ clearance for proposed building on plot bearing Tikka No.3, C.T.S.No. 165 at village Thane(W)

The proponent was absent for the meeting. Hence, the proposal was deferred.



Item No.12: NOC for proposed amusement park of land bearing S.No. 153(new)/70(old), H.No.1,2& 5, S.No.154(new) / 71 (old), H. No. 1 to 6; S.No. 155 (new) / 72 (old), H.No.1 to 5, S.No.156 (new) / 74 (old), H.No.1 to 8; S.No.157 (new) / 73 (old), H.No.1 to 4; S.No.158 (new) / 75 (old), H.No.1 to 5; S.No.159 (new) / 76 (old) H.No.160 (new) / 77 (old), h.No.1 to 8, village Sasunavghar, Tal.Vasai, Dist.Thane.

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

1. The Urban Development Department vide letter dated 3.7.2003 had given opinion that the proposal could be sanctioned by maintaining a distance of 150 m. from HTL. Based on this directives, the CIDCO has granted approval to the proposal vide order dated 10.9.2004.
2. The Govt. Appointed CESS for preparation of the CRZ plans of the sub-region. The CESS has prepared CRZ plans, wherein HTL and buffer zone have been demarcated. The buffer zone has been demarcated around 150 m from HTL.
3. As per CZMP prepared by CESS, Kerala, the CRZ 150 m. line for the instant plot is more or less similar to the CRZ line considered in the CIDCO approved plan dated 10.9.2004.
4. The VVMC has issued Revised Development permission vide letter dated 16.4.2013 in which no development is allowed in buffer zone as per CESS plan and Urban Development Department directive (i.e. No development proposed in 150 m CRZ area)
5. The area details Revised Development permission vide letter dated 16.4.2013 issued by VVMC,

	Plot A	Plot B	Plot C	Total
Gross Plot area	70508.28	14967.72	2004	87480 Sq.m
RG @ 20% (Physical)	14101.66	2993.54	400.80	17496 Sq.m.
CFC @ 5%	1312.20	--	--	1312.20 Sq.m.
Plot area in Non CRZ	33768.72	11720.96	2004	47493.68 Sq.m.
Plot area in CRZ	36739.56	3246.76	--	39986.32 Sq.m
Permissible BUA				
a) Plot area clear of CRZ (0.30)	10130.61	3516.29	601.20	14248.10 Sq.m.
b) Plot area in CRZ (0.15)	5510.93	487.01	--	5997.94 Sq.m.
Total Permissible BUA	15641.54	4003.30	601.20	20246.04 Sq.m
Total Proposed BUA	4390.55	102.56	594.55	5087.66q.m.

6. The Buildings details Revised Development permission vide letter dated 16.4.2013 issued by VVMC,

Sr. No.	Building	Building No. / Plot No.	No. of floors	No. of flats	BUA in Sq.mtr.
1	Hotel Bldg. (Newly proposed)	1 Plot -A	Gr. + 2	--	3383.60
2	Maintenance Block (Newly Proposed)	2 Plot - A	Gr. + 1	--	1006.95

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3	Security & Admin (Earlier CIDCO approved)	Type – D Plot – B	Gr. Only	--	79.38
4	Staff Room (Earlier CIDCO approved)	Type – F Plot – C	Gr. Only	--	23.18
5	Residential Bungalow	1 Plot – C	Gr. + 2 pt	1	594.55
6	Flying Board Theater (Temporary Structure)	T1 Plot – A	--	--	--
7	Roller Coaster (Temporary Structure)	T2 Plot – A	--	--	--
8	3D Convoy Ride (Temporary Structure)	T2 Plot – A1	--	--	--

Proposal Details-

1. The project proponent requested to allow buildings in the 100m to 150m belt (as per the CRZ Notification, 2011 wherein CRZ area is maximum 100m from HTL of creek) Further, toilet block and water body for amusement and open air amusements rides and garden proposed in the 100 m. buffer Zone.
2. Project Proponent carried out CRZ survey through IRS, Chennai for plot under reference showing CRZ area up to 100 m. from HTL and 50 m. mangrove buffer zone.

The Authority noted that the Urban Development Department vide letter dated 3.7.2003 had given opinion that the proposal could be sanctioned by maintaining a distance of 150 m from HTL. Based on this directives, the CIDCO has granted approval to the proposal vide order dated 10.9.2004. Now, the project proponent requested to allow buildings in the 100m to 150m belt (as per the CRZ Notification, 2011 wherein CRZ area maximum 100m from HTL of creek).

The Authority noted that width of the creek is more than 100m, hence CRZ area extent will be 150 m. from the HTL of creek as per the decision taken in 83rd MCZMA meeting. Hence proponent's request of allowing buildings in the 100 m to 150 m CRZ belt of the creek could not be granted.

Further, the Authority decided that buffer zone of 50 m should be maintained around the mangroves boundary and no development would be allowed in this zone. The activities as permissible in CRZ III (NDZ) of CRZ Notification, 2011 will be allowed between 50 m to 150 m CRZ area.

In light of the above, the proposal is recommended from CRZ point of view to the concerned planning authority under CRZ Notification, 2011 subject to the following conditions-

1. The Concerned planning Authority shall ensure that CRZ III (NDZ) area extent will be 150 m from the HTL of creek and no buildings construction should be allowed in this CRZ III (NDZ) area.

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2. Buffer zone of 50m should be maintained around the mangroves boundary and no development is permitted in this zone.
3. The activities as permissible in CRZ III (NDZ) will be allowed between 50 m to 150 m CRZ area.
4. Disposal of untreated / treated solid waste and untreated effluents will not be allowed in creek waters or CRZ area. Prior permission under Water (P&CP) Act, 1974 will be required for discharging treated effluent into the water course.
5. All other mandatory permissions from different statutory authorities should be obtained prior to commencement of work.

Item No.13: Application for CRZ Clearance of Tata Powers proposed construction of 220kv KalwaSalsette Transmission Line Project (Augmentation of existing 110kv Transmission Line to 220kv Transmission Line)

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

1. M/s Tata Power company vide their letter dated 26.3.2013 has forwarded a proposal of construction of 220 kv KalwasalsetteTransimission Line project (Augmentation of existing 110 kv Transmission Line tp 220 kv Transmission line) to MCZMA for CRZ recommendation. As per the said proposal-
2. Tata Power has proposed to augment 110kV Kalwa - Salsette Transmission Line to 220kV level. Electrical power requirement of the Mumbai City is growing very rapidly and is expected to reach about 4225 MW by 2015-16. The Project has been approved by State Transmission Utility, Maharashtra Electricity regulatory Commission (MERC).
3. To provide uninterrupted power supply, TTPS is connected to State Grid at Maharashtra State Electricity Transmission Company Ltd. (MSETCL) at Kalwa. Tata Power has existing network of 110kV Transmission Line from Kalwa to Salsette.To meet the growing power demand and to improve reliability of power supply to Mumbai city, Tata power is proposing construction of 220kV Kalwa-Salsette Transmission Line.
4. It is proposed to use the existing Right of Way (RoW) of 110kV Kalwa-Salsette Transmission Line for the proposed construction of 220 kV Kalwa-Salsette Transmission Line.
5. Following are the project details-
 - Length of the transmission line: 6.5 km
 - Total no. of towers: 44
 - Towers in CRZ area: 30
 - No. of mangrove trees needs to be cut: 477
 - Project cost: 217.42 crores
6. Proponent has submitted a CRZ Map prepared by Institute of Remote Sensing (IRS), Chennai in the 1:4000 scale, which shows that proposed transmission line passes through CRZ I, II area. Further, it is passing through mangroves area.
7. BNHS has carried out mangrove Impact Assessment study for this project. Total 477 mangrove trees needs to be cut and proposed to replant 5000 mangrove saplings as compensation.



The Authority noted that proposed transmission line is passing through mangroves area. As presented by the proponent 4 towers were proposed in mangroves area and 10 were in mangrove buffer zone area.

When enquired about the compensatory mangrove re-plantation plan, the proponent presented that 25Ha land has been identified for the mangrove re-plantation. The Authority directed proponent to submit the said plan with land survey nos, mangrove species and density proposed and the monitoring and management plan for it.

Further, it was observed that proposal involves construction of approach road for the transmission tower in mangroves area or its 50 m buffer zone area. The approach roads will be necessary for monitoring and maintenance of transmission towers. The Authority felt that, approach roads may be taken up without affecting the mangroves and on the landward side of existing approach roads. If it is essential to pass through the limited mangrove area the road in that portion shall be constructed on stilts.

The Authority further noted that as per the para 4(ii) (d) of CRZ Notification, 2011 laying of transmission line requires prior permission from MoEF

The Authority after deliberation decided to recommend the proposal to MoEF subject to following conditions-

1. The proposed construction/activity should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Proponent should submit mangroves re-plantation plan with land survey nos, mangrove species and density proposed and the monitoring and management plan.
3. In case of change of alignment of transmission line, fresh CRZ recommendation from the MCZMA should be obtained.
4. Planning Authority should ensure that approach roads for access to the transmission tower in mangroves area or its 50 m buffer zone area will be allowed without affecting the mangroves and on the landward side of existing approach roads. If it is essential to pass through the limited mangrove area the road in that portion shall be constructed on stilts. It should be ensured that minimum area of mangroves is affected due to installation of towers and approach roads.
5. Prior High Court permission should be obtained since activities are proposed in mangroves and its 50 m buffer zone area.
6. All other mandatory permissions from different statutory authorities should be obtained prior to commencement of work

Item No.14: Application for CRZ clearance Tata Powers proposed construction of 400kv multi circuit Transmission line for i) Dherand – Negothane, ii) Dherand – Palmbeach Road, iii) Kharghar - Vikhroli

The proponent presented the proposal before the Authority. The Authority noted the following:



1. M/s Tata Power company vide their letter dated 25.3.2013 has forwarded a "proposal of construction of 400kV Multicircuit Transmission line" to MCZMA for CRZ recommendation. As per the said proposal-
2. Tata Power has proposed to construct 400kV Multicircuit Transmission line to import power to Mumbai. The bulk power to Mumbai is planned to be sourced at 400 kV level from -
 - (a) Maharashtra State Electricity Transmission Company Ltd. (MSETCL) Nagothane Receiving station
 - (b) Tata Power's proposed Dherand Thermal Power Station
 - (c) MSETCL Kharghar Receiving Station.

All these sources are outside the Mumbai Island and all of them are connected to State and National Grids. MERC has accorded in principle clearance of 400kV Dherand- Nagothane, 400kV Kharghar-Vikhroli and 400kV Dherand- Vikhroli transmission lines. Each line is capable of carrying of about 2000MW power.

Combined proposal is for CRZ clearance for

- (i) 400kV Dherand-Nagothane Transmission Line
- (ii) 400kV Dherand-Palmbeach Road Transmission Line with interconnection line
- (iii) 400kV Kharghar-Vikhroli Transmission Line.

This project includes following transmission lines sections and details are as below:

Sr. No.	Transmission line	Total No. of Towers	Towers in CRZ area	No. Mangrove trees need to cut
1	400kV Dherand-Nagothane Transmission Line (45 km)	124	12	0
2	400kV Dherand-Palmbeach Road Transmission Line with interconnection line (54 km)	155	80	183
3	400kV Kharghar-Vikhroli Transmission Line (18 km)	55	31	1184
	Total	334	123	1367

Project proponent has submitted CRZ maps in the scale of 1:4000 scale prepared by the Institute of Remote of Sensing, Chennai.

CRZ status of the 3 lines

1. *400kV Dherand-Nagothane Transmission Line (45 km):* Proposed transmission line passes through **CRZ I and CRZ III areas.**
2. *400kV Dherand-Palmbeach Road Transmission Line with interconnection line (54 km):* Proposed transmission line passes through **CRZ I, CRZ II & CRZ III areas.** Further, it passes through mangrove area.

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3. *400kV Kharghar-Vikhroli Transmission Line (18 km)* : Proposed transmission line passes through CRZ I and CRZ II areas. Further, it passes through mangrove area.

The Authority noted that the proposed viz. 400kV Dherand-Nagothane transmission line and 400kV Dherand-Palmbeach road transmission line with interconnection line are entirely new. However proposed 400kV Kharghar-Vikhroli transmission line is proposed to be constructed using part of existing RoW from Belapur to Mankhurd. BNHS has carried out Mangrove Impact Assessment study for this project. In total 477 mangrove trees needs to be cut and it is proposed to replant 5000 mangrove saplings as compensation.

The proponent presented the land that has been identified for the mangrove re-plantation. The Authority directed the proponent to submit the said plan with land survey nos, mangrove species and density and monitoring and management plan for it.

Further, it was observed that the proposal involves construction of approach road for the transmission tower in mangroves area or its 50 m buffer zone area. The approach roads will be necessary for monitoring and maintenance of transmission towers. The Authority felt that approach roads may be taken up without affecting the mangroves and on the landward side of existing approach roads. If it is essential to pass through the limited mangrove area the road in that portion shall be constructed on stilts.

Project falls within 10 km radius from the Karnala Bird Sanctuary. For that, the proponent needs to obtain clearance from the National Board for Wildlife Sanctuary, New Delhi.

The Authority further noted that as per the para 4(ii) (d) of CRZ Notification, 2011 laying of transmission lines, requires prior permission from MoEF, New Delhi.

The Authority after deliberation decided to recommend the proposal to MoEF subject to following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/clarifications given by MoEF time to time.
2. Proponent should submit the mangroves re-plantation plan with land survey nos, varied mangrove species and density and monitoring and management plan for it.
3. In case of change of alignment of transmission line fresh CRZ recommendation from the MCZMA should be obtained.
4. Planning Authority should ensure that approach roads for the transmission tower in mangroves area or its 50 m buffer zone area will be allowed without affecting the mangroves and on the landward side of existing approach roads. If it is essential to pass through the limited mangrove area the road in that portion shall be constructed on stilts. It should be ensured that minimum area of mangroves is affected due to installation of towers and approach roads.
5. Clearance from the National Board for Wildlife Sanctuary, New Delhi should be obtained since the project falls within 10 km radius from Karnala Bird Sanctuary.

6. Prior High Court permission should be obtained since activities are proposed in mangroves and its 50 m buffer zone area.
7. All other mandatory permissions from different statutory authorities should be obtained prior to commencement of work

Item No.15: CRZ permission for construction of residential building in residential zone of Development Plan Ratnagiri on S.No.400A, H.No.1A, CTS No.401, village Killa, Distt.Ratnagiri

The proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.16: proposed reconstruction of building at Mouje, Murud, Tq.Murud S.No. 56 C.T.S No. 2067

The proponent presented the proposal before the Authority. The Authority noted the followings-

1. As per the Murud-Janjira Municipal Council letter dated 26.03.2013:
 - Proposal for residential building on plot bearing Survey No. GaothanBazarpeth 56, CTS No. 2067, Murud, Tal. Murud, Dist. Raigad comprises of Ground + 2 upper floors.
 - The plot is situated in the GaothanBazarpeth& as per the part plan of sanction & revised Development Plan of Murud-Janjira, the plot under reference is in residential zone.
 - As per the approved CZMP of Murud-Janjira, the plot falls in CRZ II & situated on the landward side to the existing road.
 - The total area of plot is 138.20sqm
2. FSI Details:

As per the layout plan submitted by the project proponent,

 - a. Total area of Plot – 138.20sqm
 - b. Permissible FSI – 1.80
 - c. Total permissible floor area – 248.76sqm
 - d. Proposed residential floor area – 213.14sqm
 - e. Total commercial floor area – 28.68sqm
 - f. Total proposed floor area – 241.82sqm
 - g. FSI proposed to be consumed – 1.75

The project proponent presented that there was an old existing structure on land under reference which has been demolished, since it was collapsed. The Authority directed the Project proponent to submit an undertaking pertaining to use of the demolished structure on plot under reference and Municipal council shall also submit the information about the use of demolished structure.

The Authority after deliberations decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to submission of an undertaking by proponent pertaining to use of the demolished structure on land under reference and submission of

information from Municipal council about the use of demolished structure. Following conditions should be strictly complied.

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. 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.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.17: proposed reconstruction of residential building on plot bearing CTS Nos. 573,573/1,573/2,573/3,573/4,K573/7,573/7,573/6A,573/6B of Alibaug city, Tal-.Alibaug, Dist.-Raigad

The proponent presented the proposal before the Authority. The Authority noted the followings-

1. The matter was considered in the 82nd meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 10th June, 2013, wherein the Authority noted the following proposal details-
 - Proposed development is for residential cum commercial purpose on plot bearing C.T.S. No. 573, 573/1, 573/2, 573/3, 573/4, K573/7, 573/7, 573/5, 573/6A, 573/6B of Taluka – Alibaug, Dist. Raigad.
 - As per first sanctioned Development Plan of Alibaug city (20.08.1984), the plot under reference falls in (densely populated) residential zone.
 - The reservation of the said area remains same as per amendments in section 37 of Maharashtra Regional and Town Planning, 1966.
 - As per sanctioned CZMP of Alibaug, plot under the reference falls in CRZ – II and situated on landward side of existing road.
 - The total area of plot is 555.27 Sq.m. Out of total area; 229.70 Sq.m. is affected by CRZ and rest of the area i.e. 249.96 Sq.m is out of CRZ.
 - 1.00 FSI is permissible for CRZ affected area and 1.5 FSI is permissible for non CRZ area.
 - As per Alibaug Municipal Council remarks dt. 05.04.2013, the proposed construction is for residential cum commercial building comprises of Ground + 3 upper floors.
 - Executive summary mentions that, the proposed construction involves 11 no. of shops at the ground floor.
- **FSI Details:**
As per layout plan submitted by the proponent,
 - Area of plot – 555.27sqm
 - Area under road widening – 75.60sqm



- Net plot area in congested zone – 249.96sqm
- Permissible BUA (FSI – 1.5) – 374.94sqm
- Net plot area in CRZ – 229.70sqm
- Permissible BUA (FSI – 1.00) – 229.70sqm
- Total permissible BUA – 604.65sqm
- Permissible BUA per floor – 201.55sqm
- Proposed Built up area-
 - On Ground floor – 198.66sqm
 - On First and second floor – 200.50sqm
- Total proposed BUA on G + 2 – 599.66sqm
- Balance BUA from G + 2 – 4.98sqm
- Permissible BUA under road widening in congested zone – 72.30sqm
- Permissible BUA under road widening in CRZ zone – 27.40sqm
- Permissible BUA on 3rd floor – 104.68sqm
- Proposed BUA on 3rd floor – 104.60sqm
- Proposed BUA on all floor in congested zone – 522.75sqm
- Proposed BUA on all floor in CRZ zone – 184.58sqm
- Total proposed BUA on all floor (G+3) – 738.34sqm

2. Decision of the Authority in its 81st meeting.

“In light of the details of the case, authority after deliberation decided to direct the project proponent to submit the following details -

1. Whether the proposed construction is new construction on vacant plot or reconstruction of existing structure. If yes, the present use of the existing structure.
 2. Details of proposed construction with FSI details.
3. Accordingly, the project proponent (M/s Shardul Realtors Pvt. Ltd.) has forwarded their reply dated 29.07.2013 on the points raised by the MCZMA.

Point wise reply of the project proponent (M/s Shardul Realtors Pvt. Ltd) is follows:

1. Whether the proposed construction is new construction on vacant plot or reconstruction of existing structure. If yes, the present use of the existing structure.
As per the project proponent letter dated 29.07.2013, the project is of redevelopment project. There are in all 5 houses on the said plot bearing Alibag Nagar Palika House No. 761. There are in all 12 commercial shops and use of the said shops is for commercial purpose, so also the upper portion it 1st floor house nos. 761 is being used for residential purpose. The total area of existing house is near about 400sqm. As said houses area in dilapidated condition it is necessary to construct the building.
2. Details of proposed construction with FSI details.


Permissible FSI	1.00 FSI is permissible for CRZ affected area and 1.5 FSI is permissible for non CRZ area.
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Area Details,	As per the layout plan submitted:
1. Total area of plot	- 555.27sqm
2. Area under road widening	- 75.60sqm
3. Net plot area in congested zone	- 249.96sqm
4. Permissible BUA (FSI – 1.5)	- 374.94sqm
5. Net plot area in CRZ	- 229.70sqm
6. Permissible BUA in CRZ (FSI – 1.00)	- 229.70sqm
7. Total permissible BUA	- 604.65sqm
8. Permissible BUA per floor	- 201.55sqm
9. Proposed BUA	
On ground floor	-198.66sqm
On first and second floor	-200.50sqm
10. Total proposed BUA on G + 2	- 599.66sqm
11. Balance BUA from G + 2	-4.98 sqm.
12. Permissible BUA under road widening in congested zone	- 72.30sqm
13. Permissible BUA under road widening in CRZ zone	- 27.40sqm
14. Permissible BUA on 3 rd floor	- 104.68sqm
15. Proposed BUA on 3 rd floor	- 104.60sqm
16. Proposed BUA on all floor in congested zone	- 522.75sqm
17. Proposed BUA on all floor in CRZ zone	- 184.58sqm
18. Total proposed BUA on all floor (G+3)	- 738.34sqm

The Authority after deliberations 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. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. 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.
3. The concerned planning authority should ensure that there is no change of present use for the proposed redevelopment of existing authorized building.
4. The concerned Planning authority should ensure that FSI, lay out plan, height involved in the proposal is as per town and country planning regulations existing as on 19.2.1991
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.



Item No.18: Proposed residential cum commercial complex on plot bearing Survey No. 50 A 1, Hissa No. 2B+3 A/2 at Village Rahatghar, Tal. & Dist. Ratnagiri.

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. Earlier, the proposal was considered in the 74th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 23.04.2012. As per the decision taken in the said meeting; the MCZMA vide letter dated 18.7.2012 recommended the proposal from CRZ point of view to concerned planning authority, subject to certain conditions.
2. Now, the Ratnagiri Municipal Council vide letter dated 16.3.2013 submitted a revised proposal for increased FSI. The said letter of Ratnagiri Council mentions that in the earlier proposal, the proposed FSI was 0.849; whereas in revised proposal, the proposed FSI is 0.899. The proposed FSI is as per the town and country planning regulation existing as on 19.2.1991.
3. The revised proposal is for addition of ground floor structure of community purpose of about 73.5sqm as well as a recreational area of about 752sqm on the shore ward side for the residents.
4. FSI Details,

As per the revised layout plan-

- Total area of plot as per 7/12 extract & property card – 7350sqm.
- Permissible FSI as per DCR as on 19.02.1991 – 0.90
- Permissible area as per DCR as on 19.02.1991 – 6615sqm.
- Permissible area per floor – 2205sqm.
- Ground floor area – 2204.67sqm.
- Typical first / second floor area – 2204.67sqm.
- Total area of all floors – 6614.01sqm.
- FSI proposed to be Consume – 0.899
- Built up area of Residential Construction – 6095.43sqm.
- Built up area of Commercial Construction – 518.58sqm.

The Authority took note of CRZ status of the plot under reference. The land under reference falls in CRZ II. As per remarks of Ratnagiri Municipal Council dated 20.6.2012; the land under reference is situated on landward side of existing authorized structures built prior to 1991

The Authority after deliberations 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. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.



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.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.19: CRZ permission for construction of building on plot bearing S.No.A(30) 185 H.No.1C2 C.S.No. 668 Pt. area 1011.70 sqm-Murud-JanjiraMun.Council.

The project proponent presented the proposal before the Authority. The Authority noted the followings-

As per the submitted information:

Sr.No.	Particulars	Details
1	Proposal Details:	The proposed construction is for new residential building comprises of Stilt + 1 st to 3 rd upper floors.
2	Location of the Project:	Plot bearing Survey No. (30) 185, Hissa No. 1C 2, CTS No. 668 (pt), Murud, Tal. Murud, Dist. Raigad.
3	Proposal Category:	New Development
4	CRZ Category of the proposed site:	As per the approved CZMP of MurudJanjira, CRZ-II Landward side of existing road prior to 1991
5	DP Remarks, a) Zone: b) Proposed Use:	As per the part plan of Development Plan, a) Residential Zone. b) Residential Development
6	FSI Details, a) Permissible FSI b) Consumed FSI	As per the layout plan submitted by the Proponent, a) 1.00 b) 0.72
7	Area Details,	As per the layout plan submitted by

	a) Total area of the plot: b) Permissible floor area: c) Proposed area of building: d) Excess balcony area taken into FSI: e) Total proposed built up area: f) Balance area:	PP, a) 1011.70sqm b) 1011.70sqm c) 713.78sqm d) 15.39sqm e) 729.17sqm f) 282.53sqm
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The Authority after deliberations 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. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
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.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.20: CRZ permission for residential building on plot No.93, S.No.29A, Mhada Colony, Tq.Alibaug, Dist.-Raigad.

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

1. As per the Alibaug Municipal Council letter dated 07.02.2013-
 - The proposal is for proposal of residential building on plot bearing Plot no. 93, Survey No. 29/A, Mhada Colony, Town Alibaug, Tal. Alibag, Dist. Raigad comprises of Stilt + ground floor + 1st floor.
 - The Development Plan of Alibaug Municipal Council was sanctioned by UDD vide Notification No. TPS/1483/3366/CR 707//93/UD 5 dated 20.8.1984. As per the said

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DP, land under reference is reserved for Stadium. However, in 1986 the land under reference is incorporated in Residential Zone, as per Section 50 of MRTP Act, 1966. s

- As per the approved CZMP of Alibaug, the plot falls in CRZ II & situated on the landward side to the existing road.
- The total area of plot is 72.00sqm.

2. FSI Details:

As per the layout plan submitted by the project proponent,

- a. Total area of Plot – 72.00sqm
- b. Permissible FSI – 1.00
- c. Permissible built up area per floor – 36.00sqm
- d. Proposed built up area on ground floor – 35.83sqm
- e. Proposed built up area on first floor – 35.83sqm
- f. Total construction built up area – 71.66sqm
- g. Balance built up area – 0.17sqm

The Authority after deliberations 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. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
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.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.21: Regarding construction on land bearing S. No. (31) 191 Hissa No. 20, 21, 24, CTS No. 25, 26, 28 of mauje Murud, Tal – Murud, Dist- Raigad.

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

1. Murud-Janjira Municipal Council mentions vide letter dated 8.3.2013



- The construction work has been taken up as per the building permission vide letter dated 19.11.2009 issued by the MurudJanjira Municipal Council.
 - However, the Project proponent was informed by MurudJanjira Municipal Council to get CRZ clearance since the validity of Commencement Certificate has ended.
 - Now, the construction work on the plot under reference is incomplete.
 - Additional Tehsildar (NA) RaigadAlibag has issued Non Agriculture (NA) Certificate for Commercial Use vide letter dated 25.6.1997.
2. As per layout plan submitted by project proponent, proposed building comprising of ground + 2 floors on the plot under reference.
 3. Murud Janjira Municipal Council mentions vide letter dated 8.3.2013, as per sanctioned Development Plan the land under consideration in residential zone.
 4. The CZMP of Murud Janjira Municipal Council area indicates the land under reference in CRZ II and MurudJ anjira Municipal Council mentions vide letter dated 8.3.2013 landward side of existing road.
 5. FSI Details:
As per the layout plan submitted by Project Proponent,
 - Total area of the plot = 730.00 Sq.mtr.
 - Permissible FSI = 1
 - Permissible built up area = 730.00 Sq.mtr.
 - Total proposed built up area = 508.997 Sq.mtr.

The Authority after detailed discussion and deliberations decided to direct Murud-Janjira Municipal Council to submit the following information –

1. Whether construction is situated on the landward side of the existing road constructed prior to 19.2.1991 or on landward side of existing authorized structure.
2. Zoning / reservation of land under reference as per DP/ Regional Plan existing and inforce as on 19.2.1991.
3. Permissibility of commercial use as per DP/ Regional Plan existing and inforce as on 19.2.1991.
4. Status of construction activity at the site under reference and when the construction started.

Item No.22: proposed reconstruction of residential building on plot bearing S.No. 27A1, H.No.2A/2, C.T.S.No.1065/1 at Rahatghar, Distt.Ratnagiri.

The proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.23: Proposed residential building on CTS No. 350, 16, 16/a & 16K area 1738.17 sq.mtr. Gr. Floor +3 floors at Alibag, District Raigad

The proponent was absent for the meeting. Hence, the proposal was deferred.



Item No.24: NOC for construction of residential building on MHADA Plot No. 118, MHADA Colony, Alibag, Tal.Alibag, Distt.Raigad

The proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.25: Proposed construction on land bearing CTS No 32 K, 32/1, 32 of mouje Alibag, Tal – Alibag, Dist-Raigad

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. Alibag Municipal Council mentions vide letter dated 5.6.2013., as per sanctioned Development Plan dated 20.8.1984, the land under consideration is in residential zone.
2. The CZMP of Alibag Municipal Council area and Alibag Municipal Council letter dated 5.6.2013 indicates the land under reference in CRZ II and landward side of existing road.
3. The proposal is for construction of residential building comprises of stilt + raised 1st floor + raised 2nd floor on land bearing CTS No 32 K, 32/1, 32 of mouje Alibag, Tal – Alibag, Dist-Raigad.
4. FSI Details:
As per the layout plan submitted by Project Proponent,
 - Total area of the plot 193.13= Sq.mtr.
 - Permissible FSI = 1
 - Permissible built up area = 193.13 Sq.mtr.
 - Total proposed built up area = 192.56 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. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. 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.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work



Item No.26: Applicability of CRZ NOC for mining at S. No. 4, 5, 6, 7, 8 for Sakhari Bauxite mine village Sakhari, Tal- Dapoli, Dist- Ratnagiri.

The matter was deferred due to moratorium in Ratnagiri and Sindhudurg district.

Item No.27: CRZ permission for construction of building bearing S.No.355A1, H.No.11, CTS No. 3382, 3379 at Mouje Pethshivapur, Tq.Dist. Ratnagiri

The proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.28: CRZ permission for construction of building bearing S.No. 89, Hissa No. 4B pt. S.No.89, Hissa No.5B pt. CTS No. 2026/3 (new CTS No. 2026A) at Rahatghar, Tq. Dist.Ratnagiri

The proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.29: NOC for CRZ having Plot No.03-C, Sector 30-A, Vashi, Navi Mumbai by M/s. Zoeb Bootwala & Associates, Uttarakhand.

The project proponent presented the proposal before the Authority. The Authority noted the followings-

1. The proposal was deliberated in 73rd and 79th meeting of the MCZMA held on 30.12.2011 and 5th January, 2013 wherein the Authority discussed the following proposal details. During the 73rd meeting, the Authority noted the following proposal details-
2. The proposal is for construction of Guest House cum Emporium Building on plot No. 3C, Sector 30A, Vashi, Navi Mumbai for the Uttarakhand State Infrastructure Development Corporation Ltd
3. The proposed structure comprises of Basement + Ground floor + 1st to 4th upper floors.
4. The proposed building incorporates high quality spaces like Multipurpose Halls, Exhibition Hall, Emporium, Executive & presidential Suits for VVIP's of the State, Common facilities, Dormitories with kitchen facility, Gym, recreation area, Administration office, conference room etc.
5. The Navi Mumbai Municipal corporation's remarks dated 19.11.2011,
 - As per sanctioned development plan & G.D.C.R.(CIDCO), 1973, plot NO. 3C, Sector 30A, Vashi is situated in Residential Zone.
 - As per approved CZMP, the land falls in CRZ II and situated on landward side of existing bund road.
6. The project report submitted by the proponent mentions that currently the plot is vacant. The Uttarakhand State Infrastructure Development Corporation Ltd is the lease holder of the plot under reference.
7. As per documents submitted by the proponent, the plot area – 3968.70 Sqmt

8. FSI details-

As per lay out plan submitted by the proponent

- Area of plot- 3968.70 Sqm
 - permissible FSI – 1
 - permissible floor area – 3968.70 Sq m.
 - Ground floor built up area – 1098.88 Sq m.
 - first floor built up area- 724.03 Sq m.
 - second floor built up area- 764.29 Sq m.
 - third floor built up area – 764.29 Sq m.
 - fourth floor built up area – 603.13 Sq m.
 - proposed built up area – 3954.62 Sq m.
9. As per the remarks of Navi Mumbai Municipal Corporation remarks dated 25.11.2011, the area of staircase, life lobby etc is excluded from FSI computation.
10. From lay out plan submitted by proponent, it is observed that the area of basement is also excluded from FS computation.

11. Decision taken in 73rd meeting

The excerpts of the minutes –

“In light of the above, Authority after deliberations decided to recommend the matter to the concerned planning authority i.e. Navi Mumbai Municipal Corporation subject to the compliance of following conditions:

- Construction should be in accordance with the provisions of CRZ Notification, 2011 (as amended from time to time).
- The FSI involved in the proposal should be 1.00 only as per Town and Country Planning Regulations prevailing as on 19.02.1991.
- Submission of CRZ map (of scale 1:4000) prepared by MoEF authorized agency as indicated in the para 4.2 of CRZ Notification, 2011 since CZMP of Navi Mumbai was not approved by MoEF.
- Submission of general site location map indicating authorized road, distance from HTL, year of construction of existing authorized road with documental evidence.
- Submission of copy of the existing development plan of the area as on 19.02.1991 indicating existing road referred in the proposal.
- Prior to issue of Commencement Certificate, project proponent should obtain NOC from concerned Regional Office, MPCB. Project proponent should also obtain NOC from Ground Water Board for construction of basement involved in the proposal”.

12. The meeting was called on 30.11.2012 under the chairmanship of the Secretary (Env Dept) & Chairman (MCZMA); wherein; ADTP, Navi Mumbai Corporation, S.E., NMMC and project proponent were present. Accordingly, the site was visited on 27.12.2012 by MS, MCZMA, Project Officer, MCZMA along with officials from CIDCO, NMMC and project proponent.

13. The site visit report



The plot No. 3C, Sector 30A, Vashi, Navi Mumbai is near Vashi Railway Station. The Plot is abutting the road on eastern and southern side. Just behind the plot, there is vacant land to which one narrow kaccha approach road resembling "PayVat" is connecting from the west side. The mangroves vegetation is seen behind the plot at around the distance of 50 m, which means the plot is partially affected by the mangroves 50m buffer zone. The CIDCO and NMMC officials need to submit the documents / map regarding the existing of road prior to 19.2.1991 behind the plot.

14. Decision taken in 79th meeting

The matter was again deliberated in 79th meeting of the MCZMA held on 5th January, 2013 along with site visit report; wherein the Authority after deliberation decided to direct the CIDCO and NMMC to submit the documents / map showing the existing of road prior to 19.2.1991 behind the plot. The MCZMA vide letter dated 11th March, 2013 sought information.

15. Compliance submitted by CIDCO

Accordingly, the CIDCO vide letter dated 13.8.2013 informed MCZMA that construction of existing bund road behind the plot N. 3-C, Sector 30/A at Vashi, Navi Mumbai was planned by CIDCO in prior to 1988. As it is seen from the records of Finance department that the payment for various works for construction of existing bund road behind the said plot was paid to various agencies from the year 1988 onwards. The details of payment voucher indicating the above are extracted from records and enclosed.

The Authority after deliberations 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. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
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.



5. Buffer zone of 50 m should be maintained from existing boundary of mangroves on all side and construction should not be undertaken in the said buffer zone.
6. Project proponent should also obtain NOC from Ground Water Board for construction of basement involved in the proposal.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No.30: Seeking CRZ NOC for the proposal for plot No.7-A, Sector No.11, CBD, Belapur, Navi Mumbai

The project proponent presented the proposal before the Authority. The Authority noted the detailed background of the proposal.

1. The proposal was discussed in 77th and 81st meeting of the MCZMA held on 9.10.2012 and 15.4.2013 respectively.
1. The Navi Mumbai Municipal Corporation letter dated 02.03.2012 mentions that as per sanction development plan of Navi Mumbai, the land under reference is in Commercial Zone and reserved for Commercial Development.
2. As per the Approved CZMP and Coastal Land use map, the plot falls in CRZ II and situated on the landward side of the existing bund road.
3. As per information submitted by proponent, the total area of plot = 5192.00sqm
4. The project report submitted by the proponent shows that the proposed construction is Residential Hotel Building comprising of 2 Basement + Ground + 1st + 2nd for service and 3rd to 8th (pt) floor.
5. FSI Details:

As per layout plan submitted by proponent:

- Area of Plot – 5192.00sqm
- Permissible FSI – 2
- Consumed FSI – 2
- Permissible Floor area – 10384.00sqm
- Proposed built up area – 5192.00sqm
- Total built up area – 10380.32sqm

6. Decision of the Authority in its 77th meeting

The excerpts of the minutes-

“In light of the details of the case, authority after deliberation decided to direct project proponent to submit the CRZ map (1: 4000 scale) showing site under reference to know the exact CRZ status of the plot; prepared from one of the MoEF authorized agency and revert to authority” along with status of construction at the site.

7. Compliance submitted by the proponent

The project proponent letter dated 15.04.2013 has submitted the CRZ map indicating 100m CRZ line from HTL of creek prepared by Institute of Remote Sensing, Chennai in

1: 4000 scale. The proposal was deliberated in 81st meeting of the MCZMA held on 26.04.2013. The project proponent was absent for the meeting. Hence, the matter was deferred to the next meeting.

8. Proponent submitted CRZ map demarcating 150 mt CRZ line

On 29th July, 2013, the project proponent has submitted the revised CRZ map indicating 100m & 150m CRZ line from HTL of creek prepared by Institute of Remote Sensing, Chennai in 1: 4000 scales. As per the said map the plot under reference partly falls within 150m CRZ line from the HTL of creek.

After discussion and deliberations, the Authority decided that the proposal will be considered after new CZMP as per CRZ Notification, 2011 is in place.

Item No.31: NOC for CRZ having Plot No. 51, Sector 17, Roadpali, Navi Mumbai

The project proponent was absent for the meeting. Hence, the proposal was deferred.

Item No.32: Review of District Coastal Zone Monitoring Committee- Ratnagiri and Sindhudurg District

The Authority noted that in exercise of powers conferred under the provision 6 (C) of CRZ Notification, 2011; the Environment Dept, Govt. of Maharashtra has constituted the District Coastal Zone Monitoring Committee vide order dated 23.3.2011. The Collector of the district is the chairperson of the Committee.

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

The work of the Ratnagiri and Sindhudurg, DCZMC was proposed to be reviewed. The District Collector or its Representative was requested to apprise the MCZMA about the functioning of DCZMC, Ratnagiri and Sindhudurg.

Collector Ratnagiri and representative from the DCZMC, Sindhudurg were present for the meeting.

On hearing the representative, the Authority decided to issue the following directions to the DCZMC, Ratnagiri and 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 / mangrove area should be acted upon immediately by taking action against 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. As the dwelling units of traditional

coastal communities including fisherfolks and tribals are permissible under the provision of the CRZ Notification, 1991, even if formal approval from concerned authorities have not been obtained under the CRZ Notification, 1991 they should be exempted from such action as per para 6(d) of CRZ Notification, 2011.

2. Examine the CRZ areas of coastal Municipal Council and other coastal areas and identify unauthorized developments / constructions with regard to resort / hotels. Action taken report shall be submitted to MCZMA.
3. Provide the concrete information on identification of CRZ violations as mentioned in para 1 & 2 and action taken on them to the Authority within 2 months.
4. Provide all the necessary information and data to CESS-and IRS-for the preparation of CZMP of Sindhudurg and Ratnagiri districts respectively. The Chairperson DCZMC may constitute a committee to facilitate the same.

Item No.33: Shoreline change map of Maharashtra prepared by National Centre for Sustainable Coastal Management, Chennai.

Director, National Center for Sustainable Coastal Management (NCSCM), Chennai was requested to make a presentation on shoreline change maps of the state of Maharashtra prepared by them. Accordingly, the Director, NCSCM and his team made a detailed presentation before the Authority.

The Authority noted that the said shoreline change maps prepared would be helpful in identifying the low, medium and high eroding stretches along the coastline of Maharashtra, so that planning of port / harbour / jetty and other coastal infrastructural projects will be undertaken in accordance with these maps. As per para 4(ii) (c) of CRZ Notification, 2011 '*Comprehensive EIA with cumulative studies for projects is mandatory for the stretches classified as low and medium eroding by MoEF based on scientific studies and in consultation with the State Governments and Union Territory Administration*'.

The Authority after detailed discussion and deliberation decided that it was necessary to appraise the issue to all the concerned stake holders to receive their feedback. Therefore, the Authority decided to arrange the presentation of NCSCM before all the stakeholders.

Discussions

1. Site inspection at MSW site of MCGM, Kanjurmarg, Mumbai.

The Authority noted that the Hon'ble High Court of Mumbai has passed an order on 7th August, 2013 in PIL No.1/2013 that MCZMA shall periodically visit Kanjurmarg MSW site of MCGM for the purpose of monitoring of the mangroves within the premises so that they continue to regenerate and are not destroyed.

In order to comply with the decision of the Hon'ble High Court, it was decided to constitute a team of members comprising of Dr. M.Baba, Dr. Mahesh Shindikar and Shri. A.T.Fulmali (Member Secretary) to visit the MSW site of MCGM at Kanjurmarg on

13.9.2013 and carry out inspection of mangroves at the site. The team shall submit the report after site visit.

2. CRZ proposals

The receipt of proposals from Municipal Corporation / Municipal Council / Town Planning and Collectors for recommendations from the CRZ angle was deliberated upon. The Authority observed that proposals of Municipal Corporation of Greater Mumbai are received along with the IOD. Other Municipal Corporations, Municipal Councils, Town Planning and Collectors also have to submit the proposals for development in the CRZ areas with IODs / IOAs to MCZMA. Accordingly, Urban Development Department will be requested to direct the concerned local bodies to send the proposals with IOD/IOA to MCZMA for CRZ related recommendation.

3. Proposed development on plot bearing F.P. NO. 1211 of TPS IV Mahim Division at Yadav Patil Marg off Veer Savarkar Marg, Prabhadevi, G- North Ward, Mumbai.

M/s Hoary Realty Ltd vide letter dated 12th Sep, 2013 has requested to allow residential user to process IOD on plot bearing F.P. NO. 1211 of TPS IV Mahim Division at Yadav Patil Marg off Veer Savarkar Marg, Prabhadevi, G- North Ward, Mumbai.

MCZMA and MoEF have granted CRZ and Environment clearance for Hotel with Service Apartment with higher FSI on the said plot vide letter No. F.No. 11- 66/2009-IA.III dated 29th Sep, 2010.

As per the said letter of proponent dated 12th Sep, 2013; now, the proponent is proposing residential development with FSI 1.33 only as per CRZ Notification, 2011 in accordance with DCR 1991 as amended up to 6.1.2011.

The Authority observed that such issues can be deliberated on receipt of clear proposals as per prescribed procedure laid down in CRZ Notification, 2011. Proponent shall submit their proposal to MCZMA through MCGM as per usual procedure.

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



Annexure I

Members present for the meeting-

1. Dr. M. Baba, Expert member
2. Dr. Baban Ingole, Expert Member
3. Dr. Mahesh Shindikar, Expert Member
4. Dr. M. C. Deo, Expert Member
5. A. T. Fulmali, Member Secretary