

*Minutes of 164th meeting of the Maharashtra Coastal Zone Management
Authority held on 23rd February, 2023*

The 164th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 23rd February, 2023. List of members present in the meeting is at Annexure-I.

Item No.1: Proposed construction of bridge at Madh-Varsova in K/W and P/N ward, Mumbai by MCGM

INTRODUCTION:

The MCGM officials along with consultant presented the proposal before the Authority. The proposal is for construction of Bridge at Madh - Varsova in K/W & P/N ward, Mumbai. The proposed bridge of 27.45 m wide DP road having bridge length of 1429 meter out of which 1360 meter is on versova creek.


Currently it takes 1.5 hour to travel from Versova to Madh via Lokhandwala, Oshiwara, Link road, Marve Road, which is heavy traffic road. The only available connectivity is Ferry services across the Versova creek. There are three ferries that are operational between 5 am to midnight. Also the ferry is closed for a couple of hours during low tide.

The motorable bridge will also have a vital link for Air Force at Madh Marve to other parts of city during emergency. Salient Features of Bridge is as follows:

- The Total Bridge Length: 1429m
- Proposed Right of Way: 23.3Meter
- Lane Configuration: 2 + 2 lanes with each carriageway of 7.5m with 1m median
- Footpath: 1.5m
- Utility Corridor: 1.5m
- Approaches with Solid Ramp and Retaining wall: 180m
- Bridge portion with 25 m span: 1050m
- Bridge portion with Cable stay section: 300m
- Road work with solid embankment: 317m with dual two lane carriageway of 7.5m, 3.5m service roads and 1.5m footpaths



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As per the approved CZMP, 2019, the alignment of the proposed bridge is passing through CRZ IA (Mangroves), 50 m mangrove buffer zone, CRZ IB, CRZ II and CRZ IV area.

DELIBERATIONS:

The Authority noted that the MCZMA in its 157th meeting held on 4.2.2022 deliberated the proposal wherein the Authority deliberated the proposal at length and observed that bridge is passing through dense mangrove area. The Authority felt that MCGM could explore other possible alignments in order to minimize impact on mangrove vegetation. During deliberations, the Authority asked MCGM to carry out studies covering alternative site analysis with matrix. A proposal with the EIA report should cover a detailed chapter on socio-economic impact of bridges especially, impact of bridges on local fishermen/fishing point of view by consulting local fishermen.

Taking into consideration the observations of the MCZMA in its 157th meeting, the MCGM vide letter dated 26.12.2022 submitted a separate EIA report including socio economic impact for the proposal of Bridge at Madh-Versova creek

Expert Member during the meeting asked the MCGM officials about the alternative site analysis and its impact on mangroves. The Consultant presented that initially 3 alternative alignments were explored. Option of alignment 1 passes through dense mangrove area which accounts to 4.5 ha of mangroves. Approx. 2200 mangrove trees will be required to cut. Also this alignment requires to cross the Kawte creek and Versova creek. This option is not feasible from environment and feasibility point of view. Alternate alignment no. 2 is least influenced by mangroves. This alignment passes through the Versova Koliwada / Gaothan. This alignment will need rehabilitation of fishermen community of versova koliwada. Hence, this options is also not feasible. Alternate Alignment No. 3 requires least mangrove cutting of 0.98 Ha. The proposed bridge is along the versova creek and other creeklet (Locally known as Kawte Khadi). Fishermen supported the crossing with Versova cree. Whereas the alignment in the kawate khadi was opposed due to difficulty faced by fishermen in parking of boats. The kawate khadi has low draft hence pillar proposed in the creek would create difficulty in parking the boats in Kawate khadi. This option has impact to fishermen. This option was discussed in 157th meeting. However, the Authority in its 157th meeting decided that MCGM to examine the impact of bridges on local fishermen/fishing point of view by consulting local fishermen


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The Consultant further presented that fishermen consultation was held on 22.11.2022 in K-W ward office under the chairmanship of Deputy Municipal Commissioner (Zone V) with concern representative of the fishermen community of Madh and Versova. After consultation with the local fishermen and from design point of view, alignment which is away from the creeklet (kawate khadi) is preferred so as navigation channel will be available for the parking of the boats. The mangrove impact in this alignment is 2.5 Ha. However, mangroves which would be influenced during construction phase, would be restored once the construction is complete and actual impact will be 0.5 Ha.

The Consultant further presented that the alignment is selected considering the concerns of the local fishermen. Bridge could not be proposed in the middle of the creek since it would hamper the navigation of local fishermen boats. Further, there is fishermen settlement on landward side of the creek. Considering these constraints, alignment is proposed along the bank of the creek. The EIA report mentions about the consultation with the local fishermen. Further, Consultant assured that mangroves which would be affected during construction phase, would be restored once the construction is complete. The methodology/ design of the bridge is ensured in such a manner that mangrove shall be restored at project site. Only permanent damage of mangroves would be for the footprint of the piers of the bridge.

Expert Members observed that bridge is proposed along the bank of the creek, taking into consideration fishermen concerns and other constraints. The Authority noted that the bridge is important public utility which would connect the Versova and Madh and will save considerable travel time. However, MCGM to strictly ensure that during construction phase, all possible measures should be implemented to lessen the footprint of the bridge on the mangrove area. All the mitigation measures along with Environment management Plan as stipulated in the EIA report should be followed strictly.

The Authority noted that as per para 5.1.1 of the CRZ Notification, 2019, construction of roads and road on stilts in CRZ I area as a public utility shall be permitted. As per para 7(iii) of the original CRZ Notification, 2019:

"For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of

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J. Kulkarni
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*Environment, Forest and Climate Change, based on recommendations of the
concerned Coastal Zone Management Authority"*

DECISION:

In the light of above, the Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi under CRZ Notification, 2019 subject to following conditions:

1. The proposed activity should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP to strictly ensure that during construction phase, all possible measures should be implemented to lessen the footprint of the bridge on the mangrove area.
3. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project involves cutting of mangroves.
4. NoC from the Mangrove Cell should be obtained by the PP. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell.
5. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
6. MCGM to ensure that activities of local fishermen/ fishing should not be hampered due to proposed activities. NoC from the office of Commissioner, Fisheries should be obtained by the PP.
7. The PP to ensure that free flow of the creek water is not obstructed.
8. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
9. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
10. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
11. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
12. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project


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Item No.2: CRZ status for plot bearing CTS no. 1/38/2 of village Oshiwarea at 36.60m wide DP and Lokhandwala complex, Andheri (W), Mumbai by M/s R. S. Estate Developers Pvt. Ltd.

INTRODUCTION

The Project proponent presented the matter before the Authority. The PP is seeking CRZ status for plot bearing CTS no. 1/38/2 of village Oshiwarea at 36.60m wide DP and Lokhandwala complex, Andheri (W), Mumbai.

DELIBERATIONS:

The PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai, as per approved CZMP under CRZ Notification, 2019. As per the said report:

1. The proposed project site is located in land bearing CTS No. 1/38/2 of K/ W ward, Oshiwara, Lokhandwala Complex, Mumbai.
2. The project site superimposed on to the approved CZMP as per NCSCM (Map No. 78) is shows in the map
3. The project site falls completely out of CRZ
4. The nearest distance from HTL (Creek) is 61 meter from corner A and 53 meter from Corner D of the project site as per 2019 CRZ guidelines
5. There are mangrove vegetation seen in the vicinity of the project site.

DECISION:

After deliberation, considering the CRZ map of the IRS, Chennai, the Authority decided that the site CTS No. 1/38/2 of K/ W ward, Oshiwara, Lokhandwala Complex, Mumbai is situated outside CRZ area as per approved CZMP under CRZ Notification, 2019.


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Item No.3: Proposed reconstruction of residential building on plot bearing CTS no. 907/A/1 & 907/A/3 of village Juhu at Juhu Tara Road, Vile Parle (W), K/W ward, Mumbai by M/s Beachwood Properties Pvt. Ltd.

INTRODUCTION

The Project proponent presented the matter before the Authority. The PP is seeking CRZ recommendation for reconstruction of residential building on plot bearing CTS no. 907/A/1 & 907/A/3 of village Juhu at Juhu Tara Road, Vile Parle (W), K/W ward, Mumbai.

As per remarks dated 12.7.2022 of MCGM, there was existing old building on plot u/r MCGM has declared the said existing building dilapidated and dangerous and issued notice u/s 354 of MMC act 1888 vide notice no. DO/KW/BF/354/29/AEBF dated 23/09/2013.

Earlier, CRZ recommendation from MCZMA was obtained u/no. CRZ-2015/CR-178/TC-4 dated 19/11/2015 for residential building comprising of 2 level basement + Ground + 1st to 7th floor + 2 service floors for plot area of 2125.0 sq mts and BUA 1995.66 sq.mts as per DCR 1967.

Again revised CRZ recommendation from MCZMA was obtained u/no. CRZ-2019/CR11/TC4 dated 14/03/2019 for residential building comprising of 2 level basement + Ground + 1st to 6th floors. The proposal in lieu of zonal FSI i.e. (2125.00 sq. mts) + its 35% compensatory fungible area as per DCPR 20134, for the total BUA of 2868.75 sq.mts

Now, Architect has submitted plans for proposed residential building comprising of Basement level 1 & 2 + Gr. Floor + 1st to 6th upper residential floors. The proposal is in lieu of plot potential + additional FSI as per Reg 30 (A) + 35% compensatory fungible area for residential as per 31 (3) + by claiming benefit of staircase, lift and lift lobby areas free of FSI.

The concession was approved by Hon'ble M.C. on 28/12/2018 and 16/06/2022 as per DCPR 2034.

As per MCGM remarks, the plot falls in CRZ II area and situated on seaward side of existing road.


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The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034

The proposal is in lieu of plot potential + additional FSI as per Reg 30 (A) + 35% compensatory fungible area for residential as per 31 (3) + by claiming benefit of staircase, lift and lift lobby areas free of FSI as per DCPRF 2034. (The proposal has been scrutinized as per DCPR 2034 and as per CRZ Notification, 2019)

Plot area is 2125.00 Sqm, Built up area is 3892.49 sqm, Non FSI area is 4090.56 Sqm and Total Construction area is 7983.05 sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."

The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed
3. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations


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existed as on 18th January, 2019 before issuing commencement certificate to the project.

4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained.



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Item No.4: Proposed redevelopment on land bearing CTS no. 593/1, 593/2, 593/3 of village Bandra B, Hill Road, Mumbai by Mr. John Dominic Pereira

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for redevelopment on land bearing CTS No. 593/1, 593/2, 593/3 of village Bandra, Hill Road, Mumbai

As per MCGM remarks, there existed a dilapidated category structure of ground floor + 2nd floor and declared dangerous and dilapidated by MCGM vide notice dated 10.24.2021

Proposed building comprises of basement for parking + ground floor for still parking and entrance lobby + 1st to 3rd podium for parking + 4th floor for Amenity + 5th to 19th (pt) upper floors for residential user in lieu of plot potential + admissible TDR + admissible Govt FSI + fungible Compensatory Area by claiming staircase, lift, lift lobby free of FSI as per DCPR 2034 and as per CRZ Notification, 2019 (as on 18th Jan, 2019)

Hon. MC, MCGM has approved various concessions on 15.12.2021

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of existing Municipal Road. The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

The FSI proposed is with plot potential + admissible TDR + admissible Govt FSI + fungible Compensatory Area by claiming staircase, lift, lift lobby free of FSI as per DCPR 2034 and as per CRZ Notification, 2019 (as on 18th Jan, 2019)

Plot area is 1641.00 Sqm, BUA proposed (FSI) is 4654.88 Sqm, Non FSI area is 5472.95 Sqm and Total Construction area is 10157.83 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor


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Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."

The Authority noted that proposed reconstruction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained.



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Item No.5: Proposed residential cum commercial building on land bearing plot no. 75 & 76, Sector 15, Belapur, Navi Mumbai by M/s Mayuresh Real Estate & Management Pvt. Ltd.

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for construction of residential cum commercial building on land bearing plot no. 75 & 76, Sector 15, Belapur, Navi Mumbai.

As per remarks of the NMMC, the proposal is for construction of residential cum commercial building on land bearing plot no. 75 & 76, Sector 15, Belapur, Navi Mumbai.

As per submissions, proposed residential building comprises of 3 wings with 3 B+ Gr/ St + 3 floors and Wing B, C with 3 B+ Gr / St + 16 floors on site under reference.

Earlier, MCZMA vide letter dated 3.1.2020 has granted the CRZ recommendation to proposed residential cum commercial building on site under reference. Development permission is granted on 24.7.2020 by NMMC.

As per the NMMC Remarks, the plot partly falls in CRZ II area and situated on landward side of existing road. The land does not fall in 50 m mangrove buffer zone area.

The PP submitted the CRZ map & report prepared by IRS, Chennai dated November, 2019. As per the said report,

- The proposed project site of M/s Mayuresh Real Estate & Management Private Ltd. in plot no. 75 & 76 of sector 15, Belapur CBD, Navi Mumbai falls partly inside CRZ II as per approved CZMP prepared by NCSCM, Chennai as per CRZ Notification, 2011.
- The area of project site falling under CRZ II is 1994sqm
- The aforesaid project site of M/s M/s Mayuresh Real Estate & Management Private Ltd. in plot no. 75 & 76 of sector 15, Belapur CBD, Navi Mumbai falls outside CRZ IA (50 m buffer from mangroves) as per approved CZMP.


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Sr no.	CRZ classification	Area in sqm
1	CRZ II	1994.13
2	Non CRZ	3974.97
	Total	5969.10

As per NMMC remarks, for CRZ II portion of Plot, FSI 1.5 is proposed and for Non CRZ portion, FSI 3.5 as per UDCPR, 2020 is proposed.

Plot area is 5969.55 Sqm, Proposed BUA area is 25365.215 Sqm and total construction area is 41905.33 sqm.

DELIBERATIONS:

The Authority noted that construction is permissible in CRZ II area with FSI as per town and country planning regulation existing as on 19.2.1991, under CRZ Notification, 2011. Concern planning Authority should strictly ensure the proposed FSI for the proposal is within the permissible limit of town and country planning regulations existing as on 19.2.1991.

DECISION:

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

1. The Local Body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to strictly ensure that proposed construction is in CRZ II and situated on landward side of existing road or existing authorized structure.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained


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Item No.6: Proposed development of Captive Jetty in Panvel Creek near village Killa Belapur, Navi Mumbai, Dist. Thane by M/s Shree Omkar Infocom Pvt. Ltd.

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for development of Captive Jetty in Panvel Creek near village Killa Belapur, Navi Mumbai, Dist. Thane. The proposed project aims at construction of a jetty in Panvel creek, near Belapur fort. The jetty being captive in nature, will be mainly utilized for supplying and handling of raw materials and sub-assemblies for manufacturing of aero-boats and related products. Adequate draft is available near the project site, hence dredging is not required. Dimensions of the jetty is 50m in length and 15m in width.

As per the submissions, the project site is located in CRZ II and CRZ IV B area. The PP has submitted the EIA/ EMP report prepared for Maharashtra Maritime Board. The said EIA report states that the site of proposed captive jetty terminal is located near Killa Belapur in Panvel Creek on opposite bank of Gujrat Ambuja Jetty and adjacent to port office at Reti Bunder, Navi Mumbai. The proposed site comprises no endangered fauna and flora species which need conservation. Removal of batatran present on the shoreline would not destroy natural habitat.

DELIBERATIONS:

The Authority noted that as per para 4(i) (f) of the CRZ, 2011, following is permissible - construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures;

As per amended CRZ Notification dated 28th November, 2014 published by MoEF, *For the projects specified under 4(i) (except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA. Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.*



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The Authority noted the EIA/ EMP report and design of the jetty. The Authority suggested PP that during construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. Construction of jetty should be constructed on piles with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.

DECISION:

In the light of above, the Authority after deliberation decided to recommend the proposal under CRZ Notification, 2011 from CRZ point of view to SEIAA 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 from time to time.
2. Proposed construction should be as per the recommendations of the CWPRS report.
3. Construction of jetty should be constructed on piles with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
4. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
5. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
6. Natural course of creek/river water should not be hampered due to proposed activities.
7. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
8. The construction debris and dredged material should not be disposed off in the mangrove area & creek water to avoid any adverse impact on marine water quality.
9. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.


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Item no.7: Proposed construction of residential building on plot no. 84 A, GES, Sector 20 B, Airoli, Navi Mumbai Shri. Vikas Raikar (M/s Meena Builders)

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for construction of residential building on plot no. 84 A, GES, Sector 20 B, Airoli, Navi Mumbai.

As per remarks of the NMMC, the proposal is for construction of residential building comprised stilt + 6 upper floors on plot no. 84 A, GES, Sector 20 B, Airoli, Navi Mumbai. The plot is vacant.

Plot area is 829.770Sqm, Permissible FSI is 1.5 and proposed total built up area is 2352.007 Sqm.

As per remarks of the NMMC, the plot falls partly in CRZ II area and situated on landward side of existing road. The site under reference is not affected by mangrove buffer zone. The distance of the plot u/r from the buffer zone is 90.93m.


PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai dated March, 2022. As per the said map:

- The project site bearing plot no. 84A at sector 20B, Airoli, Navi Mumbai, falls in CRZ II and outside CRZ as given in below table as per existing approved CZMP vide CRZ Notification, 2011.

S. No.	CRZ Classification	Area in sqm
1	CRZ II	328.51
2	Outside	501.26
Total		829.77

DELIBERATIONS:

The Authority noted that construction is permissible in CRZ II area with FSI as per town and country planning regulation existing as on 19.2.1991, under CRZ Notification, 2011. Concern planning Authority should strictly ensure the proposed FSI for the proposal is within the permissible limit of town and country planning regulations existing as on 19.2.1991.


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DECISION:

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

1. The Local Body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to strictly ensure that proposed construction is in CRZ II and situated on landward side of existing road or existing authorized structure.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained


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Item No.8: Proposed redevelopment of "declared dilapidated structure" on plot bearing C. S. no. 935 of Worli Division, Dr. Annie Besant Road, G/S ward, Mumbai by M/s Fairleaf Developers LLP

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for redevelopment of "declared dilapidated structure" on plot bearing C. S. no. 935 of Worli Division, Dr. Annie Besant Road, G/S ward, Mumbai

As per remarks dated 2.1.2023 of MCGM, there exists one ground floor + part mezzanine old structure (fuel station) declared as dilapidated by MCGM vide notice dated 30.09.2022. .

Proposed residential cum commercial building comprises of 3 basement for parking and utilities + ground floor commercial use and entrance lobby + 1st floor commercial user + 2nd to 6th Podium parking floors + 7th to 17th (pt) residential floor + terrace floor consuming FSI as per regulation 30 (A) (1) + regulation 32 (4.2) table no. 12-A + regulation 333 (12) (B) and fungible compensatory FSI as per regulation FSI as per regulation 31 (3) of DCPR 2034.

Hon. MC, MCGM has approved various concessions on 20.12.2022.

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of existing Dr. Annie Besant Road existing prior to 1991.

As per MCGM remarks, the plot falls in Residential zone as per revised DCPR 2034 and is not under any reservation as per DP. The plot under reference was reserved for fuel station as per DCPR 2034 which subsequently deleted after CRZ Notification dated 18.1.2019 i.e. on 17.5.2022.

Redevelopment is proposed FSI as per regulation 30 (A) (1) + regulation 32 (4.2) table no. 12-A + regulation 333 (12) (B) and fungible compensatory FSI as per regulation FSI as per regulation 31 (3) of DCPR 2034.

Total plot area is 1217.40 sqm, BUA proposed (FSI) - 5906.03 Sqm, Non FSI area is 7654.28 Sqm, Total Construction area - 13560.31 Sqm



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DELIBERATIONS:

The Authority noted that as per MCGM remarks, the plot falls in Residential zone as per revised DCPR 2034 and is not under any reservation as per DP. The plot under reference was reserved for fuel station as per DCPR 2034 which subsequently deleted after CRZ Notification dated 18.1.2019 i.e. on 17.5.2022.

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, *"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."*

The Authority noted that proposed amendment in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

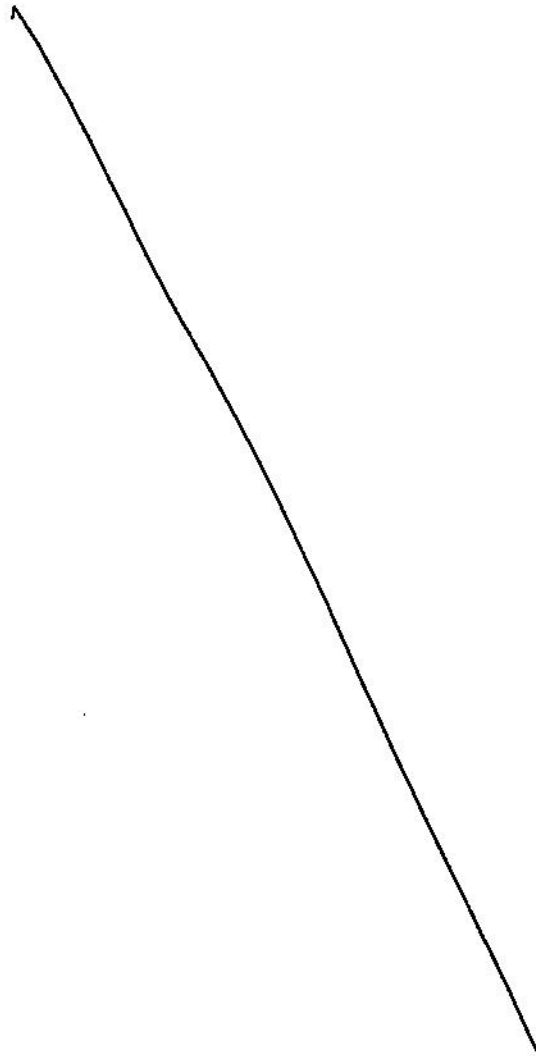
1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM to ensure that reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.


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5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained.



Ob

Member Secretary

Janak
Chairman

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Item No. 9: Proposed redevelopment of "declared dilapidated structure: on plot bearing CS No. 932 Worli Division, Worli, Mumbai by M/s Harbour Front Properties LLP

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for redevelopment of "declared dilapidated structure: on plot bearing CS No. 932 Worli Division, Worli, Mumbai.

As per remarks dated 18.01.2023 of MCGM, the plot had basement + ground + 3 floors building which in old, dilapidated condition and therefore for use. The structure has received the declared dilapidated certificate on dated 11.5.2022

Proposed residential cum commercial building comprises of 3 basement + ground floor + 1st to 8th Podium floor + service floor (above 8 podium floor) + 9th - 19th (pt) commercial floors + 19th (pt) - 28th (pt) residential floors, consuming FSI as per as per regulation 33 (7) (A) of DCPR 2034.

Hon. MC, MCGM has approved various concessions on 13.01.2023. Redevelopment is permissible as per CRZ Notification, 2019.

As per MCGM remarks, the plot falls in CRZ II area and situated on landward side of B G Kher road. The plot is situated in Residential Zone and affecting the reservation of ROS1.5 (Garden/Park) (part of larger reservation 932:181.52sqm) as per DP remarks of 2034.


FSI is proposed as per as per as per regulation 33 (7) (A) of DCPR 2034.

Plot area is 1833.63 Sqm, BUA proposed (FSI) is 8525.14 Sqm, Non FSI area is 16060.64 Sqm and Total Construction area is 24585.78 Sqm

DELIBERATIONS:

The PP during the meeting presented that in the DP, small area admeasuring around 181 Sqm is erroneously shown as garden and process of deletion of the same is under progress.

The Authority noted that garden area should be kept as it is, considering the para 10.3 of the CRZ Notification, 2019.


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The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, "Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."

The Authority noted that proposed redevelopment in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to ensure that no construction will be allowed in Garden portion of the plot.
4. PP to obtain the Environment clearance under EIA Notification, 2006, since total construction area exceeds 20,000 Sqm.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



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Item No. 12: Proposed construction of building on Sub plot A of plot bearing CTS no. 118/C of village Dahisar, Tal. Borivali, Mumbai by Mr. Arun P Upadhyay & Mr. Laljibhai K Solanki (M/s Nikunj)

The Project proponent presented the matter before the Authority. The proposal is for construction of building on Sub plot A of plot bearing CTS no. 118/C of village Dahisar, Tal. Borivali, Mumbai.

As per the MCGM remarks dated 15.1.2022, the MCGM has granted the OCC on 23.7.1997 to Wing A and B (1st to 7th floors) on subject plot.

Now, construction of Wing C is proposed comprising Ground floor for shop (pt) & Nursing Home (pt) + 1st floor for Nursing Home + 2nd to 21st upper residential floors.

The Hon. MC, MCGM has approved various concessions on 24.11.2021 for the proposal. This is approved as per Notification dated 18th January, 2019 and as per prevailing regulation DCPR 2034.

As per MCGM remarks, the plot partly falls in CRZ II area and situated on landward side of existing road.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

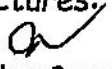
The development is proposed is by utilizing 2.50 FSI i.e. balance plot potential + 0.50 additional FSI by premium + 1.00 admissible TDR + 35% fungible compensatory area + claiming staircase, lift, lift lobby area as free of FSI as per DCPR 2034.

Plot area - 2110.30 Sqm, BUA proposed (FSI)- 3949.81 Sqm, Non FSI area is 775.71 Sqm, Total Construction area - 5577.83 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 of the CRZ Notification, 2019:

(ii) "Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures;


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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".

(iii) "Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification..."

The Authority noted that proposed construction in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to obtain the Environment clearance under EIA Notification, 2006, if total construction area exceeds 20,000 Sqm.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained.


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Item No.20: Proposed development on plot bearing CTS no. 895 of village Bandra B at Byramji Jeejeebhoy road, Bandra (W), H/W ward, Mumbai by M/s Imperial Infradevelopers Pvt. Ltd.

The Project proponent presented the matter before the Authority. The PP presented that the proposal is for development of residential building on plot bearing CTS no. 895 of village Bandra B at Byramji Jeejeebhoy road, Bandra (W), H/W ward, Mumbai. The Slum Rehabilitation Authority (SRA) vide letter dated 30.8.2022 forwarded the proposal, as per which, the plot under reference consists of one existing bungalow (a heritage structure grade III) which was in dilapidated condition. After obtaining the NoC from the BMC's ward office & Heritage Committee, the said exiting structure was demolished on site.

As per SRA remarks dated 30.8.2022, development on plot is proposed under Reg. 33(11) of DCPR 2034. The planning Authority for the said regulation is SRA. However, the scheme is nor for rehabilitation of the existing slum dwellers.

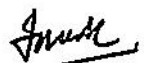
As per the SRA remarks, the developer of the scheme has proposed the clubbing of the Scheme and has proposed the transfer of PTC BUA of the plot under reference to the clubbed with S.R. Scheme under Regulation 33(10) on plot bearing part of CTS No. 121/6 7 1214/7 and slum plot bearing CTS No. 1378(pt), 1378/27 to 38 of village Malad (South) at Goregoan for an equivalent sale BUA admeasuring 6372.60 Sqm.

Accordingly, the LOI (clubbing LOI) for the scheme is approved by the Hon. CEO (SRA) on 8.7.2022 and the same was issued on granted on 12.7.2022.

While approving the LOI for the Scheme, the required Concessions for the proposed Sale Building comprises of Three Level Basement (for U.G.Tank, pump Room, other ancillary services and Parking Spaces) + Stilts/Ground Floor (for Parking Spaces & Double height Entrance Lobbies) + 1st & 2nd Level Podium (for Parking Spaces) + Service Level - 1 + Top of Podium & Fitness Center (Club House)Level - 1 (Top most podium for LOS & Fitness Center) + Fitness Center (Club House) Level - 2 + Service Level - 2 + 1st to 19th Upper floors (for Residential Units) + Part 20th Floor (Residential & Part Terrace) + Terrace for Swimming Pool having height of 103.65 Mts has already been approved by the Hon'ble CEO (SRA).



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As per remarks of SRA, the plot falls in CRZ II area and situated on landward side of existing Road. The plot is situated in Residential Zone.

The PP submitted the CRZ map in 1:4000 scale superimposing the site prepared by IRS, Chennai. As per the said report, the project site of M/s Imperial Infradevelopers Pvt Ltd on plot bearing CTS No. 895 of Bandra-B village, Mumbai falls inside 500 m setback line from the HTL of Arabian sea as per approved CZMP (Map MH No. 75) published vide CRZ Notification, 2019. Hence, the project site and construction falls fully inside CRZ II as per approved CZMP. The aforesaid project site falls outside the 50 m setback line from mangroves as per approved CZMP (MH 75).

The proposal is for development under Reg 33(11) read with Reg No. 13(2)(a) of DCPR 2034 by re-accommodating existing authorized built up area of the existing amenity of EH 3.3 i.e. Rehabilitation Centre.

Plot area is 4248.40 Sqm, BUA proposed (FSI) is 22,936.68 Sqm, Non FSI area is 32,259 Sqm and Total Construction area is 55,200 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 of the CRZ Notification, 2019, "Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures.."

The Authority noted that the proposed development/redevelopment in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed amendment is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA & concerned planning Authority subject to compliance of following conditions:


Member Secretary

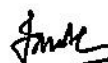

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1. Proposed development should be in accordance with provision of the CRZ Notification, 2019.
2. Concern planning Authority should ensure that development is proposed on landward side of existing road or existing authorized structure.
3. Concern Planning Authority should strictly ensure that the proposed development is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
4. PP to obtain the Environment clearance under EIA Notification, 2006, since total construction area exceeds 20,000 Sqm.
5. Concern planning Authority to ensure that there is no prohibitory or restrictive order against the development / approval on the plot under reference by any Hon'ble Court.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
8. Safe disposal of the wastewater should be ensured.
9. All other required permission from different statutory authorities should be obtained.



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Item No.50: **Proposed Residential Complex with Convenient shops located at Plot No. 76/1, Sector-17, Kalamboli, Navi Mumbai by Mr. Satish A Sabhlok**

INTRODUCTION

The Project proponent presented the matter before the Authority. The proposal is for construction of residential cum commercial building on plot no. 76/1, Sector 17, Kalamboli, Navi Mumbai.

As per remarks of the PMC, construction of residential cum commercial building on plot no. 76/1, Sector 17, Kalamboli, Navi Mumbai.

Proposed residential building comprises of Ground floor (shops) + 1st (activity floor) + 2nd floor to 22th floors (residential floors) on the site under reference.

As per remarks of the PMC, plot area is 2602.01 Sqm, Permissible FSI 1.5 and as per UDCPR it is 3.0 + ancillary FSI and proposed total built up area is 10115.18 Sqm.

As per remarks of the NMMC, the plot falls partly in CRZ II area and situated on landward side of existing road. As per the remarks of the PMC, the site under reference is not affected by mangrove buffer zone. The distance of the plot u/r from the buffer zone is 34.3m.

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai dated August, 2021. As per the said map/ report:

The project site bearing plot no. 76/1 at sector 17, Kalamboli, Navi Mumbai falls partially in CRZ II and remaining area falls outside CRZ as given in below table as per existing approved CZMP vide CRZ Notification, 2011.

S. No.	CRZ Classification	Area in sqm
1	CRZ II	1092.19
2	Outside CRZ	1509.82
Total		2602.01

[Signature]

Member Secretary

[Signature]

Chairman

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DELIBERATIONS:

The Authority noted that construction is permissible in CRZ II area with FSI as per town and country planning regulation existing as on 19.2.1991, under CRZ Notification, 2011. Concern planning Authority should strictly ensure the proposed FSI for the proposal is within the permissible limit of town and country planning regulations existing as on 19.2.1991.

DECISION:

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

1. The Local Body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to strictly ensure that proposed construction is in CRZ II and situated on landward side of existing road or existing authorized structure.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained



Member Secretary



Chairman

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Table Item: **Revalidation of CRZ clearance along with transfer for the proposed Residential cum Commercial building project on plot no. 50A, Sector 17, Kalamboli, Navi Mumbai by M/s Dimension Architect Pvt Ltd (M/s Proviso Builders and Developers and Sai Proviso Developers)**

INTRODUCTION:

The Authority noted that M/s Proviso Builders and Developers and Sai Proviso Developers submitted application dated 2.1.2023 seeking revalidation transfer of the CRZ recommendation granted vide letter no. CRZ 2012/ CR 138/ TC 4 dated 13.1.2016 by MCZMA to project of Residential cum Commercial building project on plot no. 50A, Sector 17, Kalamboli, Navi Mumbai. The application mentions that M/s Shankheshwar Swaraj Realty LLP was lease holder of the said land owned by CIDCO. Earlier, CRZ recommendation was received by M/s Shankheshwar Swaraj Realty LLP through architect M/s Dimension Architect Pvt Ltd. Now, M/s Proviso Builders and Developers and Sai proviso Developers has purchased the lease agreement from M/s Shankheshwar Swaraj Realty LLP through a tripartite agreement. Hence, transfer of the CRZ recommendation is requested in the name of M/s Proviso Builders and Developers and Sai proviso Developers

DELIBERATION:

The Authority noted that the MoEF&CC has issued a notification dated 6th March, 2018 read with CRZ Notification, 2011, as per which, in sub-paragraph 4.2, for clause (v), the following clause shall be substituted, namely:-

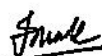
"(v) The clearance accorded to the projects under this notification shall be valid for a period of seven years from the date of issue of such clearance:

Provided that the construction activities shall commence within a period of five years from the date of the issue of clearance and the construction be completed and the operations be commenced within seven years from the date of issue of such clearance:

Provided further that the period of validity may be extended for a maximum period of three years in case an application is made to the concerned authority by the applicant within the validity period, along with recommendation for extension of validity of the clearance by the concerned State / Union Territory Coastal Zone Management Authority";



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DECISION:

The Authority noted that as per the above said amendment dated 6th March, 2018, the clearance is valid for a period of 7 years. In the instant case, the CRZ recommendation dated 13.1.2016 is valid till 12.1.2023. Application is submitted within validity period. Therefore, the period of validity of the above said CRZ recommendation dated 13.1.2016 is extended for a period of three years i.e. upto 12.1.2026 in the name of M/s Proviso Builders and Developers and Sai proviso Developers.

-----Meeting ended with vote of thanks to chair-----

Annexure I

List of members/officials present in the online meeting:

1. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
2. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
3. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZM
4. Mr. Sunil Bhat, Dyche. MCGM, Member MCZMA
5. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA


Member Secretary


Chairman