



File No: 11/58/2025-IA.III
Government of India
Ministry of Environment, Forest and Climate Change
IA-III Section (CRZ)
Centralized Processing Centre - Green



Dated 10/09/2025



To,

M/s Mumbai Metropolitan Region Development Authority
New Administrative Building,
Bandra Kurla Complex, Bandra East,
Mumbai- 400051, Maharashtra
Email: vojana.patil@mailmmrda.maharashtra.gov.in

Subject:

Proposal for CRZ Clearance – Construction of Elevated Road from NH4 to Katai Naka in Thane District, Maharashtra by M/s Mumbai Metropolitan Region Development Authority (MMRDA) – regarding

Sir/Madam,

This has reference to your online proposal no. IA/MH/CRZ/540593/2025 dated 23/06/2025 on the above-mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2019 and as amended thereof issued under the Environment (Protection) Act, 1986.

2. The Ministry of Environment, Forest and Climate Change has examined the proposal for CRZ Clearance for 'Construction of Elevated Road from NH4 to Katai Naka in Thane District, Maharashtra by M/s Mumbai Metropolitan Region Development Authority (MMRDA)'.

3. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/Construction and Miscellaneous projects, in its 413th meeting held on 18/08/2025 and 19/08/2025. The Project Proponent (M/s Mumbai Metropolitan Region Development Authority (MMRDA)) and consultant (M/s Building Environment (India) Pvt. Ltd) have made a presentation on above said proposal and informed the following salient features of the proposal, including the details provided in the application of the project, to EAC:

1.	Brief description of the Project	The proposal seeks CRZ Clearance under CRZ
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		Notification 2019 for Construction of Elevated Road from NH4 to Katai Naka in Thane District, Maharashtra by M/s Mumbai Metropolitan Region Development Authority (MMRDA).															
2.	Salient Features / Components of the Project activity:	The proposed elevated road comprises of viaduct, service road, two ramps and two bridges. Total length of Project is 6.71 km. Out of which, length falling in CRZ is 530.76 meter.															
3.	CRZ Report /Maps Prepared By	NCSCM															
4.	CRZ Categorization as per CRZ Report:																
	<table> <tr> <th>Project activity</th><th>CRZ category</th><th>Length (m)</th></tr> <tr> <td rowspan="4">Construction of elevated road</td><td>CRZ-IA</td><td>13.35</td></tr> <tr> <td>CRZ-IA (Mangrove buffer zone)</td><td>101.12</td></tr> <tr> <td>CRZ-IB</td><td>241.14</td></tr> <tr> <td>CRZ-II</td><td>175.15</td></tr> <tr> <td colspan="2">Total</td><td>530.76</td></tr> </table>	Project activity	CRZ category	Length (m)	Construction of elevated road	CRZ-IA	13.35	CRZ-IA (Mangrove buffer zone)	101.12	CRZ-IB	241.14	CRZ-II	175.15	Total		530.76	
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Total		530.76															
5.	Applicability of EIA Notification 2006	Not Applicable															
6.	NOC from SPCB	Will be obtained before execution of the project															
7.	Certified Compliance Report from IRO Expansion /Amendment Case	Not Applicable															
8.	Permissibility of project as per CRZ Notification 2019 (mention the clause):																
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9.	EIA Consultants details	M/s Building Environment (India) Pvt. Ltd., Mumbai, Maharashtra 400614 Accreditation No. NABET/EIA/25-28/RA 0409 (Validity: 28/05/2028)
10.	Baseline period for EIA	December 2024 to March 2025
11.	Applicability of Terrestrial and Marine EIA	Yes, terrestrial and marine environment study is covered in EIA.
12.	Anticipated impacts (Mention page no. of EIA)	Anticipated impacts are provided in Chapter 4 of EIA report on page no. 110.
13.	Mitigation measures proposed (Mention page no. of EIA)	Mitigation Measures are provided in Chapter 4 of EIA report on page no. 110.
14.	Disaster Management plan (Mention page no. of EIA)	Disaster Management plan is provided in Chapter 7 of EIA report on page no. 167.
15.	Risk Assessment (Mention page no. of EIA)	Risk Assessment is provided in Chapter 7 of EIA report on page no. 157.
16.	Total Project Cost	Rs.1981.17 Cr.
17.	Is project located in erosion prone area (Yes/No)	No
18.	If yes, specific the management plan	Not Applicable
19.	EMP cost proposed (capital and recurring)	Construction phase: Rs.1.58 Cr
20.	Forest Clearance Requirement	The project attracts forest clearance. The application is submitted for the same.
21.	Wildlife Clearance Requirement	Not Applicable
22.	Proposed Green Cover	Not Applicable
23.	Proposed Budget for green cover development	Not Applicable
24.	Rain water Harvesting	Not Applicable
25.	Proposed Budget for Rain water Harvesting	Not Applicable

26.	Details of Tree cutting	About 494 nos. of non-mangrove trees falling within ROW will be cut.
27.	Mangrove Tree cutting	The mangrove forest area falling within project ROW is 2.8938 ha. as per survey conducted by the forest department of Maharashtra. The mangrove area (CRZ IA) falling within project ROW based on CRZ mapping carried out by the NCSCM, Chennai as per approved CZMP 2019 is 0.03336 ha.
28.	Details of compensatory afforestation	Compensatory afforestation shall be carried out in coordination with mangrove cell of Maharashtra
29.	Proposed energy conserving measures	LED lights shall be installed at construction site to minimize energy consumption.
30.	Power Requirement and Source	Electricity supply of 500KW shall be obtained from Torrent Power company. During construction phase, diesel operated equipment such as piling rig will be used. DG Set may be required for illumination purpose only, as most of the work is carried out during the daylight.
31.	Water Requirement and Source	About 173 KLD of water will be required for construction purpose and 45 KLD for domestic purpose which will be procured through available tanker water suppliers in the area.
32.	Wastewater Treatment and Re-use	About 20 KLD of sewage generation is estimated during construction phase. Septic tank and STP of 25 KLD shall be provided at site for sanitary waste management. Treated sewage shall be reused at site for sprinkling purpose. The excess treated water is discharged to common waste water treatment facility of Kalyan Dombivali Municipal Corporation.
33.	Solid waste Generation	The total quantity of solid waste is estimated to be 250 Kg/day. The demolition of these structures is estimated to generate about 535 Tons of demolition waste comprising of concrete, metal waste, bricks, masonry etc. Total excavated muck quantity is estimated to be about 9,000 m ³
34.	Solid waste Management	The waste such as will be temporarily stored on site within the ROW and will be disposed with authorized agencies. The adequate storage bins

		will be provided on site and waste segregation will be maintained by using designated bins for each type of waste. The demolition waste shall be disposed to authorized landfilling site through authorized agency. The excavated muck shall be utilized for site levelling and filling purpose in ROW.
35.	Hazardous waste Management	Not Applicable
36.	Resettlement & Rehabilitation	Not Applicable
37.	Employment Generation	During construction period maximum 1000 nos. of workers will be deployed on site for carrying out different construction activities which includes 850 nos. of temporary and 150 nos. of permanent employment
38.	Details of Litigation, if any	Not Applicable
39.	Details of Ground water extraction	Ground water extraction is not involved in the project.
40.	Benefits	The proposed road shall improve connectivity to the existing built-up areas of southern parts of Thane Municipal Corporation, Kalyan Dombivali Municipal Corporation. The project will link the Sion-Panvel Expressway to the IT hubs in Airoli, Ghansoli, Vashi etc. and would lead to saving in journey time for vehicle users- Value of Time (VOT) Savings. The project will also save Vehicle Operating Cost (VOC) for vehicle users due to improved operating conditions.
41.	SCZMA Recommendation	The Maharashtra CZMA has recommended the proposal vide letter no. IA/MH/CRZ/540593/2025, dated 29/07/2025.

4. The Committee has deliberated the proposal based on the information provided/presented by the proponent. After deliberation, the Committee has noted that the project activity is permissible as per CRZ Notification, 2019 and Maharashtra CZMA has also recommended the proposal. During the deliberation, the Committee has noted that Elevated roads passing through mangrove areas should be constructed using methods such as the Launching Gantry method, or any other suitable technique, that minimize the need for temporary roads and the lowering of heavy machinery within mangrove habitats. Prior Forest clearance, along with approval from the Hon'ble High Court of Bombay and the Mangrove Cell, must be obtained before commencement of work as the project involves damage to the mangroves. The Committee observed that the span of the elevated road could potentially be increased, thereby reducing the number of piers in Desai Creek and minimizing obstruction to tidal flow. The Project

Proponent (PP) informed that it may be technically feasible to increase the span up to 50 meters.

5. Further, the Committee directed that appropriate precautionary measures must be adopted to ensure the creek's water quality and adjacent mangrove during both construction and operation phases, and natural hydrological flow remains undisturbed. All mangrove trees that require removal must be identified in consultation with the Mangrove Cell before cutting and Compensatory afforestation at a minimum ratio of 1:3 (i.e., three times the number of trees/area removed) must be undertaken in consultation with the Mangrove Cell/Forest Department. Additionally, the Committee emphasized that all mitigation measures proposed in the Environmental Impact Assessment (EIA) Report, along with those outlined in the Environmental Management Plan (EMP) and Disaster Management Plan (DMP), must be implemented in full, without exception. In response, the Project Proponent assured the Committee of full compliance with these conditions and commitments.

6. The Committee after detailed deliberations and considering the submissions made by the project proponent recommended the proposal for CRZ Clearance as per CRZ Notification 2019 subject to terms and conditions, as stipulated during its 413th meeting held on 18/08/2025 and 19/08/2025.

7. Based on the recommendation of the Maharashtra Coastal Zone Management Authority and considering the submissions made by the project proponent, the Ministry of Environment, Forest and Climate Change, in acceptance of the recommendations of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the project for **'Construction of Elevated Road from NH4 to Katai Naka in Thane District, Maharashtra by M/s Mumbai Metropolitan Region Development Authority (MMRDA)'** under the provisions of the CRZ Notification, 2019 and amendments thereto, subject to the compliance of terms and conditions as under:-

Specific Conditions

S. No	Specific Conditions
1	All construction activities must strictly adhere to the provisions of the CRZ Notification, 2019, as amended from time to time
2	Elevated roads passing through mangrove areas shall be constructed using methods such as the Launching Gantry method, or any other suitable technique, that minimize the need for temporary roads and the lowering of heavy machinery within mangrove habitats during the construction of bridge segments and piers.
3	For the elevated stretch of road over Desai Creek, the span shall be increased to 50 meters to reduce the number of piers in the creek and thereby minimize obstruction to tidal flow.
4	Prior permission from the Hon'ble High Court of Bombay shall be obtained in accordance with the order dated 17/09/2018 in PIL No. 87 of 2006, as the project activity involves cutting of mangroves and fall in Mangrove buffer area.

S. No	Specific Conditions
5	The commencement of work on non-forest and forestland shall be carried out in accordance with the extant provisions of the Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980, the Van (Sanrakshan Evam Samvardhan) Rules, 2023 and consolidated guidelines / clarifications issued thereunder, as applicable.
6	As proposed, Compensatory afforestation should be carried out in consultation with Forest Department/Mangrove Foundation and success of afforestation efforts needs to be verified annually by reputed institution and report should be submitted to concern IRO along with six monthly compliance report.
7	Project Proponent shall strive to enhance the tree plantation and that trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" (Ek Ped Maa Ke Naam) and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
8	Any mangrove trees that require removal must first be identified in consultation with the Mangrove Cell. Compensatory afforestation at a minimum ratio of 1:3 (i.e., three times the number of trees/area removed) must be undertaken in consultation with the Mangrove Cell/Forest Department.
9	The mangrove area proposed to be cleared shall be compensated using ecological restoration methods and geo-tagged for monitoring the restoration/afforestation success. A restoration plan, prepared in consultation with the State Forest Department, shall be submitted to the IRO of the MoEFCC along with the first six-monthly compliance report. Progress on the implementation of the plan, at the project cost, shall be submitted to the IRO in subsequent six-monthly compliance reports.
10	The project proponent should implement the highest standards of precautionary measures, safety protocols, during construction and operation phase.
11	All mitigation measures proposed in the Environmental Impact Assessment (EIA) Report, along with those outlined in the Environmental Management Plan (EMP) and Disaster Management Plan (DMP), must be implemented in full, without exception.
12	All appropriate precautionary measures must be adopted to ensure the creek's water quality and adjacent mangrove during both construction and operation phases, and natural hydrological flow remains undisturbed.
13	Muck and excavated materials should be disposed of as per the applicable norms or utilized within site.
14	Permanent labour camp, machinery and material storage shall not be set up in the site area.
15	Any temporary physical infrastructure setup and excavated material during the construction of project shall not be dumped in water bodies or adjacent areas.
16	Construction material and structures/scaffoldings erected for construction at site shall be cleared immediately after finishing construction and it shall be ensured that no construction waste, garbage and machinery or equipment are left post construction.
17	No groundwater shall be extracted to meet with the water requirements during the construction and/or operation phases.

S. No	Specific Conditions
18	Topsoil excavated during construction activities shall be stored for use in horticulture/landscape development etc. within the project site. The Project Proponent shall comply order / direction, if any, issued by Hon'ble Court/tribunal on the project.
19	All the condition stipulated by Maharashtra Coastal Zone Management Authority (MCZMA) under CRZ Notification 2019, <i>vide</i> letter No. IA/MH/CRZ/540593/2025, dated 29/07/2025 and commitments made by the PP before the MCZMA and EAC shall be followed in letter and spirit.
20	All necessary clearance from the concerned authority, as may be applicable should be obtained prior to commencement of project or activity.

General Conditions

S. No	General Conditions
1	Management of solid waste in accordance with the Solid Waste Management Rules, 2016 shall be strictly implemented.
2	'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
3	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of Competent Authority.
4	All liquid waste arising from the proposed development will be disposed of as per the norms prescribed by Central / State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea / coastal water bodies. It shall be ensured that the wastewater generated is treated in the STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. within the development. The project proponent should also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of standard parameters of the effluent discharge from STP under intimation to the SPCB.
5	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6	A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries Centre and Collector's Office/ Tehsildar's office for 30 days.
7	A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned Regional Office of this Ministry regarding the implementation of the stipulated

S. No	General Conditions
	conditions.
8	The Ministry of Environment, Forest & Climate Change or any other Competent Authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
9	Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
10	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
11	The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non-compliance.
12	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent from the respective Competent Authorities.
13	The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at https://parivesh.nic.in/ . The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.
14	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
15	The proponent shall upload the status of compliance of the stipulated conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
16	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended

S. No	General Conditions
	subsequently, shall also be put on the website of the project proponent along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.

8. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

9. The Ministry reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. The Ministry may revoke or suspend the CRZ clearance, if implementation of any of the above conditions is not found satisfactory.

10. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of the Environment (Protection) Act, 1986.

11. Any appeal against this CRZ clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. The above conditions shall be enforced, *inter-alia* under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

13. This is issued with the approval of the Competent Authority.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

Copy To

1. The Principal Secretary, Environment Department, Government of Maharashtra, Mantralaya, Madam Cama Road, Hutatma Rajguru Chowk, Nariman Point, Mumbai-400032, Maharashtra.
2. The Member Secretary, Maharashtra Coastal Zone Management Authority, Environment Department, 15th Floor, New Administrative Building, Opp. Mantralaya, Mumbai – 400032, Maharashtra.
3. The Deputy Director General, Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur- 440001, Maharashtra.
4. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 110032
5. The Member Secretary, Maharashtra Pollution Control Board, Government of Maharashtra, Madam

Cama Road, Hutatma Rajguru Chowk, Nariman Point, Mumbai-400032, Maharashtra.

6. Guard File/Monitoring File/Website/Record File.

(Dr. H. Kharkwal)

Scientist 'F' (CRZ)

