

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

The 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 18<sup>th</sup> May, 2023. List of members present in the meeting is at Annexure-I.

**Item No.1:** Proposed construction of compound wall at Sector 10 A, Airoli, Navi Mumbai by CIDCO through M/s L.T. Patil & sons.

**INTRODUCTION:**

The Consultant along with CIDCO officials presented the proposal before the Authority. The proposal is for construction of compound wall at Sector 10 A, Airoli, Navi Mumbai. The plot is accessible by 15 meter existing road and has a developed infrastructure in nearby area.

As per submission, proposed length of the compound wall is 3100 meter, having 200 m thick block masonry wall with total height of 1.30 meter. Out of total length, 2405 meter length of compound wall falls in CRZ IA (50 mangrove buffer zone area) and CRZ II area. Rest of the compound wall 695 meter falls in Non CRZ area. The plot under reference is not marked with any zone in the DP and it is not reserved for any public purpose. Proposed work is to be taken for the purpose of securing the boundaries and to stop the unwanted / illegal activities happening in the plot.

**DELIBERATIONS:**

The CIDCO officials presented that compound wall is proposed for protection of property. No mangroves will be cut for the construction of compound wall. However, the site falls partly within 50 m mangrove buffer zone area.

The Authority observed that compound wall is necessary for protection of the plot. However, the CIDCO need to obtain the prior High Court permission as per

  
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Hon'ble High Court order dated 18<sup>th</sup> September, 2018 in PIL 87/2006, since the proposed compound wall is partly situated within 50 m mangrove buffer zone area.

*As per amended CRZ Notification dated 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. CIDCO to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. Prior High Court permission should be obtained, as per order dated 17<sup>th</sup> September, 2018 in PIL 87/2006, since part of proposed work falls within the 50 m mangrove buffer zone.
3. CIDCO to ensure that tidal free flow in mangrove area should not be obstructed.
4. 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.
5. All other required permission from different statutory authorities should be obtained

  
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**Item No.2:** Proposed construction of ramp and development of port infrastructure facility at Sector 11, Belapur, Navi Mumbai by MMB

**INTRODUCTION:**

The MMB officials presented the proposal before the Authority. The proposal is for construction of ramp and development of port infrastructure facility at Sector 11, Belapur, Navi Mumbai. The proposal was earlier deliberated in 159<sup>th</sup> meeting of the MCZMA held on 22.7.2022 wherein MMB was directed to submit the revised proposal for construction of Ramp and development of port infrastructure facility at Sector 11, Belapur, Navi Mumbai.

The major components of the project will be the vehicle parking space (95m x 25 m), Hovercraft ramp (29 m x 13 m) and hovercraft parking space (20 m x 25 m). Waiting area, toilets, security cabin and ticket counter etc is also proposed.

Development of the hovercraft facility will enhance the connectivity and reduce the travel time between Navi Mumbai and South Mumbai region. The development of the project will result in increase in the land value of the region. The shipping business in the region will also get a boost.

As per submission, the project site falls in CRZ II and CRZ IV B area as per CZMP 2011.

**DELIBERATIONS:**

The Authority noted that the MMB has submitted the EIA report prepared by M/s Building Enviro (Nabet accredited consultant). The EIA report states that proposed hovercraft infrastructure is proposed on north-west bank of panvel creek and opposite to Waghivali Islad. Panvel creek emerges as a branch of Thane creek near Devale Island. The EIA report concludes that since it is small scale project there may be no major impacts from carrying out this project. The



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identified impacts are the worse-case scenario and can be mitigated following the mitigation measures covered in Environment Management Plan.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report.

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

As per amended CRZ Notification dated 28<sup>th</sup> 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

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. 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 17<sup>th</sup> September, 2018 in PIL 87/2006.
3. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.



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4. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit.
5. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
6. The construction debris should not be disposed off in the creek water and CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
7. All other required permission from different statutory authorities should be obtained

  
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**Item No.3:** Proposed redevelopment of existing old Cremation Shed on plot bearing CTS No. 265 B, at village Dahanu Gaon, Tal. Dahanu, Dist. Palghar by Dahanu Municipal Council

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The Dahanu Municipal Council has proposed redevelopment of existing old Cremation Shed on plot bearing CTS No. 265 B, at village Dahanu Gaon, Tal. Dahanu, Dist. Palghar. The area of plot is 81.90 sqm and proposed BUA is 41.65 sqm.

As per remarks of Dahanu Municipal Council, the site falls in CRZ II area. As per the sanctioned DP the plot is situated in residential zone.

**DELIBERATIONS:**

The consultant presented that existing crematorium was built in 1969 and presently, reconstruction of the same is proposed.

The Authority noted that as per para 8.II. CRZ II of CRZ Notification, 2011, following is permissible, (iii) *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;*

**DECISION:**

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

1. The proposed reconstruction 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.

  
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2. Concern planning Authority to ensure that the 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. 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.
4. All other required permission from different statutory authorities should be obtained



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**Item No.4:** Proposal for creation and development of open plot bearing CTS no. 561 (pt), Juhu Tara Road, behind Udhati Tarang building Juhu, K/W ward, Mumbai by MHADA

**INTRODUCTION:**

The MHADA official and consultant presented the proposal before the Authority. The MHADA has proposed creation and development of open plot bearing CTS no. 561 (pt), Juhu Tara Road, behind Udhati Tarang building Juhu, K/W ward, Mumbai. Total plot area is 460sqm. As per remarks of MHADA, the site falls in CRZ II area. Activities proposed in the proposal is as follows:


Sr. No	Particulars	Quantity
1	Heritage Garden lights	15 nos
2	Juhu beach lettering along with plywood podium	4m x 0.5m x 1m
3	FRP 4 modular benches	12
4	Gabion Wall	140 x 1 x 1 m
5	Landscaping	-
6	Open Gym Equipment	-

**DELIBERATION:**

The Authority observed that the proposal also involves construction of Gabion Wall for protection measure. Expert Member asked the PP to submit the Rapid EIA report and design of Gabion wall.

**DECISION:**

After deliberation, the Authority decided to defer the proposal for want of Rapid EIA report and design of Gabion wall by the PP.

  
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**Item No.5:** Proposed construction of shed on plot bearing CTS no. 1213 (pt),  
Juhu Koliwada, Santacruz (W), K/W ward, Mumbai by MHADA

**INTRODUCTION:**

The MHADA officials along with consultant presented the proposal before the Authority. MHADA has proposed construction of shed on plot bearing CTS no. 1213 (pt), Juhu Koliwada, Santacruz (W), K/W ward, Mumbai. Total project area is 625 Sqm.

As per remarks of MHADA, the site falls in CRZ III area.

**DELIBERATIONS:**

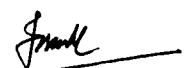
During the meeting, the PP presented that proposed work involves construction of RCC slab shed open from all side. Expert Member suggested that the PP need to propose stilt structure instead of RCC for construction of shed. Further, the PP need to submit the Rapid EIA and design of Stilt structure.

**DECISION:**

After deliberation, the Authority decided to defer the proposal for want of Rapid EIA and design of stilt structure for the proposed shed.



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**Item No.6:** Proposal for construction of jetty and essential infrastructure facilities for development of jetty and allied facilities at Lakda Bunder Police Chowki, Darukhana, Byculla, Mumbai by MMB

**INTRODUCTION:**

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed construction of Jetty and allied facilities at Lakda Bunder Police Chowki, Darukhana Byculla, Mumbai

The major components of the jetty includes the construction of boat repairing yard, administrative Building, workshop, pile jetty and other official requirements / structures.

Proposed activities are as follows:

Sr No.	Structures	Details
1	Excavation and dredging in soft strata	900 cum
2	Pile jetty	125 m x 10 m
3	Slopping ramp	60 m x 25 m
4	protection bund	Length - 67 m
5	Boat repairing yard	50 m x 25 m
6	Boat parking yard	70 m x 25 m
7	Retaining wall	Length - 130 m
8	Reclamation by earthwork	55 m x 32 m x 3.5 m
9	Toilet block	8.6 m x 6.6 m
10	Cement concrete surface	3193 Sqm
11	Pavor block	1550 Sqm
12	Watch tower	Height - 14.65 m
13	Security cabin	5.0 m x 5.0 m

As per submission, project site falls under CRZ II and CRZ IV (A) as per approved CZMP, 2011.

  
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**DELIBERATIONS:**

The Authority noted that the MMB has submitted the EIA / EMP report prepared by the M/s Eco footforward (Nabet Accredited consultant). As per EIA report, the various activities such as construction of breakwaters and others would result in varying potential impacts on the coastal water quality and marine biology of the coast. The direct impacts on coastal water quality from construction activities would be increase in turbidity due to suspended sediment, which would result in indirect impacts on marine biology. The impacts from aqueous discharges and underwater noise would be more pronounced compared to construction, on seawater quality and marine biology, respectively. The seawater quality will be impacted through aqueous discharge such as discharge of oily wastes, sanitary wastes, reclamation and construction of breakwaters. This impacts on seawater quality would in turn result in impacts on the marine biology of the Mumbai coast. As the capital dredging involved is not substantial and would last for only 3-4 days during short term development., the impacts of aqueous discharges on seawater quality from the operating dredgers is not expected to be significant.

The EIA report further states that, to eliminate the impacts on seawater quality, it is proposed to enforce preventative control measures such as prohibiting all aqueous discharges. Further, it is proposed to collect all liquid and solid waste in slop tanks and transport it onshore through workboats, at regular intervals, for treatment and subsequent disposal at project facilities

The natural setting of the seabed and benthos will be impacted (or disturbed) by proposed activities of jetty construction. The impacts would be manifested in the form of changes to the seabed, beach profile and reduced photosynthesis activity of the proposed area. Due to change in sediment movement direction, there will not be any sediment problem near breakwater. Sediment deposition may occur near breakwater during non-monsoon season and erosion during monsoon season. Based on the proposed planning of no-development of the only beach zone and less

  
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severity of littoral drift, it is anticipated that there will be no impact on the beach profile.

During the meeting, the MMB presented that dredged material is proposed to be disposed. The Authority instructed MMB to take the permission from the MbPT for disposal of the dredged material.

The Authority noted that as per OM dated 29.11.2022 published by MoEF, New Delhi, project activities such as Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) require clearance by the CZMA.

**DECISION:**

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

1. The proposed construction 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. Construction of jetty should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. 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 17<sup>th</sup> September, 2018 in PIL 87/2006.
4. MMB to install the Bio-toilets so that sewage is not disposed in creek water.
5. MMB to obtain the MbPT permission for disposal of the dredged material
6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.

  
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7. Natural course of creek/river water should not be hampered due to proposed activities.
8. 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.
9. The Project proponent should be effectively implement the mitigation measure and Environment Management Plan during construction and operation phase of the project.
10. All other required permission from different statutory authorities should be obtained



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**Item No.7:** Proposed construction of jetty and essential infrastructure facilities for proposed jetty and allied facilities at Dighi, Tal. Shriwardhan, Dist. Raigad by MMB

**INTRODUCTION:**

The Chief Engineer, MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of Jetty and essential infrastructure facilities at Dighi, Tal: Shrivardhan, District Raigad.

The proposed project involves widening and extension of the existing jetty and providing link span pontoon. Project involve following components:

Components	Area
Ramp	35 m x 8 m
Approach road	96 m x 9 m
Steel link bridge	62 m x 7 m
RC walkway	210 m x 1.5 m
Pontoon	4.50 m
Dredging	Approach channel - 4.50 m Turning circle for vessel- 4.50 m

As per submission, the project site falls under CRZ IB and CRZ IV (B) as per approved CZMP, 2011.

**DELIBERATIONS:**

The Authority noted that the MMB has submitted the EIA / EMP report prepared by the M/s Building enviro (Nabet Accredited consultant). EIA report states that Dighi village is located in Raigad District in the vicinity of Dighi Port. A large number of tourists from Mumbai and Pune visit shrivardhan to see the forts and beaches like Diveagar, Shrivardhan and Harihareshwar and Historical sea forts



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such as Janjira and Padmadurg. Currently there is no on-going RO-RO boat ferry service running from Dighi to Agardanda and Murud Janjira Fort. Hence for the betterment of the villages and to improve tourism access, MMB has proposed to increase the length and width of the existing jetty at Dighi and install a linkspan and pontoon there.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report.

The Authority instructed MMB that Disposal of dredged material should be as per Guidelines, 2016 of the MoEF&CC. MMB need to install the bio-toilets at the site.

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

As per amended CRZ Notification dated 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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.



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2. Construction of jetty should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. 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 17<sup>th</sup> September, 2018 in PIL 87/2006.
4. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
5. MMB to install the Bio-toilets so that sewage is not disposed in marine water.
6. MMB to ensure that Beach area should not be reclaimed.
7. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit.
8. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
9. 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.
10. 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.
11. All other required permission from different statutory authorities should be obtained

  
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**Item No.8:** Proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Satpati, Tal. & Dist. Palghar by MMB

**INTRODUCTION:**

The Chief Engineer, MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Satpati, Tal & District Palghar.

The project involves construction of fisheries harbour at Satpati village beside Banganga creek and involves construction of two breakwaters; North breakwater (660 meter) and South breakwater (870 meter) protection and full-fledged fisheries harbour facilities such as berthing and landing quays, repair quays, outfitting quays with dredging for the harbour basins etc.

The land side facilities include fish auction halls, fish landing areas, net mending sheds, boat parking/ repair yards, gear sheds, fisheries administrative building, area for vehicle parking, boat repair shop/ workshop, canteen, rest shed, public toilet block, fresh water supply and distribution, internal roads, drainage & sewerage system, electric power & lighting system, guard cabin, compound wall, radio communication centre, garden/ parks and landscaping, ETP, fuel station and storage, fire extinguisher and fire hydrants.

It is proposed to reclaim area of about 67050 Sqm between high water line and low water line to accommodate land side facilities. An anchored diaphragm wall will be provided on the water sides of the reclamation area as a quay.

As per submission, the project site falls under CRZ IB and CRZ IV (A) as per approved CZMP, 2011.

  
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**DELIBERATIONS:**

The Authority noted that the MMB has submitted the EIA / EMP report prepared by the M/s Building Enviro (Nabet Accredited consultant). EIA report states that satpati is one of the biggest fishing village on the western coast of India. The main industry in satpati is fishing, with exports to different part of India. The project would contribute substantially to increase the fish and crustaceans. The EIA report concludes that construction of the proposed fisheries harbour would not have large scale impact on the surrounding environment. The Harbour will provide protection to fishing boats and space for berthing and landing the catch efficiently. Also the other amenities at the harbour will benefit the local fishermen for fish processing, storage and allied activities.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority opined that the MMB need to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.

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

As per amended CRZ Notification dated 28<sup>th</sup> 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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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
3. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.
4. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. 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 17<sup>th</sup> September, 2018 in PIL 87/2006.
6. MMB to obtain the Environment Clearance under EIA Notification, 2006 from competent authority since fish handling capacity is more than 30,000 TPA
7. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
8. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.




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9. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
10. 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.
11. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
12. 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.
13. All other required permission from different statutory authorities should be obtained

  
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**Item No.9:** Proposal for construction of fish landing centre under "Pradhan Mantri Matsya Sampada Yojana (PMMSY) at Shiroda, Tal. Vengurla, Dist. Sindhudurg by MMB


**INTRODUCTION:**


The Chief Engineer, MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of Fish Landing centre under "Pradhan Mantri Matsya Sampada Yojana" at Shiroda, Tal: Vengurla, District Sindhudurg

Proposed fish landing centre at Shiroda is located at the mouth of shiroda creek. Therefore, the plain land available at the site is limited. As such, it is proposed to reclaim area of about 0.48 hectares between the high water line and low water line to accommodate land side facilities. Retaining wall will be provided on the water sides of the reclamation area. The area behind retaining wall will be reclaimed using good quality of borrowed earth. The top level of proposed reclamation is kept at +3.00 meter with a free board of 0.60 m above the high water level.

The project activities are as follows:

Sr No.	Proposed project	Details
	<b>Water Side Facilities</b>	
1	Retaining Wall	290.00 Rmt
2	Dredging	69,720.00 cum
3	Reclamation	11,950.00 cum
4	Revetment	1.030.47 cum
5	Slopping Hard	1200.00 Sqm
6	Beach landing	1200.00 Sqm

  
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	<b>Land Side Facilities</b>	
7	Fish Action Hall and Fish Landing Area	250.00 Sqm
8	Net Mending Shed	209.09 Sqm
9	Boat Repair Shop	148.05 Sqm
10	Public Toilet Block	70.00 Sqm
11	Road and Surfaces (Asphalt Road, Concrete Surfaces, WBM Surface and paved parking surfaces )	4709.00 Sqm
12	Compound wall	160.00 Rmt
	<b>Other items</b>	
13	Electric Power: Street Light and high mast light	As required
14	Fresh water supply and distribution including water storage facilities	As required
15	Drainage and sewerages	As required

As per submission, the project site falls under CRZ IV (B) as per approved CZMP, 2011.

**DELIBERATIONS:**

The Authority noted that the MMB has submitted the EIA / EMP report prepared by the M/s Eco footforward (Nabet Accredited consultant). The EIA report states that controlled dredging with regular monitoring may be conducted for collecting refill materials & geomorphological changes. The suitability of fill material to be used needs to be sufficiently addressed. Proper framework should be done for disposal of construction related waste which will generate during construction activity. The EIA report concludes that the project under consideration will not have any major significant negative impacts. The minor impacts arising out during construction phases can be mitigated with the help of

  
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proposed EMP. Hence, owing to the importance and advantages of proposed project is considered as an essential development required at the proposed site.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority opined that the MMB need to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.


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

As per amended CRZ Notification dated 28<sup>th</sup> 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.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
3. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.

  
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4. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. Proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17<sup>th</sup> September, 2018 in PIL 87/2006.
6. PP should obtain the Environment Clearance, if the fish handling capacity is more than 30,000 TPA, as per EIA Notification, 2006
7. MMB to install the Bio-toilets so that sewage is not disposed in marine water.
8. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
9. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP
10. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
11. 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.
12. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
13. 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.
14. All other required permission from different statutory authorities should be obtained

  
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**Item No.10:** Proposed construction of bridge behind Bhagat Singh Nagar across Goregaon Creek along 36.6 m wide DP road at boundary of K/W and P/S ward by MCGM

**INTRODUCTION:**

The MCGM officials along with consultant presented the proposal before the Authority. The MCGM has proposed construction of Bridge behind Bhagat Singh Nagar across Goregaon creek along 36.6 meter wide DP road at boundary of K/west and P/ South ward. This is cable stayed bridge with A type pylon on pile foundation.

Total bridge length is 512 meter and overall width is 26.95 meter. The vehicular bridge is proposed to decongest the primary arterial roads including the western express highway and new link road.

As per submission, the project site passes through CRZ IA, CRZ IB, CRZ II and NDZ area

**DELIBERATIONS:**

During the meeting, the PP presented that alternate alignments have been analysed on the basis of space available, ecological impacts on the mangroves and habitation disturbance. The proposed alignment passes through mangroves area hence we have examined the alternate alignments as follows:

Alignment option 1	Alignment option 2	Preferred / proposed alignment
Area of Mangrove affected 11918.3358 Sqm	Area of mangrove affected 22285.21 Sqm	Area of mangroves affected is 2709.27 Sqm
Total length of road is 568 meter	Total length of road is 667 m	Total length of the road is 512 meter



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The Authority noted that the MCGM has submitted the EIA report prepared by Tondon Urban Solution Private Ltd & Centre for Envotech & Management Consultancy Pvt Ltd. The Authority further noted the impacts of the project and mitigation measure suggested the EIA report.

The Authority noted that as per para 7(iii) of the 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 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. MCGM to construct the bridge on stilt with minimum footprint on the mangrove area.
3. 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.
4. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006, since the project involves cutting of mangroves.



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5. NoC from the Mangrove Cell should be obtained by the PP. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell.
6. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
7. MCGM to ensure that activities of local fishermen/ fishing should not be hampered due to proposed activities.
8. The PP to ensure that free flow of the creek water is not obstructed.
9. 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.
10. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
11. 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.
12. 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.
13. 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.11:** Proposed construction of Fish Landing Centre under "Pradhan Matri Matsya Sampada Yojana (PMMSY) at Revdanda, Tal. Alibag, Dist. Raigad by MMB

**INTRODUCTION:**

The Chief Engineer, MMB along with consultant presented the proposal before the Authority. MMB has proposed construction of Fish landing centre under "Pradhan Mantri Matsya Sampada Yojana" at Revdanda, Tal: Alibaug, District Raigad

Existing facility is located at the mouth of Kundalika River estuary. Presently, a sloping ramp (jetty) of 100 m length and 6 m width is existing at Revdanda which has been used by the fishermen for landing of fish catches from fishing boats. However, the existing fish landing facility is insufficient for the activities of fishing boats at Revdanda. There is a need to provide a new sloping jetty as well as landing platform.

Sr No.	Proposed Project Structures	Details
<b>Water Side Facilities</b>		
1	Landing Quay	185.0 Rmt
2	Retaining Wall	221.0 Rmt
3	Reclamation	1,00,457.00 Cum
4	Revetment	1,6585.33 Cum
5	Sloping Hard	1,800.00 Sqm
6	Beach Landing	5,175.00 Sqm
<b>Land Side Facilities</b>		
7	Fish Action Hall for MFV	400.00 Sqm
8	Fish Action Hall for FRP	250.00 Sqm
9	Net Mending Shed	209.09 Sqm
10	Boat Repair Shop	148.05 Sqm

  
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11	Public Toilet Block	70.00 Sqm
12	Road and Surfaces (Asphalt road, Concreate Surfaces, WBM surface and paved parking surfaces)	18282.00 Sqm
13	Compound Wall	366.00 Rmt
<b>Other Items</b>		
14	Electric Power : Street light and high mast light	As required
15	Fresh water supply and distribution including water storage facilities	As required
16	Drainage and Sewerages	As required

As per submission, the project site falls under CRZ IA, CRZ IB and CRZ IVB area as per approved CZMP, 2011.

**DELIBERATIONS:**

The MMB has submitted the EIA / EMP report prepared by the M/s Eco footforward (Nabet Accredited consultant). The EIA report concludes that the project under consideration will not have any major significant negative impacts. The minor impacts arising out during construction phases can be mitigated with the help of proposed EMP. Hence, owing to the importance and advantages of proposed project is considered as an essential development required at the proposed site.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority opined that the MMB need to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.

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

As per amended CRZ Notification dated 28<sup>th</sup> 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.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
3. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.
4. Proposed construction should be as per the recommendations of the CWPRS report.
5. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
6. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for

  
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the project. Since, proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17<sup>th</sup> September, 2018 in PIL 87/2006.

7. PP should obtain the Environment Clearance, if the fish handling capacity is more than 30,000 TPA, as per EIA Notification, 2006
8. MMB to install the Bio-toilets so that sewage is not disposed in marine water.
9. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
10. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
11. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
12. 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.
13. The construction debris and dredged material should not be disposed off in the creek water & CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
14. All other required permission from different statutory authorities should be obtained

  
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**Item No.12:** Proposed construction of anti-sea erosion bund at village Asgoli from Valkeshwar temple to Smashanbhumi, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Asgoli from Valkeshwar temple to Smashanbhumi, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
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Further, the CWPRS report states that the residential properties and farms of the villagers experiencing damages especially in monsoon period during the higher wave/ tide action.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority inquired the consultant whether the location of the proposed bund is in the vicinity of turtle breeding site. The Consultant presented that the location of the proposed bund is away from the turtle breeding site and there shall not be any impact on the turtle site. The Authority asked the PP to submit the undertaking to that effect.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.

  
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3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. NoC from mangrove cell, from turtle breeding point of view
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
9. All other required permission from different statutory authorities should be obtained.



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**Item No.13:** Proposed construction of anti-sea erosion bund at village Asgoli from Sitaram house to Pachmadh, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Asgoli from Sitaram house to Pachmadh, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.



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Further, the CWPRS report states that the residential properties and farms of the villagers experiencing damages especially in monsoon period during the higher wave/ tide action.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority inquired the consultant whether the location of the proposed bund is in the vicinity of turtle breeding site. The Consultant presented that the location of the proposed bund is away from the turtle breeding site and there shall not be any impact on the turtle site. The Authority asked the PP to submit the undertaking to that effect.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.



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3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. NoC from mangrove cell, from turtle breeding point of view
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
9. All other required permission from different statutory authorities should be obtained.

  
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**Item No.14:** Proposed construction of anti-sea erosion bund at Kelshi, Tal. Dapoli, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Kelshi, Tal. Dapoli, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
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Further, the CWPRS report states that the residential properties and farms of the villagers experiencing damages especially in monsoon period during the higher wave/ tide action.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority inquired the consultant whether the location of the proposed bund is in the vicinity of turtle breeding site. The Consultant presented that the location of the proposed bund is away from the turtle breeding site and there shall not be any impact on the turtle site. The Authority asked the PP to submit the undertaking to that effect.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.

  
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3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline and at the High Water level. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed. Prior High Court permission should be obtained, if the proposed construction falls within 50 m mangrove buffer zone area.
5. NoC from mangrove cell, from turtle breeding point of view
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
9. All other required permission from different statutory authorities should be obtained.

  
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**Item No.15:** Proposed construction of anti-sea erosion bund at Velneshwar, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Velneshwar, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the armour, secondary, toe and core layer should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. Wherever suggested the stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The proper outlet should be provided in the seawall at the crossing of the existing drains.
- vi. The slope of armour layer of the coastal protection work should be strictly followed.



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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the habitation is highly dense and villagers properties are constructed with rubble masonry wall. Due to higher wave action during the high tide, shoreline is experiencing the erosion which causes damages to residential properties located along the shoreline.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.



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5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

**Item No.16:** Proposed construction of anti-sea erosion bund at village Guhagar - Shivajichowk to Khalcha path, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority.\_The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Guhagar - Shivajichowk to Khalcha path, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.


As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers. The Authority further noted the impacts of the project and mitigation measure suggested the EIA report.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the armour, secondary, toe and core layer should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. Wherever suggested the stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
Member Secretary

  
Chairman

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- vi. The rubble mound structures are flexible structures and it is essential to monitor and maintain them regularly. Therefore, periodic survey and maintenance of seawall as and when damage occurs may be undertaken.

Further, the CWPRS report states that the residential properties and commercial shacks/ shops are located along the coastline. The properties and shops are become endanger especially in the monsoon period during the higher wave action. The existing habitation, trees and approach road are threatening by the higher wave action.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority inquired the consultant whether the location of the proposed bund is in the vicinity of turtle breeding site. The Consultant presented that the location of the proposed bund is away from the turtle breeding site and there shall not be any impact on the turtle site. The Authority asked the PP to submit the undertaking to that effect.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain conditions:



Member Secretary




Chairman

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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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. NoC from mangrove cell, from turtle breeding point of view
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
9. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

**Item No.17:** Proposed construction of anti-sea erosion bund at village Budhal, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Budhal, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the residential



Member Secretary

  
Chairman

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properties experiencing damages especially in the monsoon period during the higher wave/ tide action.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed. Prior High Court permission should be obtained, if the proposed construction falls within 50 m mangrove buffer zone area.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.



Member Secretary

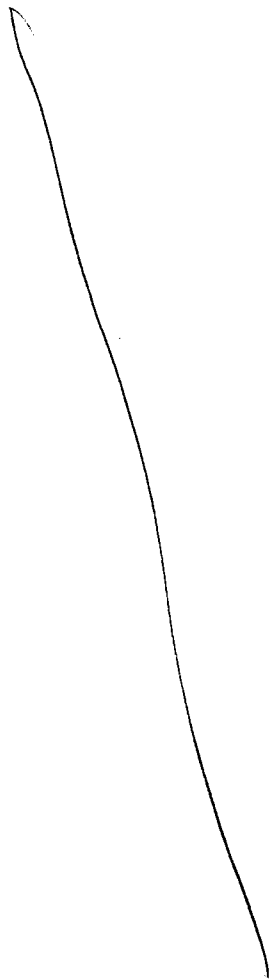


Chairman



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6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.



Member Secretary

Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

**Item No.18:** Proposed construction of anti-sea erosion bund at village Kondkarul - Shyam Adurakar House to Shinde House, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Kondkarul - Shyam Adurakar House to Shinde House, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.


As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
Member Secretary

  
Chairman

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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the residential properties experiencing damages especially in the monsoon period during the higher wave/ tide action.

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 28<sup>th</sup> 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.*

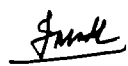
**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.



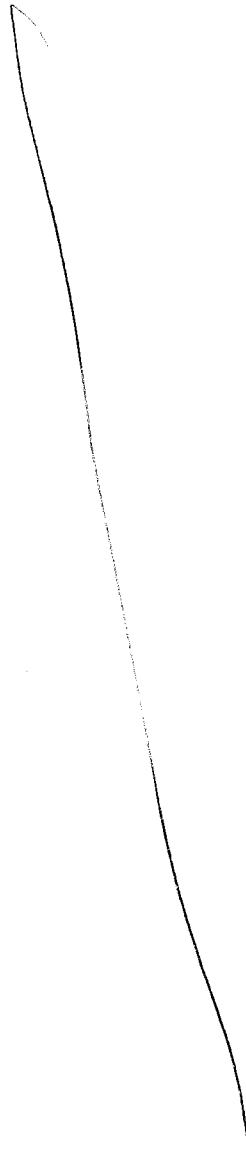
Member Secretary



Chairman

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6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.



Member Secretary

Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

**Item No.19:** Proposed construction of anti-sea erosion bund at village Asgoli from Nakshtravan to Smashanbhumi, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Asgoli from Nakshtravan to Smashanbhumi, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.



Member Secretary

  
Chairman

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The CWPRS report further states that the residential properties and farms of villagers experiencing damages especially in the monsoon period during the higher wave/ tide action.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority inquired the consultant whether the location of the proposed bund is in the vicinity of turtle breeding site. The Consultant presented that the location of the proposed bund is away from the turtle breeding site and there shall not be any impact on the turtle site. The Authority asked the PP to submit the undertaking to that effect.

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 28<sup>th</sup> 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.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.



Member Secretary



Chairman

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3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. NoC from mangrove cell, from turtle breeding point of view
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
9. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
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**Item No.20:** Proposed construction of anti-sea erosion bund at village Guhagar -Shivajichowk to Khalcha path, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Guhagar - Shivajichowk to Khalcha path, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 mtr.


As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which recommended the following:

- i. The gradation of stones as recommended in the armour, secondary, toe and core layer should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. Wherever suggested the stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
Member Secretary

  
Chairman



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- vi. The rubble mound structures are flexible structures and it is essential to monitor and maintain them regularly. Therefore, periodic survey and maintenance of seawall as and when damage occurs may be undertaken.

The CWPRS report further states that, the properties and shops are become endanger especially in the monsoon period during the higher wave action. The existing habitation, trees and approach road are threatening by the higher wave action.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The Authority inquired the consultant whether the location of the proposed bund is in the vicinity of turtle breeding site. The Consultant presented that the location of the proposed bund is away from the turtle breeding site and there shall not be any impact on the turtle site. The Authority asked the PP to submit the undertaking to that effect.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain conditions:



Member Secretary



Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
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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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. NoC from mangrove cell, from turtle breeding point of view
6. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
9. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
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**Item No.21:** Proposed construction of anti-sea erosion bund from Smashanbhumi to old road at village Borya, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund from Smashanbhumi to old road at village Borya, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
Member Secretary

  
Chairman

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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the residential properties and farms of villagers experiencing damages especially in the monsoon period during the higher wave/ tide action.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.



Member Secretary



Chairman

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6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

**Item No.22:** Proposed construction of anti-sea erosion bund at village Ambolgad Gondivane pre-approved anti-sea erosion bund at Raghobawadi Stambha, Tal. Rajapur, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village Ambolgad Gondivane pre-approved anti sea erosion bund at Raghobawadi Stambha, Tal. Rajapur, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 mtr.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

Rapid EIA report is submitted through accredited consultant i.e. M/s Fine Envirotech Engineers for the proposed activities.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 6.7.2021 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the armour, secondary, toe and core layer should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. Wherever suggested the stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.

  
Member Secretary

  
Chairman

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- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.
- vi. The rubble mound structures are flexible structures and it is essential to monitor and maintain them regularly. Therefore, periodic survey and maintenance of seawall as and when damage occurs may be undertaken.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the coastal of ambolgad experiencing erosion due to severe wave action occurring during monsoon period. The residential properties and fish farming activities are affected due to erosion of shoreline.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain conditions:




Member Secretary



Chairman

*Minutes of 167<sup>th</sup> meeting of the Maharashtra Coastal Zone Management  
Authority held on 18<sup>th</sup> May 2023*

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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
Chairman



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Authority held on 18<sup>th</sup> May 2023*

**Item No.23:** Proposed construction of anti-sea erosion bund at village - Anjanvel Bhoiwadi, Tal. Guhagar, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at village - Anjanvel Bhoiwadi, Tal. Guhagar, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 22.8.2022 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.
- vi. The round head should be provided at the both ends of coastal protection works.

  
Member Secretary

  
Chairman

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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the habitation is highly dense and closed to the existing natural channel. A natural channel is flowing through village which has a opening at the mouth of vasishti river. The residential properties of the villagers are experiencing damages especially in monsoon period during the higher wave action.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line. Beach area should not be reduced due to the proposed bund.

  
Member Secretary

  
Chairman

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4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
Chairman

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**Item No.24:** Proposed construction of anti-sea erosion bund at Karanjgaon, Tal. Dapoli, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Karanjgaon, Tal. Dapoli, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 22.8.2022 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the armour, secondary, toe and core layer should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. Wherever suggested the stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.
- vi. The round head should be provided at the both ends of coastal protection works.

  
Member Secretary

  
Chairman

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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states the residential properties of the villagers and their farms are situated along coastline facing higher wave action during the monsoon. Earlier the temporary bund was constructed for combating the assail waves in higher tides during monsoon at the proposed location by the local Authority. During the period of time this bund was severally damaged and ultimately the coastline of the village is exposed,

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.

  
Member Secretary

  
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4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
Chairman

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**Item No.25:** Proposed construction of anti-sea erosion bund at Aade Guhagar aali, Tal. Dapoli, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Aade Guhagar aali, Tal. Dapoli, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

  
Member Secretary

  
Chairman

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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the residential properties and farms of villagers experiencing damages especially in the monsoon period during the higher wave/ tide action.

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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.

  
Member Secretary

  
Chairman



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6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



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**Item No.26:** Proposed construction of anti-sea erosion bund at Murud, Tal. Dapoli, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Murud, Tal. Dapoli, Dist. Ratnagiri.

Total length of the anti-sea erosion bund is 200 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the rapid EIA report is submitted which is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 26.7.2022 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the cross section should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The slope of armour layer of the coastal protection work should be strictly followed.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the residential

  
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Chairman

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properties experiencing damages especially in the monsoon period during the higher wave/ tide action.

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 28<sup>th</sup> 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*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain 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. Recommendations of the CWPRS should be followed strictly.
3. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. 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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7. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.

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Member Secretary

*J. Male*  
Chairman

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**Item No.27:** Proposed beautification of Silver beach on plot bearing CTS no. 1413 pt, 1719/11 (pt) Malad (W), situated in P/N ward, Mumbai by MCGM

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. MCGM has proposed beautification of Silver Beach on plot bearing CTS No. 1413 (pt) & 1719/11 (pt), Malad West, situated in P-North Ward, Mumbai.

The beautification is proposed exactly above the storm water drain line. Proposed beautification involves installation of lights, Mosaic are on wall, viewing Deck and proper access to beach.

- Deck area is 78.54 Sqm
- Ramp - 14.75 Sqm
- Steps - 7.1 Sqm
- Walkway - 3 m x 60 m - 180 Sqm

As per submission, the project site falls in CRZ II area

**DELIBERATIONS:**

The Authority noted that the intention of the project is to improve the tourism activity and to provide proper access to the beach for tourists.

The Authority noted that as per OM dated 29.11.2022 published by MoEF, New Delhi, project activities such as Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) require clearance by the CZMA.



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**DECISION:**

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

1. The proposed construction 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. No construction is allowed on Beach area
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
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**Item No.28:** Proposed construction on Groyne Bund at Mulgaon, Tal. Shriwardhan, Dist. Raigad by MMB

**INTRODUCTION:**

The Chief Engineer, MMB along with consultant presented the proposal before the Authority. The MMB has proposed of construction on Groyne Bund near the mouth of the creek at Mulgaon, Tal. Shriwardhan, Dist. Raigad.


Project involves construction of gryone bund of 1500 meter in length and variable width from 23 meter to 63.30 meter. The gryone bund will be constructed at mulgoan beach starting from beach near the mouth of creek and extending towards sea side. The proposed Groyne is to protect Mulgaon village from erosion and prevent heavy accretion into the creek mouth and avoid damage to fishermen's boats.

As per MMB remarks, the site of coastal protection works falls in CRZ IB and IV B area under CRZ Notification, 2011.

**DELIBERATIONS:**

The Authority noted that the MMB has submitted the Rapid EIA prepared by Nabet Accredited consultant, M/s Building Environment Pvt. Ltd. The EIA report concludes that the anticipated overall impact from construction of gryone bund would not have large scale adverse impact on the surrounding environment. The gryone bund will protect the mulgoan village from erosion. Also reduced said deposition in shrivardhan creek will benefit fishermen for easy navigation. The identified impacts can be minimized by implementing the mitigation measures covered in EMP.

The MMB presented that the studies has been carried out by the CWPRS and as per recommendation, the groyne bund is proposed.

  
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Dr. Kudale, Expert Member opined that the proposal is necessary for the local people.


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 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain conditions:

1. 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. Recommendations of the CWPRS should be followed strictly.
3. MMB to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline and at the High Water level. Beach area should not be reduced due to the proposed bund.
4. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
5. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.

  
Member Secretary

  
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7. MMB to implement recommendations of the EIA / EMP report for mitigation of environment impacts
8. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
Chairman

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**Item No.29:** Proposed construction of Fish Landing Centre at Palshet, Tal. Guhagar, Dist. Ratnagiri by Maharashtra Fisheries Development Corporation Ltd

**INTRODUCTION:**

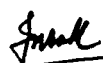
The MFDC officials and consultant presented the proposal before the Authority. The Government of Maharashtra has initiated plan to develop fisheries harbours and Fish landing Centres at various locations along its coastline to fulfil the long term aspirations of the fishing community.

The location of the proposed fish landing site at Palshet corresponds to latitude 17°26'32.40"N and Longitude 73°11'30.55"E. The proposal involves:

- Waterside facilities at proposed Fish landing Centre:
  - a) Retaining wall
  - b) RC sloping Hard
  - c) Beach Landing
  - d) Rubble bund
  - e) Revetment - 115m
- Landside facilities of proposed fish landing centre:
  - a) Reclamation
  - b) Fish auction hall - 25m x 10 m
  - c) Fish loading area - 10 m
  - d) Net mending shed - 20 m x 10 m
  - e) Public toilet block - 8.7m x 9 m
  - f) Fresh water supply and distribution
  - g) Internal roads - 10m
  - h) Drainage and sewerage system
  - i) Electric Power and Lighting system
  - j) Compound wall
  - k) repairs to existing jetty



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The project site of fish landing centre falls in CRZ I(B), CRZ III, CRZ IVB area.

**DELIBERATIONS:**

The MFDC has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited consultant). As per EIA report, at present there is very less facilities available for landing, berthing, outfitting and repair of mechanized fishing vessels. As the present sleepway is not in good condition, the fishermen are experiencing difficulty in landing their catch due to high wave disturbance. Hence, construction of fish landing centre at palshet village is envisaged to enhance the operational efficiency of fishing boats and improving the living standard of fisherfolk in and around palshet. The EIA report concludes that the proposed project of MFDC will have low adverse impact with the due implementation of control measures as suggested. Continued vigilance with budgetary support is required form the industry in order to implement the EMP.

The consultant during the meeting presented that proposed reclamation involved in the project is 0.29 Ha

Dr. Kudale, Expert Member opined that the development of fisheries harbor is important infrastructure facilities for the State.

The Authority deliberated the project and observed that the project is important for the local fishermen and boosting the fisheries in the State. This will help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MFDC while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit.



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

As per amended CRZ Notification dated 28<sup>th</sup> 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.

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. MFDC to optimize the reclamation for development of fish landing centre by shifting non-essential activities on land.
4. Construction of fish landing centre should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. 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 17<sup>th</sup> September, 2018 in PIL 87/2006.



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6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
7. PP to ensure that Beach area should not be reclaimed.
8. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
9. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
10. Construction debris and dredged material should not be disposed off in the creek water & CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
11. All other required permission from different statutory authorities should be obtained.



Member Secretary

  
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**Item No.30:** Proposed construction of Fish Landing Centre at Budhal, Tal. Guhagar, Dist. Ratnagiri by Maharashtra Fisheries Development Corporation Ltd.


**INTRODUCTION:**

The MFDC officials and consultant presented the proposal before the Authority. The Government of Maharashtra has initiated plan to develop fisheries harbours and Fish landing Centres at various locations along its coastline to fulfil the long term aspirations of the fishing community.

The location of the proposed fish landing site at Budhal corresponds to latitude 17°24'23.02"N and Longitude 73°10'32.75"E. The proposal involves:

- Waterside facilities at proposed Fish landing Centre:
  - a) Retaining wall
  - b) Beach Landing
  - c) Revetment
- Landside facilities of proposed fish landing centre:
  - l) Reclamation - 0.69Ha
  - m) Fish auction hall - 25m x 10 m
  - n) Fish loading area - 10 m
  - o) Net mending shed - 20 m x 10 m
  - p) Public toilet block - 8.7m x 9 m
  - q) Fresh water supply and distribution
  - r) Internal roads - 10m
  - s) Electric Power and Lighting system
  - t) Compound wall
  - u) Area for vehicle parking
  - v) Area for boat parking

The project site falls in CRZ I(B), CRZ III and CRZ IV(A) area.

  
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**DELIBERATIONS:**

The MFDC has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited consultant). The EIA report states that this project will meet the requirements of budhal and its neighboring fishing villages. At present there is very less facilities available for landing, berthing, outfitting and repair of mechanized fishing vessels. As the present sleepway is not in good condition, the fishermen are experiencing difficulty in landing their catch due to high wave disturbance. Hence, construction of fish landing centre at budhal village is envisaged to enhance the operational efficiency of fishing boats and improving the living standard of fisherfolk in and around budhal.

The EIA report concludes that the proposed project of MFDC will have low adverse impact with the due implementation of control measures as suggested. Continued vigilance with budgetary support is required from the industry in order to implement the EMP.

The consultant during the meeting presented that proposed reclamation involved in the project is 0.6 Ha

Dr. Kudale, Expert Member opined that the development of fisheries harbor is important infrastructure facilities for the State.

The Authority deliberated the project and observed that the project is important for the local fishermen and boosting the fisheries in the State. This will help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MFDC while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment



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Management Plan & Environment Monitoring Plan should be implemented in letter and spirit.

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

As per amended CRZ Notification dated 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. MFDC to optimize the reclamation for development of fish landing centre by shifting non-essential activities on land.
4. Construction of fish landing centre should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. 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,



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prior High Court permission should be obtained, as per order dated 17<sup>th</sup> September, 2018 in PIL 87/2006.

6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
7. PP to ensure that Beach area should not be reclaimed.
8. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
9. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
10. Construction debris and dredged material should not be disposed off in the creek water and CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
11. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

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**Item No.31:** Proposed construction of Fish Landing Centre at Asgoli, Tal. Guhagar, Dist. Ratnagiri by Maharashtra Fisheries Development Corporation Ltd.

**INTRODUCTION:**

The MFDC officials and consultant presented the proposal before the Authority. The Government of Maharashtra has initiated plan to develop fisheries harbours and Fish landing Centres at various locations along its coastline to fulfil the long term aspirations of the fishing community.

The location of the proposed fish landing site at Asgoli corresponds to latitude 17°27'52"N and Longitude 73°11'34"E. The proposal involves:

- Waterside facilities at proposed Fish landing Centre:
  - a) Landing Quay - Retaining wall
  - b) Beach Landing
  - c) Revetment
- Landside facilities of proposed fish landing centre:
  - a) Reclamation - 0.69Ha
  - b) Fish auction hall - 25m x 10 m
  - c) Fish loading area - 10 m
  - d) Net mending shed - 20 m x 10 m
  - e) Public toilet block - 8.7m x 9 m
  - f) Fresh water supply and distribution
  - g) Internal roads - 10m
  - h) Electric Power and Lighting system
  - i) Compound wall
  - j) Area for vehicle parking
  - k) Area for boat parking

As per submission, the project site falls in CRZ III and CRZ IIIB area.

  
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**DELIBERATIONS:**

The MFDC has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited consultant). At present there is very less facilities available for landing, berthing, outfitting and repair of mechanized fishing vessels. As the present sleepway is not in good condition, the fishermen are experiencing difficulty in landing their catch due to high wave disturbance. Hence, construction of fish landing centre at asgoli village is envisaged to enhance the operational efficiency of fishing boats and improving the living standard of fisherfolk in and around asgoli

The EIA report concludes that the proposed project of MFDC will have low adverse impact with the due implementation of control measures as suggested. Continued vigilance with budgetary support is required form the industry in order to implement the EMP.

The consultant during the meeting presented that proposed reclamation involved in the project is 0.45 Ha.

Dr. Kudale, Expert Member opined that the development of fisheries harbor is important infrastructure facilities for the State.

The Authority deliberated the project and observed that the project is important for the local fishermen and boosting the fisheries in the State. This will help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MFDC while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit.



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

As per amended CRZ Notification dated 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. MFDC to optimize the reclamation for development of fish landing centre by shifting non-essential activities on land.
3. Proposed construction should be as per the recommendations of the CWPRS report.
4. Construction of fish landing centre should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
6. Noc from mangrove cell should be obtained from turtle breeding site point of view.

  
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7. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
8. 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 17<sup>th</sup> September, 2018 in PIL 87/2006.
9. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
10. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
11. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
12. Construction debris and dredged material should not be disposed off in the creek water and CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
13. All other required permission from different statutory authorities should be obtained.



Member Secretary



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**Item No.32:** Proposed development & beautification of beach at Kasheli (Ansure), Tal. Rajapur, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The Consultant presented the proposal before the Authority. The Ratnagiri Harbour Division, PWD has proposed development & beautification of beach at Kasheli (Ansure), Tal. Rajapur, Dist. Ratnagiri.

The proposed project consists of Toilet Block, open to sky parking and approach road. The development and beautification of Kasheli beach will be developed on land ward side at sea shore.

Length of the road is 200 m and size of the toilet is 81smq (11.72 x 6.91m)

As per remarks of PWD, the site falls in CRZ III area (NDZ).

**DELIBERATIONS:**

The Authority noted that the proposal aims to provide the basic facilities for local villagers and tourists visiting the beach. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ). Parking open to sky should be proposed outside CRZ area

The Authority further noted that as per para 8.III. CRZ III (j) of CRZ Notification, 2011, following is permissible, *construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA*



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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ)
3. Parking open to sky should be proposed outside CRZ area
4. No construction is allowed on beach area.
5. 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.
6. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
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**Item No.33:** Proposed development & beautification of beach at Aare -  
ware, Tal. Ratnagiri, Dist. Ratnagiri by Ratnagiri Harbour  
Division, PWD

**INTRODUCTIONS:**

The Consultant presented the proposal before the Authority. The Ratnagiri Harbour Division, PWD has proposed development & beautification of beach at Aare - ware, Tal. Ratnagiri, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD.

The proposed project consists of Toilet Block, open to sky parking and approach road. The development and beautification of Aare - Ware beach will be developed on land word side at sea shore.

As per remarks of PWD, the site falls in CRZ I (A) & CRZ III area.

**DELIBERATIONS:**

The Authority noted that the proposal aims to provide the basic facilities for local villagers and tourists visiting the beach. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ). Parking open to sky should be proposed outside CRZ area. The PWD to strictly ensure that beach area and sand dunes should not be disturbed.

The Authority further noted that as per para 8.III. CRZ III (j) of CRZ Notification, 2011, following is permissible, *construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA*



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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ)
3. Parking open to sky should be proposed outside CRZ area
4. No construction is allowed on CRZ IA area, beach area and sand dunes
5. 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.
6. All other required permission from different statutory authorities should be obtained.



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**Item No.34:** Proposed development & beautification of beach at Bhatye,  
Tal. Ratnagiri, Dist. Ratnagiri by Ratnagiri Harbour Division,  
PWD

**INTRODUCTIONS:**

The Consultant presented the proposal before the Authority. The Ratnagiri Harbour Division, PWD has proposed development & beautification of beach at Bhatye, Tal. Ratnagiri, Dist. Ratnagiri.

The proposed project consist of Toilet Block, open to sky parking and approach road. The development and beautification of Bhatye beach will be developed on land word side at sea shore.

Length of the road is 100m and area of the toilet of 11.72 x 6.91m (81sqm).

As per remarks of PWD, the site falls in CRZ III area (NDZ).

**DELIBERATIONS:**

The Authority noted that the proposal aims to provide the basic facilities for local villagers and tourists visiting the beach. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ). Parking open to sky should be proposed outside CRZ area

The Authority further noted that as per para 8.III. CRZ III (j) of CRZ Notification, 2011, following is permissible, *construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA*



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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ)
3. Parking open to sky should be proposed outside CRZ area
4. No construction is allowed on beach area and sand dunes
5. 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.
6. All other required permission from different statutory authorities should be obtained.

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**Item No.35:** Proposed development & beautification of beach at Ambolgad, Tal. Rajapur, Dist. Ratnagiri by Ratnagiri Harbour Division, PWD

**INTRODUCTIONS:**

The Consultant presented the proposal before the Authority. The Ratnagiri Harbour Division, PWD has proposed development & beautification of beach at Ambolgad, Tal. Rajapur, Dist. Ratnagiri.

The proposed project consists of Toilet Block, open to sky parking and approach road. The development and beautification of Ambolgad beach will be developed on land word side at sea shore.

Length of the road is 100 m and size of the toilet is 81smq (11.72 x 6.91m)

As per remarks of PWD, the site falls in CRZ III area.

**DELIBERATIONS:**

The Authority noted that the proposal aims to provide the basic facilities for local villagers and tourists visiting the beach. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ). Parking open to sky should be proposed outside CRZ area

The Authority further noted that as per para 8.III. CRZ III (j) of CRZ Notification, 2011, following is permissible, *construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA*

  
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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. PWD to ensure that only road and toilet is allowed in CRZ III area (NDZ)
3. Parking open to sky should be proposed outside CRZ area
4. No construction is allowed on beach area and sand dunes
5. 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.
6. All other required permission from different statutory authorities should be obtained.



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**Item No.36:** Proposed upgradation of Reves-Reddi Coastal Highway MSH-04 to two lane with paved shoulder from Bankot to Jaigad (package II), Dist. Ratnagiri by MSRDC

**INTRODUCTIONS:**

The MSRDC officials along with consultant presented the proposal before the Authority. The MSRDC has proposed upgradation of Revas-Reddi Coastal Highway. The overall project is divided in four packages.

The current proposal deals with Package II, which starts from Bankot and terminates at Jaigad Jetty near JTPL (Jindal Thermal Power plant). The alignment runs through kelshi village upto uttambar Aade Bridge & further meets at Aade village. After crossing Dabhol creek, alignment runs towards Guhaghar Town and take left turn from Guhaghar Bus Stop and further alignment meet at Tavasal jetty and then runs through Palshet, Maruti Mandir Wadi, Nagazari, Hedavi, Muslondi, Narava and Vijaygad RGPPL (Ratnagiri Gas and Power Plant). Dapoli & Guhaghar are major towns along the alignment. The ferry point at Dabhol connects the MSH-04, the Dabhol jetty point and Vedur jetty are connected by said MSH 4 road.

The project road starts at Bankot village and ends to village Kachare at NH4 admeasuring approximately 115.224 km and width 30 meter. The Right of way is 30 meter throughout the stretch.

The existing alignment of coastal road MSH 4 passes more or less concurrent to coastline. The alignment follows critical curves and steep grades. This road follows a high degree of curvature and rise fall. The width of carriageway varies 5 m to 10 meter. MSRC authority took a decision to develop said road with tourism infrastructure, which becomes tourist attraction even for foreign tourists also.

Currently, there is no through road from Maharashtra Border to Goa Border along coastline. The available MSH 4 coastline road is available in segmental manner due

  
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to long creeks. Due to this discontinuity, road user or tourists have some restrictions to plan their trips. To avoid such difficulties and to provide the boost for tourism industry, it is necessary to improve existing MSH 04 with constructing creek bridges all along the Maharashtra coastline on priority. For fast going commuters other than tourists there is MH 66 and upcoming Konkan expressway will be available with high speed travel. It was noted that Commonly people from in & around Maharashtra and MMR region frequently visits the beach spots along coastline of Maharashtra as a relief from their daily routine stress. As there is through coast road option in terms of coastal highway is available to tourists for enjoyable reach at everywhere along Maharashtra coastline picnic spots. There is a limitation for tourism development due to lack of through link and the time taken for journey. To encourage tourism, it strongly needs to improve the existing MSH-04 road to attract the tourists in numbers.

As per submission, the project passes through CRZ IA (mangrove and buffer area), CRZ IB, CRZ III, CRZ III (NDZ) and CRZ IV area.

CRZ category	Length (m)	Area (Sqm)	Area (ha)
CRZ IA (Mangroves)	1570.0	40935	4.0935
CRZ IA (50 m Mangroves buffer )	820.0	11750	1.1750
CRZ IA turtle breeding site	130.0	3750	0.375
CRZ IB (intertidal)	4822.0	64511	6.4511
CRZ III (200 to 500 m)	11129.0	332550	33.255
CRZ III (NDZ)	15001.0	526404.5	52.64
CRZ IV B	2390.0	70209	7.0209

**DELIBERATIONS:**

The MSRDC officials presented that there is existing state High way and upgradation of the same proposed by connecting the missing link. It was further presented. The proposed alignment (package II) passes through 50 villages in 4 talukas Ratnagiri, Mandangad, Dapoli and Guhaghar of Ratnagiri District. MSRDC further presented that the proposed alignment is not passing through ESZ areas.

  
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The Authority noted that the MSRDC has submitted the EIA / EMP report prepared by M/s Enviro Resources (Nabet Accredited consultant). The EIA report states that currently there is no through road from Maharashtra Border to Goa Border along coastline. The MSH-04 coastline road is available in segmental manner due to long creeks. To avoid such difficulty and to boost tourism in konkan, it necessary to improve existing MSH-04 with constructing creek bridges all along the Maharashtra Coastline.

The Authority noted that 4.09 Ha mangrove land will be affected due to this project. Expert Member suggested that MSRDC, during construction phase, should take all possible measures in order to have lesser footprint in mangrove area & other ecologically sensitive features such as turtle breeding sites coastal environment. Compensatory mangrove planation should be carried out in consultation with Mangrove Cell. Prior High Court permission should be obtained as per Hon'ble High Court order dated 18<sup>th</sup> Sep, 201 in PIL 87/2006, since the project site is affected by Mangrove & its 50 m mangrove buffer zone.

The Expert Member further discussed the impact of the project on turtle nesting / breeding sites. MSRDC officials presented that in study area of 10 km radius, 4 turtle nesting sites- Kelshi (50 m away), Velas (130 m away), Anjarle (210 m away) and Dabhol are observed. There is no impact on 3 site at Kelshi, Velas and Anjarle. However, at Dabhol, the bridge is passing through turtle nesting site.

The expert members raised concern and suggested that MSRDC that Construction work should not be carried out during turtle nesting / breeding season (oct to march). Noise barriers should be installed between construction area and turtle nesting site to mitigate the impact on turtle nesting sites. At Dabhol, where bridge is passing through turtle breeding site. Hence, all the necessary measures in consultation with mangroves cell shall be implemented so that the said area is not disturbed. There shall not be Lighting arrangement at road section near turtle nesting site.



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The Authority noted that as per para 8.I. CRZ I of the CRZ Notification, 2011, *construction of road on stilt & bridge is permissible activity.*

*As per amended CRZ Notification dated 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA subject to certain conditions:

1. The proposed 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. MSRDC to construct the bridge/ road on stilt with minimum footprint on the mangrove area & coastal environment.
3. PP to strictly ensure that during construction phase, all possible measures should be implemented to lessen the footprint of the road / bridge on the mangrove area & other ecologically sensitive features.
4. Prior High Court permission should be obtained as per Hon'ble High Court order dated 18<sup>th</sup> Sep, 201 in PIL 87/2006, since the project site is affected by Mangrove & its 50 m mangrove buffer zone.
5. NoC from Mangrove Cell should be obtained from mangrove and turtle breeding / nesting sites point of view. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell.
6. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.

  
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7. PP to obtain the Environment Clearance under EIA Notification, 2006, if applicable.
8. Construction work should not be carried out during turtle nesting / breeding season (oct to march)
9. At Dabhol, where bridge is passing through turtle breeding site. Hence, all the necessary measures in consultation with mangroves cell shall be implemented so that the said area is not disturbed.
10. Noise barriers should be installed between construction area and turtle nesting site to mitigate the impact on turtle nesting sites
11. There shall not be Lighting arrangement at road section near turtle nesting site.
12. MSRDC to ensure that activities of local fishermen/ fishing should not be hampered due to proposed activities.
13. MSRDC to ensure that there is no reclamation in the proposal
14. The PP to ensure that free flow of the creek water is not obstructed.
15. 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.
16. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
17. 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.
18. PP shall follow Hazardous and other waste (Management and Trans boundary Movement) Rules, 2016 for scientific disposal of waste to reduce its impact on social environment.
19. Provision of Noise attenuating measures near sensitive receptors. No-horns signage near schools, colleges & hospitals. Tree plantation and development of green belt along the project corridor abutting settlements shall be done.
20. 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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21. 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.
22. All other required permission from different statutory authorities should be obtained.



Member Secretary



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**Item No.37:** Proposed construction of anti-sea erosion bund at Manori in Mumbai Suburban by Harbour Engineer Division

**INTRODUCTION:**

The consultant presented the proposal before the Authority. The Office of Harbour Engineering, PWD has proposed of construction of anti sea erosion bund at Manori in Mumbai Suburban.

Total length of the anti-sea erosion bund is 180 meter.

As per PWD remarks, the site of coastal protection works falls in CRZ I area.

**DELIBERATIONS:**

The Authority noted that the Rapid EIA report is prepared by M/s Fine Envirotech Engineers.

The Authority further noted that, the PP has submitted the CWPRS report dated 18.3.2019 for the proposal, which suggested the following:

- i. The gradation of stones as recommended in the armour, secondary, toe and core layer should be strictly adhered to.
- ii. Either heavier or lighter stones than the recommended should not be used in any layer of coastal protection work
- iii. The stones should be laid in double layer and double layer thickness as mentioned in the drawing should be strictly followed.
- iv. The minimum density of stones should be 2.60 t/cum. Use of flatter stones (except in the crest) should be avoided.
- v. The proper outlet should be provided in the seawall at the crossing of existing drains.
- vi. The slope of armour layer of the coastal protection work should be strictly followed.

  
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The Authority further noted the impacts of the project and mitigation measure suggested the EIA report. The CWPRS report states that the proposed site is located north of Manori fishing harbour. The existing compound wall of kabrastan, which is situated along the seashore experiencing higher wave attack during monsoon. At few places this rubble masonry wall suffered damages and have further threat of damage due to sea waves attack especially during monsoon season. Hence, there is demand to construct new protection wall to safeguard the existing compound wall.

The Authority noted that as per OM dated 29.11.2022 published by MoEF, New Delhi, *project activities such as Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) require clearance by the CZMA.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to Concern Planning Authority subject to certain 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 ensure that anti sea erosion bund is proposed on landward side of the High Tide Line. Beach area should not be reduced due to the proposed bund.
3. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.



Member Secretary



Chairman

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6. PP to implement recommendations of the EIA / EMP report for mitigation of environment impacts
7. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

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**Item No.38:** Proposed construction of Fish Landing Centre at Dabhol, Tal. Dapoli, Dist. Ratnagiri by Maharashtra Fisheries Development Corporation Ltd.

**INTRODUCTION:**

The MFDC officials and consultant presented the proposal before the Authority. The Government of Maharashtra has initiated plan to develop fisheries harbours and Fish landing Centres at various locations along its coastline to fulfil the longterm aspirations of the fishing community.

The location of the proposed fish landing site at Dabhol corresponds to latitude 17°35'4.80N and Longitude 73°10'34.59E. The proposal involves:

- Waterside facilities at proposed Fish landing Centre:
  - a) Retaining wall - 75 m
  - b) RC sloping Hard
- Landside facilities of proposed fish landing centre:
  - a) Reclamation
  - b) Fish auction hall - 25m x 10 m
  - c) Fish loading area - 10 m
  - d) Net mending shed - 20 m x 10 m
  - e) Public toilet block - 8.7m x 9 m
  - f) Boat Repair Yard / Workshop
  - g) Fresh water supply and distribution
  - h) Internal roads
  - i) Electric Power and Lighting system
  - j) Compound wall

As per submission, the site of fish landing centre falls in CRZ III and CRZ IVB area.



Member Secretary

  
Chairman

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**DELIBERATIONS:**

The MFDC has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited consultant). As per EIA report, at present there is very less facilities available for landing, berthing, outfitting and repair of mechanized fishing vessels. As the present sleepway is not in good condition, the fishermen are experiencing difficulty in landing their catch due to high wave disturbance. Hence, construction of fish landing centre at Dabhol village is envisaged to enhance the operational efficiency of fishing boats and improving the living standard of fisherfolk in and around Dabhol. The EIA report concludes that the proposed project of MFDC will have low adverse impact with the due implementation of control measures as suggested. Continued vigilance with budgetary support is required from the industry in order to implement the EMP.

The Consultant during the meeting presented that proposed reclamation involved in the project is 0.45 Ha.

Dr. Kudale, Expert Member opined that the development of fisheries harbor is important infrastructure facilities for the State.

The Authority deliberated the project and observed that the project is important for the local fishermen and boosting the fisheries in the State. This will help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MFDC while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit.



Member Secretary



Chairman



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

As per amended CRZ Notification dated 28<sup>th</sup> 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.*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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 fishing harbour should be constructed 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 17<sup>th</sup> 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. PP to ensure that Beach area should not be reclaimed.

  
Member Secretary

  
Chairman

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7. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
8. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
9. Construction debris and dredged material should not be disposed off in the creek water & CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
10. All other required permission from different statutory authorities should be obtained.



Member Secretary



Chairman

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**Item No.39:** Proposed Shipyard at Ulwe, Dist Raigad by M/s. Sahara Dredging Ltd.

**INTRODCUTION:**

The consultant for M/s Sahara Dredging Ltd presented the proposal before the Authority. Earlier, the said matter was considered in the 143<sup>rd</sup> meeting of MCZMA held on 04.02.2020, wherein the Authority decided to direct pp to submit the complete proposal with information 1) whether MMB/ Collector office has granted the waterfront / land for the proposed facility 2) project layout in 1:4000 scale CRZ map 3) PP to submit the site specific EIA and 4) one more company M/s Das offshore also submitted proposal of shipyard. MMB to clarify on this

M/s Sahara dredging Ltd submitted the submitted the EIA report along with other details such as Letter of Intent from MMB etc.

Infrastructure facilities planned to be developed at the proposed shipyard are generally as under:

Marine Infrastructure (in phases):

- Fitting out jetty
- approach jetty from shore to fitting out jetty
- slipway
- Dry Dock

On shore facility (in phases):

- Workshops
- sheds for blasting, painting, carpentry and electrical work
- Mechanical and machine shop shed
- sheds for unit assembly
- covered bonded storage area
- ware house and open storage
- Building for office custom, rest room, canteen etc.

  
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Initially about 4000 Sqm of land will be developed. Accordingly, the proposed infrastructure be developed in phases is as under:

Phase I	Fitting out jetty	One berth of about 45 meter long x 15 meter wide
Phase II	Slipway	150 meter long x 10 meter wide
Phase III	Dry Dock	120 meter long x 25 meter wide

The dredging is proposed in front of waterfront, if required to form a deeper basin. However, the same will be carried out in second or third phase.

**DELIBERATIONS:**

The PP during the meeting presented that the Maharashtra Maritime Board has granted the waterfront to M/s Sahara Dredging. The EIA report is prepared by M/s Ghatpande Associate (Nabet Accredited consultant). The Consultant presented the observations, impact and mitigation measures of the project.

The Authority further noted the impacts of the project and mitigation measure suggested the EIA report.

Expert Member discussed that no untreated sewage/ hazardous waste should be discharged in the creek water.

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

As per amended CRZ Notification dated 28<sup>th</sup> 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*

  
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*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*

**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal to SEIAA from CRZ point of view 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. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
3. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
4. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
5. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
6. Construction debris and dredged material should not be disposed off in the creek water & CRZ area to avoid any adverse impact on marine water quality. It should be ensured that debris is processed in a scientific manner at a designated site.
7. No untreated sewage/ hazardous waste should be discharged in the creek water.
8. All other required permission from different statutory authorities should be obtained.



Member Secretary



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**Item No.40:** Proposed reconstruction of residential building on plot bearing S. no. 35, H. no. 50 at mauje Kharviwada, Varavade, Ta. & Dist. Ratnagiri by Smt. Sneha Sachin Rane

**INTRODUCTION:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for reconstruction of residential building on plot bearing S. no. 35, H. no. 50 at mauje Kharviwada, Varavade, Ta. & Dist. Ratnagiri.

As per remarks of the Subdivisional Office, Ratnagiri, reconstruction of residential building of Ground + 1<sup>st</sup> floor on plot bearing S. no. 35, H. no. 50 at mauje Kharviwada, Varavade, Ta. & Dist. Ratnagiri. As per sanctioned DP, the plot is situated in Residential Zone and situated at landward side of the road.

Plot area is 8400 Sqm and total built up area is 152.618 sqm

As per remarks of SDO, Ratnagiri, the plot under reference falls in CRZ III area (No Development Zone).

**DELIBERATIONS:**

The Authority noted that as per para 8.III of the CRZ Notification, 2011:

*No construction shall be permitted within NDZ except for repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under the notification including facilities essential for activities; Construction/reconstruction of dwelling units of traditional coastal communities including fisherfolk may be permitted between 100 and 200 metres from the HTL along the seafront in accordance with a comprehensive plan prepared by the State Government or the Union territory in consultation with the traditional coastal communities including fisherfolk and incorporating the necessary disaster*

  
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*management provision, sanitation and recommended by the concerned State or the Union territory CZMA to NCZMA for approval by MoEF;*

The Authority observed that the site is situated within NDZ of the CRZ III area, wherein repairs or reconstruction of existing authorized structure not exceeding existing Floor Space Index, existing plinth area and existing density is permissible.

The expert Members inquired PP & consultant about the details of existing structure and whether the proposed construction is on same plinth. The PP & consultant informed that existing structure is of ground floor and proposed structure exceeds the plinth area.

The Authority instructed PP to revise the plans considering the para 8.III of the CRZ Notification, 2011.

**DECISION:**

After deliberation, the Authority decided to defer the proposal for want of revise proposal from the PP, considering the para 8.III of the CRZ Notification, 2011.



Member Secretary



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**Item No.41:** Proposed redevelopment (SRA scheme) on plot bearing CS no. 217, 218(pt), 219(pt), 220 (p),...585 & 586(pt) of Parel Sewree Division, F/S ward, Ganapatrao Mahadik Marg, Sewree, Mumbai by M/s R Kothari Eractor Pvt. Ltd.

**INTRODUCTION:**

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment (SRA scheme) on plot bearing CS No. 217, 218(pt), 219(pt), 220 (pt), 221(pt), 222, 226(pt), 229(pt), 510(pt), 511(pt), 512(pt), 513, 514, 515(pt), 516(pt), 529(pt), 530(pt), 531(pt), 532(pt), 534, 535(pt), 539(pt), 540 to 542, 543(pt), 544(pt), 545(pt), 546 to 578, 579(pt), 581 to 585 & 586(pt) of Parel Sewree Division, Ganapatrao Mahadi Marg, Sewree, Mumbai.

As per remarks dated 24.2.2023 of SRA:

1. The project under reference is the slum rehabilitation scheme of a censuses slum in Sewree East.
2. The proposal of SR scheme under Regulation 33(10) of DCR 1991 was accepted as per procedure of SRA on 7.10.2009. The said SRA scheme was approved by Hon. CEO (SRA) vide LOI dated 13.8.2012 and the same was revised
3. There are total 3 buildings in the SR scheme under reference viz. Rehab building comprising Ground + 23 floors, Sale Building comprising part Gr + part stilt + 9 level podium + 10<sup>th</sup> floor podium for amenity + 11<sup>th</sup> to 80<sup>th</sup> (pt) floors and a building for accommodating Retail market and school reservation. Also playground reservation is proposed to be provided as per DCPR 2034 and road setback is proposed to be cleared and developed. While approving the revised LOI dated 8.7.2022, the required concessions/ special permissions for approval of building plans of the said buildings with full permissible FSI potential as per LOI have been approved by the Hon. CEO, SRA.



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4. Presently, the old structures / slum structures are standing on the site.  
The same will be allowed to be demolished before grant of CC.
5. The Area of plot is 15578.19 Sqm

Building	Total construction area	proposed built up area for FSI purpose including fungible compensatory FSI	BUA claiming free of FSI
Rehab Building	45920.90 Sqm	27474.77 Sqm	18446.13 Sqm
Sale Building	150101.04 Sqm	67697.01 Sqm	82404.03 Sqm
Retail Market and school building	2029.28 Sqm	1471.55 Sqm	557.73 Sqm
Total	198051.22 Sqm	96643.33 Sqm	101407.89 Sqm

As per DP remarks superimposed with plot boundary of slum plot under reference, the plot under reference is situated in Residential zone (R). The plot under reference is shown affected by School, Garden/ Playground & Market Reservation. The plot abuts existing road

Portion of the site admeasuring approx. 2728.38 Sqm. falls in CRZ III, as per latest approved CZMP, 2019 Notification. Rest of the plot is CRZ II area.

As per remarks of the SRA, the project site falls partly in CRZ II area. The plot is on the landward side of existing authorized structure as well as existing road (sewreee fort road on east and sewree Koliwada road on south) in existence prior to 19.2.1991.



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**DELIBERATION:**

The PP presented that the project site is partly falls in CRZ II area and partly in NDZ area, due to reservation of the Playground. Total area of the plot is 15578.19 Sqm. Portion of the site admeasuring approx. 2728.38 Sqm. falls in CRZ III, as per latest approved CZMP, 2019 Notification. Rest of the plot is CRZ II area. The PP further presented that the site is situated on landward side of existing road.

The Authority observed that considering the para 10.3 of the CRZ Notification, 2019, PG reservation should be maintained as it is and no construction is allowed in PG reservation which is CRZ III area, as per provisions of CRZ Notification, 2019. Concern Planning Authority should strictly ensure the same.

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20<sup>th</sup> October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India & Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8<sup>th</sup> February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.*



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*In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification*

*In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

*The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures*

*(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 of building 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. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019. However, the concern planning Authority should strictly ensure that no construction is allowed in PG reservation on portion of the site admeasuring approx. 2728.38 Sqm which is NDZ area.

**DECISION:**

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.



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2. Local body to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. Local body to strictly ensure that no construction is allowed in PG reservation on portion of the site which is NDZ area. PG reservation bearing NDZ area should be kept as it is.
4. Local body 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
5. Other reservations such as market & school should be constructed as per SRA norms,
6. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
7. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
8. PP to provide the STP for the temporary transit camps also.
9. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
10. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
11. Safe disposal of the wastewater should be ensured.
12. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
13. All other required permission from different statutory authorities should be obtained

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**Item No.42:** Proposed SRA Scheme of Worli Siddhivinayak CHSL on land bearing CS No. 930(pt), plot no. 75(pt) of Worli hill division scheme no. 58, B G Kher Marg, Worli, Mumbai by M/s. Worli Siddhivinayak CHSL

**INTRODUCTION:**

The project proponent along with consultant presented the proposal before the Authority. The project is for SRA Scheme of Worli Siddhivinayak CHSL on land bearing CS No. 930(pt), plot no. 75(pt) of Worli hill division scheme no. 58, B G Kher Marg, Worli, Mumbai.

As per the remarks dated 31.1.2023 of the SRA, the proposal is for SRA Scheme of Worli Siddhivinayak CHSL on land bearing CS No. 930(pt), plot no. 75(pt) of Worli hill division scheme no. 58, B G Kher Marg, Worli, Mumbai. The LOI for the scheme has been sanctioned on 22.7.2022 for the proposed SRA scheme under Reg. 33(10) of the DCPR 2034 for sanctioned FSI of 5.95 and together with the compensatory fungible FSI upto 35% over and above admissible FSI / BUA as applicable under Reg. 31(3) of DCPR 2034.

The SRA remarks further mentions that in the LOI dated 20.7.2022, a composite building on layout has been proposed as follows:

**Wing A (Sale)**

Ground (pt) (Rehab/ Sale Comm) + Stilt (pt) + 1<sup>st</sup> (Rehab/ Sale Comm) + 2<sup>nd</sup> to 6<sup>th</sup> podium for parking + 7<sup>th</sup> (part podium and part amenity floor) + 8<sup>th</sup> to 34<sup>th</sup> + 35<sup>th</sup> (pt) (Sale Resi. T/s) upper floor.

**Wing B (Rehab)**

Stilt (for parking) + 1<sup>st</sup> to 25<sup>th</sup> + 26<sup>th</sup> (pt) (Rehab Resi.) floor.

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As per remarks of the SRA, the plot partly falls in CRZ II area and partly in NDZ - within CRZ II area. The plot is situated on landward side of existing authorized structures as well as existing road in existence prior to 19.2.1991.

Total plot area - 1833.57 Sqm, Total Gross BUA approved - 13264.34 Sqm, Free of FSI - 10525.95 Sqm and Total Construction area - 23790.29 Sqm

**DELIBERATIONS:**

The Authority noted that as per SRA remarks, the plot partly falls in CRZ II area and partly in NDZ - within CRZ II area. The PP informed that the plot bearing CS No. 930 is partly affected by Garden/ park area which is NDZ - within CRZ II area. The PP presented that no construction is proposed on reservation of Garden / park and entire construction is proposed on CRZ II area and situated on landward side of existing road.

During the meeting, the Authority asked PP whether there is any court matter pending prohibiting the construction on site. The PP further informed that there is no prohibitory order for development / approval from any Hon'ble Court for the SRA scheme.

The Authority further asked to submit a clarification regarding Garden reservation. It was noted that the PP submitted a clarification stating that there is a reservation of ROS 1.5 on the adjacent plot and the part of the reservation admeasuring 154 Sqm has spilled over on to slum scheme plot which will be retained as an open plot and developed into garden.

The Authority further noted that in certain matters, the Mumbai High Court has passed an order dated 20<sup>th</sup> October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India & Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and

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disregarding the clarification sought by the MCZMA in its letter dated 8th February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification. In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification. In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures*

*(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 of building 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. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of

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Member Secretary

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Chairman

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permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019. However, the concern planning Authority should strictly ensure that no construction is allowed in Garden/PG reservation, if any on the site.

**DECISION:**

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. Local body to strictly ensure that no construction is allowed in Garden/RG/ PG reservation.
4. Local body 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to provide the STP for the temporary transit camps also.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.



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11. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
12. All other required permission from different statutory authorities should be obtained



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**Item No.43:** Proposed SR Scheme on plot bearing CS No. 881, Plot No. 22, Worli Estate Scheme 58 at Khan Abdul Gafar Khan Road, Worli, G/South Ward for New Sagar Vihar SRA CHS Ltd by M/s. Samudra Real Estate Pvt Ltd

**INTRODUCTION:**

The Consultant presented the proposal before the Authority. The proposed project is a redevelopment of Sagar Vihar Co-op Housing Society under the Slum Rehabilitation Scheme on plot bearing CS No. 881, Plot No. 22 Worli Estate Scheme 58, at Khan Abdul Gafar Khan Road, Worli, Mumbai.

Previously land was occupied by existing 105 nos of slum dwellers. All dwellers will get rehoused on the same plot with new structure and better amenities

SRA vide letter dated 17.11.2021 has granted the Revised LOI for the proposal for grant of 4.00 or sanctioned FSI whichever is more for New Sagar Vihar SRA CHS Ltd in accordance with Reg. 33(10) of DCPR, 2034.

As per submission, proposed building will have 2 buildings:

- Rehab Tower: ( 1 Basement + Gr to 2<sup>nd</sup> Comm + 3<sup>rd</sup> to 22<sup>nd</sup> Residential floor
- Sale Tower: ( 2 Basement + Gr + 1<sup>st</sup> to 8<sup>th</sup> podium + 9<sup>th</sup> Amenity + 10<sup>th</sup> to 27<sup>th</sup> Residential + 28<sup>th</sup> floor)

Total plot area- 1161.90 Sqm, Built up area for FSI- 6702.32 Sqm and Total Construction area - 19,373.14 Sqm

The plot falls in CRZ II area and situated on landward side of existing road. As per the DP plan, the land under reference is in Residential Zone.

  
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**DELIBERATIONS:**

The PP presented that the plot falls in CRZ II area and situated on landward side of existing road. As per the DP plan, the land under reference is in Residential Zone

The Authority noted that the Hon'ble High Court has passed an order dated 20<sup>th</sup> Oct, 2022 in Interim Application No. 4590/2022 in WP No. 2621/2019 ( Samudra Real Estae Pvt Ltd & Anr vs union of India) in line with order passed by Hon'ble High Court in Akshay Stapatya matter.

Further, the Authority noted that, opinion of Hon. Advocate General (AG) was sought in the matter, in the light of provisions of CRZ Notification, 2019 and above stated Hon'ble High Court order. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.*

*In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification*

*In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures*



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*(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 of building 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. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> 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. Local body to ensure that proposed construction is on landward side of the existing road or existing authorized structure.
3. Local body 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
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 as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.



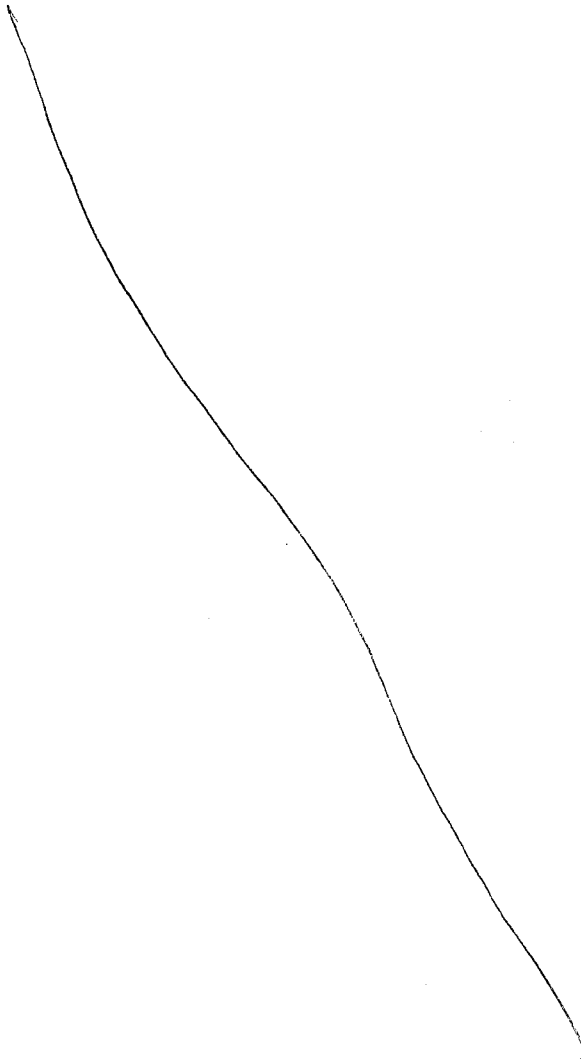
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8. PP to obtain the Environment clearance, if the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
9. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
10. All other required permission from different statutory authorities should be obtained



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Member Secretary

A handwritten signature in black ink, located above the Chairman title.  
Chairman

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**Item No.44:** Proposed SR scheme on plot bearing C S No. 32 (pt) & 38 (pt) of Worli Division known as Maya Nagar/ Achanak Nagar, Mumbai by M/s Hubtown Ltd.

**INTRODUCTION:**

The Project proponent and consultant presented the proposal before the Authority. The proposal is for SR scheme on plot bearing C S No. 32 (pt) & 38 (pt) of Worli Division known as Maya Nagar/ Achanak Nagar, Mumbai as per CRZ Notification, 2019.

As per SRA remarks dated 18.4.2022:

- The subject S.R. Scheme was originally approved under S.R.D. Scheme on 14/03/1996 & LOI was issued on 13/06/1996.
- Thereafter, the conversion proposal from S.R.D to new S.R. Scheme was approved and LOI issued on 20/08/1998.
- The S.R. scheme was approved for 1.76 FSI. Entire 1.76 FSI was allowed to be constructed in-situ. However, as per D.P. Remarks, the plot u/ref falls under CRZ-II.
- Therefore, as per clarification received from Ministry of Environment & Forest, Govt. of India, the parameters of the S.R. scheme under reference have been revised by restricting the in-situ FSI upto Zonal FSI i.e. 1.33 and Revised LOI was granted on 18/12/2007.
- Thereafter, the LOI is further revised on 23/02/2011, with in-situ FSI upto 1.6625 i.e. with addition of 25% FSI over permissible zonal FSI, as per Government directives u/no. TPB/4387/4350/D-11 dated 04/11/1988, to make the S.R. scheme viable. Further, the Revised LOI was granted on 14/08/2018 due to change in parameters.  
Thereafter, Revised LOI was granted on 01/10/2019 due to change in planning of composite building.
- Further, revised LOI as per DCPR-2034 & as per clause 11(1)(iii)(b) of para 8 of CRZ Notification dated 06/01/2011 has been granted on 06/11/2020 by restricting the CC beyond 1.6625 FSI & the same shall be

  
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granted only after the receipt of NOC from MCZMA. Lastly, TDR was released and hence Revised LOI was granted on 09/12/2021.

- Now, Architect has submitted the application for revision of LOI of the subject S.R. scheme vide u/no. SOP/353/GS dtd.21/03/2022 and requested to issue revised LOI as per revised CRZ Notification dated 18/01/2019.
- Proposed Building configuration are as under

Sr. No.	Building	Configuration	Status
1	Rehab Building 1	G + 7	OC received
2	Rehab Building 2	G + 7	OC received
3	Rehab Building 3	G + 22	OC received
4	Rehab Building Wing A	B + G + 22	Under Construction
5	Sale	B + G + 38 <sup>th</sup> Floors	Under Construction

**DELIBERATIONS:**

The PP presented that the SRA scheme on plot under reference was initiated sanctioned in the year 1996 by the SRA (Planning Authority). Now, the PP has applied for the CRZ clearance under CRZ Notification, 2019.

The PP further presented that the plot is partly situated in CRZ II (NDZ) area within Greater Mumbai, being RG/ PG reservation and rest of the plot is situated in CRZ II area. As per the IRS report, out of total plot area 5565, the area admeasuring 1841.38 Sqm falls within CRZ II (NDZ), rest of the plot i.e 3723.62 Sqm falls in CRZ II area and situated on landward side of existing road & authorized structure.

The PP has submitted CRZ map in 1:4000 scale prepared by IRS Chennai as per approved CZMP 2019. IRS report states that the proposed buildings falls in CRZ-II as per approved CZMP. CRZ status of project is as under-

Sr. No.	CRZ Classification	Area in sqm
1	CRZ III (NDZ within CRZ-II- Greater Mumbai)	1841.38
2	CRZ II	3723.62
3	Total	5565



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The Expert Members felt that details of earlier clearance for the scheme needs to be submitted by the PP. The Authority further noted that the proposal sent by the SRA mentions the plot bearing survey no. CS No. 32 (pt) & 38 (pt) of Worli Division. However, during the meeting, the PP presented the SRA scheme on plot bearing CTS No. 20(pt), 22(pt), 23(pt), 24(pt) and 38(pt). The Authority observed that the clarification regarding the CS No. / CTS Nos. under SRA schemes needs to be submitted by the PP through SRA.

After deliberation, the Authority sought following details in the matter from the PP:

1. SRA to submit the details of year-wise LOI since inception of the project i.e. year 1996 issued to the project and approved built up area / FSI & constructed built up area / FSI. Whether the PP obtained permission from MCZMA/ MoEF for any change in FSI in the matter.
2. SRA to submit the year-wise Commencement Certificate since inception of the project i.e. year 1996 issued to the project and approved built up area & constructed built up area
3. SRA to submit detail report on existing construction with remarks on FSI applicable and FSI utilized
4. DP remarks of the project site from MCGM
5. Whether the existing construction is situated on garden plot situated on both side of the plot and status of the current construction on the site
6. SRA application mentions SRA scheme on CTS No. 32(pt) & 38(pt) of Worli Division. However, the CZMP mentions the CTS No. 20(pt), 22(pt), 23(pt) and 38(pt) of Worli Division. DP remarks submitted is of plot CS no. 20 and 9999 of Worli Division. Therefore, SRA to clarify exact survey nos/ CTS Nos. under the SRA project with duly filled Part B
7. Details of earlier CRZ clearance for the project, if any.

Accordingly, the matter was deferred for the want of above said information.



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**Item No.45:** Proposed SR scheme for Jaferbaba CHSL, Shiv Mandir CHS, Hill People CHS (prop) & Durga Mata CHS (prop) on plot bearing CTS no. B-908, B-909, B-910, B-911 of village - Bandra, Mount Mary Hills, Kadeshwari Mandir Marg, H/W ward, Mumbai by M/s Hubtown Ltd.

**INTRODUCTION:**

The project proponent and consultant presented the proposal before the Authority. The proposal is for SR scheme for Jaferbaba CHSL, Shiv Mandir CHS, Hill People CHS (prop) & Durga Mata CHS (prop) on plot bearing CTS no. B-908, B-909, B-910, B-911 of village - Bandra, Mount Mary Hills, Kadeshwari Mandir Marg, H/W ward, Mumbai as per CRZ Notification, 2019.

As per SRA remarks dated 20.4.2022:

- The S.R. Scheme was originally approved for 4 Nos of societies viz. Jaferbaba CHS Ltd; Shiv Mandir CHS (prop), Hill People CHS (prop) & Durga Mata CHS (prop) and LOI was issued on 29/12/1998 for 2.115 FSI and entire FSI was allowed for construction in-situ.
- The parameters of S.R. Scheme under reference were revised by restricting in-situ FSI upto Zonal FSI with addition of 25% FSI over permissible zonal FSI as per Government directives u/no. TPB/4387/4350/UD-11 dated 04/11/1988, i.e. 1.25 FSI and accordingly revised LOI was granted on 30/10/2004.
- Further, the plot area was increased as per demarcation and revised LOI was issued on 09/11/2016. Again, revised LOI was issued on dated 06/11/2020, by adoption provisions of DCPR 2034 by restricting the CC beyond 1.25 FSI.
- As per clause no. 10.3 of the said CRZ notification dated 18/01/2019 for CRZ areas falling within municipal limits of Greater Mumbai which states as "(i) In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in



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development plans within CRZ-II shall be categorized as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible".

- As per DCPR 2034 Cl No. 17.3 (D)(a)(2)(ii) Where the area of site having non-buildable /open space reservation, is more than 500 Sq.m such sites may be allowed to be developed for slum redevelopment subject to condition that the ground area of the land so used shall not be more than 65% of the reservation and leaving 35% rendered clear thereafter for the reservation.
- In this case, Architect has proposed 35% of the land which is reserved of ROS 1.5 shall be developed as Parks as Garden and no construction shall be proposed on this 35% plot.
- Proposed Building configuration are as under

<u>Sr. No.</u>	<u>Building</u>	<u>Configuration</u>	<u>Status</u>
1	Rehab Building 1 (ABC)	G + 22	Proposed
2	Rehab Building 2B	G + 20	OC received
3	Sale Building A	LG + UG+ 1 <sup>st</sup> to 7 <sup>th</sup> Podium+ CL1+ CL2 + 1 <sup>st</sup> to 23 <sup>rd</sup> Floor	Proposed
4	Sale Building B	LG + UG+ 1 <sup>st</sup> to 7 <sup>th</sup> Podium+ CL1+ CL2 + 1 <sup>st</sup> to 23 <sup>rd</sup> Floor	Proposed
5	Sale Building C	LG + UG+ 1 <sup>st</sup> to 7 <sup>th</sup> Podium+ CL1	Proposed

The PP has submitted CRZ map in 1:4000 scale prepared by IRS Chennai as per approved CZMP 2019. The CRZ map shows the plot is situated within NDZ of the CRZ II area within Greater Mumbai, due to Garden reservation.



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**DELIBERATIONS:**

The PP presented that the SRA scheme on plot under reference was initially sanctioned in the year 1998 by the SRA (Planning Authority). Now, the PP has applied for the CRZ clearance under CRZ Notification, 2019.

The PP further presented that the Plot Area of 15205.60 Sq.m is situated in Garden Reservation as per DP of 1991 & 2034. As per the DCPR 2034, the SRA schemes are allowed on RG/ PG and open plots reservations in ratio 65/35 (Redevelopment / Reservation). Accordingly, the SRA has sanctioned the SR scheme as per the provisions of the applicable DCPR, with limited to 35% Garden reservation i.e. 4681.90 Sq.m, which will be maintained as it is and no construction is proposed on the said area.

The Authority noted the detailed background of the matter and earlier decisions of the Authority taken in the matter.

The Authority noted that project of SRA is situated in NDZ of the CRZ II within Greater Mumbai, on virtue of Garden reservation, as per approved CZMP, 2019,

The Authority further noted that the para 10.3 of the CRZ Notification, 2019, which is as follows:

*"In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorised as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities and the residential or commercial use of such open spaces shall not be permissible".*

The Authority noted that as per the para 10.3 of CRZ Notification, 2019, only construction of civic amenities, stadium and gymnasium meant for recreational or sports related activities are allowed in CRZ II (NDZ) areas. However, the Authority further observed that the SRA scheme on the plot under reference



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has initiated been approved in the year 1998 by the SRA and accordingly, the scheme is ongoing. Considering this, the Expert Member felt that the matter may be referred to MoEF&CC, New Delhi for guidance whether the subject ongoing SRA scheme could be allowed on land having reservation of Garden. Accordingly, the Authority after deliberation decided to refer the matter to MoEF&CC, New Delhi for guidance and necessary decision at NCZMA level.

**Annexure I**

List of members/officials present in the online meeting:

1. Mr. Bhushan Gagrani, ACS, UDD, Member, MCZMA
2. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
3. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
4. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
5. Mr. Rethe, BNHS, Member MCZMA
6. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA



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**Item No.46:** Proposed SR Scheme on slum plot bearing CTS No. 1165, 1166/1 to 7, 1167, 1168, 1168/1 to 11, 1169, 1169/1 to 5, 1170, 1170/1 to 11, 1171, 1172, 1172/1 to 4 of village Versova Tal. Andheri, Mumbai by M/s. One Stop Business Service LLP.

**INTRODUCTION:**

The project proponent presented the proposal before the Authority. The proposal is for SR Scheme on slum plot bearing CTS No. 1165, 1166/1 to 7, 1167, 1168, 1168/1 to 11, 1169, 1169/1 to 5, 1170, 1170/1 to 11, 1171, 1172, 1172/1 to 4 of village Versova Tal. Andheri, Mumbai

As per remarks dated 13.5.2022 of SRA,

1. The project site falls in CRZ II area, as per approved CZMP. This existing slum structures on the landward side of the existing authorized road, prior to 1991.
2. As per DP remarks 2034 the plot under reference is situated in Residential zone and partly reserved for "Municipal Dispensary/Health Post (RH 1.1) and Retail Market with vending zone (RSA 1.2) and affected by setback of 13.40, wide proposed DP Road.
3. The plot falls in Residential zone as per old 1967 and 1991 DP as well as DP-2034. The user of "Residential" was permissible as per land use and zoning as on 19/2/1991 and till today, as on 18.01.2019 as per DP and DCPR 2034.
4. The plot falls in Residential zone as per old DP (1967) as well as revised sanctioned DP (1991) and sanction DP 2034.
5. The proposal has also received various concessions from Hon.CEO (Slum Rehabilitation Authority) Vide No. K-W/PVT/1067/20210615/LOI dated 27.03.2022.
6. Architect has proposed total three buildings on the layout as follows -

**Rehab Building no. 1:**

Wing A and B: Three basement + ground Floor + 1<sup>st</sup> to 31<sup>st</sup> Upper Floors with total height of 94.00 m up to terrace level.



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**Sale Building No. 2:**

Tower I and II: Five level basement + Ground Floor+ 1<sup>st</sup> Floor+ 2<sup>nd</sup> E deck Floor + 3<sup>rd</sup> to 23<sup>rd</sup> upper Floor with total height of 90.90m up to terrace level.

**Temple Building No. 3:**

Ground Floor structure with total height of 3.75 m and 7.50m with dome.

**Municipal Dispensary on First Floor of Rehab Building No. 1**

**Retail Market on First Floor of Rehab Building no. 1**

The old structure was having "Residential and Non Residential (shops)" use where the predominant use will be "Residence". The proposed user after redevelopment is also "Residential and Non Residential (shop)" where the predominant use will be "Residence" and therefore the user is maintained during reconstruction.

Building	Total Construction Area	Proposed Built up area for FSI purpose including sale fungible compensatory FSI	BUA claimed free of FSI for purpose like basement, upper floor parking, staircase, lifts, balcony, refuge area, Rehab Compensatory Fungible FSI etc.
Rehab Building no. 1: Wing A and B:	37139.77 sq.mt.	16155.49 sq.mt.	20984.28 sq.mt.
Sale Building No. 2: Tower I and II:	66493.66 sq.mt.	30358.87 sq.mt	36134.79 sq.mt.

  
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<b>Temple Building No. 3: Ground Floor structure</b>	51.05 sq.mt.	51.05 sq.mt.	-
<b>Total</b>	103684.48 sq.mt.	46565.41 sq.mt.	57119.07 sq.mt.

**DELIBERATIONS:**

The Authority noted that the project site falls in CRZ II area, as per approved CZMP. This existing slum structures on the landward side of the existing authorized road, prior to 1991.

As per DP remarks 2034 the plot under reference is situated in Residential zone and partly reserved for "Municipal Dispensary/Health Post (RH 1.1) and Retail Market with vending zone (RSA 1.2) and affected by setback of 13.40, wide proposed DP Road.

The PP during the meeting informed that reservation area of Municipal dispensary is 1343 Sqm and retail market is 1857 Sqm. PP stated that there is no Garden/ RG/ PG reservation on the site.

The PP during the meeting informed that Hon'ble Court passed an order dated 03.01.2023 in WP (L) No. 39098/2022 for SRA scheme similar to order passed in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India & Ors) matter.

Further, the Authority noted that, on above said akshay Sthapaty High Court order, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:



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*"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.*

*In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification*

*In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."*

*The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures*

*(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 of building 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. 18<sup>th</sup> January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.*

**DECISION:**

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

  
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1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. Local body 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 18<sup>th</sup> 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. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
6. PP to provide the STP for the temporary transit camps also.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
11. All other required permission from different statutory authorities should be obtained

  
Member Secretary

  
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**Item No.47:** Proposed construction of Residential building with shop line on plot bearing S. no. 110, 111, 112 (pt), 113, 114, 115 at Village Dhovali, Tal. Vasai, Dist. Palghar by Shri. Hemant Ramesh Mhatre

**INTRODUCTION:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of Residential building with shop line on plot bearing S. no. 110, 111, 112 (pt), 113, 114, 115 at Village Dhovali, Tal. Vasai, Dist. Palghar

The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as per approved CZMP under CRZ Notification, 2011. As per the said map:

Sr No.	Survey No.	CRZ classification	Area in Sqm	Total area in Sqm
1	109	CRZ IA	743.3	22730.00
		CRZ IA ( Mangrove buffer area)	8562.1	
		CRZ IB	4349.7	
		CRZ II	9048.4	
		Outside CRZ	26.4	
2	110	CRZ IA	2049.6	36340.00
		CRZ IA ( Mangrove buffer area)	9960.6	
		CRZ IB	969.5	
		CRZ II	8212.1	
		Outside CRZ	15148.3	

  
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3	112	CRZ IA ( Mangrove buffer area)	312.4	19260.00
		CRZ IB	1313.3	
		CRZ II	8692.2	
		Outside CRZ	8942.2	
4	113	CRZ IB	21.7	27670.00
		CRZ II	1500.6	
		Outside CRZ	26147.6	
5	114	CRZ IB	57.8	31030.00
		CRZ II	1277.7	
		Outside CRZ	29694.5	
6	115	CRZ IB	4491.8	17530.00
		CRZ II	6402.4	
		Outside CRZ	6635.8	
		Grand Total	179950.00	

As per submission, total plot is affected by CRZ IA (mangrove buffer), CRZ IA, CRZ IB, CRZ II and Non CRZ area. But construction works will be carried out in Non CRZ area only.

**DELIBERATIONS:**

The PP presented that construction is not proposed in CRZ area. Entire construction is proposed beyond CRZ area only, as per approved CZMP, 2011.

The expert members suggested that even though construction is proposed beyond CRZ area, there shall not be impact on CRZ area from the activities proposed in NON CRZ area



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**DECISION:**

After deliberation, the Authority decided to recommend the proposal to concern planning Authority for construction in Non CRZ area subject to following conditions:

1. Local body to strictly ensure that no construction is allowed in CRZ area . Entire construction should be proposed in Non CRZ area
2. There shall not be any construction in mangrove or its 50 m mangrove buffer zone. There shall not be violation of Hon'ble High Court order dated 18<sup>th</sup> Sep, 2018 in PIL 87/2006. Hon'ble High Court permission is mandatory for any work proposed in 50 m mangrove buffer zone area.
3. There shall not be impact on CRZ area from the activities proposed in NON CRZ area
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
6. All other required permission from different statutory authorities should be obtained



Member Secretary



Chairman

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**Item No.48:** Post facto clearance for construction of building on land bearing plot no. 34, sector 11, Node CBD Belapur, Navi Mumbai by M/s Patel & Associates (Court Matter)

**INTRODUCTION:**

The NMMC officials along with consultant presented the proposal before the Authority. Navi Mumbai Municipal Corporation vide letter dated 5.6.2018 read with 20.1.2023 submitted the proposal for Post facto clearance for construction of building on land bearing plot no. 34, sector 11, Node CBD Belapur, Navi Mumbai.

As per the remarks of the NMMC, the proposal is for grant of post facto clearance for construction of building (Ground + 11<sup>th</sup> floors) on land bearing plot no. 34, sector 11, Node CBD Belapur, Navi Mumbai. Plot area is 2400 Sqm, FSI 1.5, Built up area is 9553.66 sqm

NMMC vide letter dated 19.05.2010 has granted the development permission for the said project along with commencement certificate no. NMMC/NRV/B.P/A-7949/1880/2010. After completion of the building, their liaison architect vide letter dated 04.12.2012 has applied for the occupancy certificate of the said project.

NMMC vide letter dated 22.04.2013 has informed them regarding the submission of CRZ clearance to be obtained from MCZMA before obtaining the occupancy certificate of the building.

As per submission of NMMC, the said building is to be occupied by Maharashtra Public Service Commission (MPSC) on rental basis.

The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said map, the site is in CRZ II area as per Approved CZMP (1991). However, as per approved CZMP, 2011, the site is partly in CRZ II area ( 1704.21 Sqm) and partly outside CRZ ( 695.79 Sqm)



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Status of the plot as various CZMP-

1	Project Details	Plot no. 34, Sector 11, Node- CBD, Belapur, Navi Mumbai
2	Project Location (whether landward side of existing road/authorized structure/seaward side)	Landward side of existing road.
3	Date of Commencement Certificate issued by authority	19.05.2010
4	CRZ Classification as per Approved CZMP 1991	CRZ - II
5	CRZ Classification as per Approved CZMP 2011	CRZ - II
6	CRZ Classification as per Draft CZMP 2019	Plot is out of CRZ.
7	Whether site is situated within 50m mangrove buffer zone as per CZMP 2011 & 2019.	No

**DELIBERATIONS:**

The Authority noted that the present matter is for grant of post facto clearance to the building constructed on land bearing plot no. 34, sector 11, Node CBD Belapur, Navi Mumbai. The plot falls in CRZ II area as per approved CZMP, 1991 which was applicable when the local body in the year 2010 granted the development permission. Accordingly, the building was constructed the site. The site is situated on landward side of existing road.

The Authority noted the application dated 5.6.2018 requesting for post facto clearance submitted within widow period to MCZMA with copy to MoEF&CC, New Delhi as per the CRZ Notification dated 6<sup>th</sup> March, 2018 published by MOEF&CC, New Delhi.

The Authority noted that the Hon'ble High Court order passed an order dated 25.4.2023 in WP No. 3281/2023 (M/s Patel and Associates versus Union of India & ors). The excerpts of the order is as follows:

  
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"3. This Petition is filed seeking direction against Respondent No. 2 to process the application filed by the Petitioner for grant of post facto CRZ clearance. Learned counsel for the Petitioner states that on 5<sup>th</sup> June 2018 the application was submitted before Respondent no. 2 for grant of post facto CRZ clearance for the proposal of Petitioner's project. He further submitted that on 13<sup>th</sup> January 2023 reminder application was also submitted by the Petitioner for grant of post facto CRZ clearances for the Petitioner's project as per submission made on 5<sup>th</sup> June 2018 by Respondent No. 4. Learned counsel for the Petitioner relied upon the notification dated 6<sup>th</sup> March 2018 thereby permitting grant of post facto CRZ clearance.

"4. Learned counsel appearing for the Petitioner State that the proposal for grant post facto CRZ clearance is still not decided and is pending. Statement is accepted.

5. Learned counsel appearing for Respondent Nos. 2 & 3 is not in a position to dispute the statement made by the learned counsel for the Petitioner that the application for necessary clearance is still pending. The Writ Petition can be disposed of by issuing necessary directions for processing the application made on behalf of the Petitioners. Hence, Writ Petition is disposed of by passing the following order:

- i. Respondent No. 2 shall decide the application made by Respondent No. 4 on 5<sup>th</sup> June 2018 with respect to the Petitioners project along with the application made by the Petitioner on 13<sup>th</sup> January 2023 after giving an opportunity of hearing to the Petitioner and Respondent No. 4 Respondent No.2 shall decide the application expeditiously and maximum within a period of eight weeks from today.
- ii. The Authorised Representative of the Petitioner as well as Respondent No. 4 shall appear before the Additional Chief Secretary of Respondent No. 2 on 8<sup>th</sup> May 2023 at 11.30am.



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The Authority noted that as per amended CRZ Notification dated 6<sup>th</sup> March, 2018 as per which:

***Post facto clearance for permissible activities. -***

*(i) all activities, which are otherwise permissible under the provisions of this notification, but have commenced construction without prior clearance, would be considered for regularisation only in such cases wherein the project applied for regularization in the specified time and the projects which are in violation of CRZ norms would not be regularised;*

*(ii) the concerned Coastal Zone Management Authority shall give specific recommendations regarding regularisation of such proposals and shall certify that there have been no violations of the CRZ regulations, while making such recommendations;*

*(iii) such cases where the construction have been commenced before the date of this notification without the requisite CRZ clearance, shall be considered only by Ministry of Environment, Forest and Climate Change, provided that the request for such regularisation is received in the said Ministry by 30th June, 2018*

The NMMC officials & consultant during the meeting stated that due to large scale CZMPs maps, it was difficult to identify the CRZ affected plots on boundary line, hence, before inadvertently development permission was granted without insisting CRZ clearance. Official further presented that construction on the plot under reference is permissible from CRZ point of view. There was only lapse of procedure in the proposal. The proposal is regularizable, within the framework of CRZ Notification dated 6<sup>th</sup> March, 2018. The Authority asked the PP to submit an undertaking to that effect. The PP vide letter dated 24.5.2023 submitted an undertaking stating the same.



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**DECISION:**

In the light of above, the Authority after deliberation decided to recommend the proposal for post facto clearance to MoEF&CC subject to following conditions:

1. Local body should strictly ensure that the construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 19.2.1991
2. Local body to ensure that construction on the site is in accordance with the plans sanctioned and there is no additional construction on the site.
3. All other required permission from different statutory authorities should be obtained



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**Item No.49:** Proposed construction of residential and commercial development on land bearing plot no. 101, Sector 35, Kamothe, Panvel. Dist. Raigad by M/s Sankalp Realty

**INTRODUCTION:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of Ground floor (Shops) + 1<sup>st</sup> to 2<sup>nd</sup> floor (parking) + 3<sup>rd</sup> to 9<sup>th</sup> floor (Residential floors) at plot no. 101, Sector 35, Kamothe, Panvel, District Raigad. The plot falls in Residential zone.

Plot area is 1459.89 Sqm. proposed built up area is 3494.578 Sqm and Gross built up area is 5587.219 Sqm.

As per the remarks of the Panvel Municipal Corporation, the plot is partly falls in CRZ II area and partly outside. The plot is situated on landward side of existing road. Distance from the mangrove is 76.075 meter.

The PP has submitted the CRZ map (1:4000 scale) prepared by the IRS, Chennai for the site under reference.

The proposed project site bearing Plot no. 101, Sector 35, Kamothe Node, Navi Mumbai, Maharashtra falls partly inside 100 meter setback line from HTL for creek as per approved CZMP ( Map MH 77) published vide CRZ Notification, 2011. Hence, aforementioned project site falls partly inside CRZ II with remaining area outside CRZ as per approved CZMP.

Sr No.	CRZ Zone	Plot area within Zone (Sqm)
1	CRZ II	751.96
2	Outside CRZ	707.84
	Total Area	1459.80

  
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**DELIBERATIONS:**

The Expert Member observed that there is no road between the plot under reference and High Tide Line. However, there are buildings adjacent & around to the plot under reference. The PP stated that the construction is proposed on landward side of existing authorized structure. The Expert Members asked the PP submit the authorization details, CRZ approval of the adjoining buildings.

**DECISION:**

After deliberation, the Authority after deliberation decided to defer the proposal for want of information i.e. authorization details, CRZ approval of the adjoining buildings, from the PP



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**Item No.50:** Request to revise Navi Mumbai's CZMP as per amendment to CRZ Notification, 2011 or 2019 dated 01.05.2020 or 26.11.2021 respectively.

**INTRODUCTION:**

The CIDCO officials presented the matter before the Authority. CIDCO vide letter dated 29.3.2023 submitted the representation regarding Navi Mumbai's CZMP as per amendment to CRZ Notification, 2011 or 2019 dated 01.05.2020 or 26.11.2021

As per the representation submitted by the CIDCO:

- In order to create a New Town in a planned manner, the Govt. of Maharashtra in exercise of the powers under Sub-section 3A of section 113 of the Mr&Tp Act, appointed CIDCO as the 'New Town Development Authority' for Navi Mumbai, comprising 95 villages in Thane and Raigad district. Navi Mumbai is one of the largest planned city (344 sq.km.) in the country implemented on publicly owned lands with major ongoing infrastructure works and other development activities, while dedicating about 40% of project area towards protection and conservation of Environment, which is unique and first of its kind. Navi Mumbai area needs special consideration as it has vast coastline/creekline with several city and regional land infrastructure projects implemented across the city including coastal stretches since 1970's.
- MoEF&CC, GoI published first CRZ notification in 1991 and had approved CZMP for Navi Mumbai area in 1996 with certain conditions, which CIDCO has complied with. The second CZMP, as per CRZ notification 2011, was approved in 2019. Thereafter, revised Draft CZMP-2019 has been published by MCZMA for Navi Mumbai as per CRZ notification 2019 for suggestion/objections. Vide reference (i). above CIDCO has submitted its suggestions and objections to the draft CZMP. Final approval from MoEF&CC GoI is awaited. The ministry of Environment and Climate Change (MoEF&CC) Govt. of India in the meantime had amended CRZ notification



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of 2011 on 01.05.2020. As per this amendment, paragraph 1 (b) of the notification provision has been inserted as under:

*"In case there exists a bund or a sluice gate constructed prior to the date of notification issued vide S.O.114 (E) dated 19<sup>th</sup> Feb, 1991 the HTL shall be restricted upto a line along the bund or the sluice gate, however in such a case area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ - 1A irrespective to the extent of the area beyond the bund or sluice gate and such areas under mangroves shall be protected and shall not be diverted for any development activities".*

- However the provision was not incorporated in the CRZ notification 2019, as it was notified on 18<sup>th</sup> January 2019 before the amendment date of 1<sup>st</sup> May, 2020. Subsequently, CRZ notification 2019 has also been amended and incorporated the above provision on 26/11/2021.
- It is to bring to notice that HTL in Navi Mumbai was delineated as per the provision of CRZ notification 1991 along the then existing roads and bunds constructed in the past prior to the date of CRZ notification dated 19<sup>th</sup> Feb, 1991. It is therefore clear that the HTL delineated along the existing bunds/sluice gates while preparing CZMP based on CRZ notification 1991 shall be followed after verification of records. Mangrove areas beyond the landward side of the HTL may be classified as per the amendments dtd 01.05.2020/26.11.2021.

In view of this, the earlier CZMP for such areas has to be retained/restored. Alternatively, the HTL be modified as per the amendment to CRZ notification in 01.05.2020 and/or 26.11.2021 having regard to various approved/ongoing and proposed projects in Navi Mumbai. Therefore, it is requested to revise:

- a) The HTL as per the latest CRZ notification amendment dated 01/05/2020 and /or 26/11/2021 for Navi Mumbai area considering HTL of approved CZMP 1991 wherein HTL was delineated based on the then existing



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bunds/roads/sluice gates exclude the area which does not have mangroves from the purview of CRZ

- b) To revise the Navi Mumbai CZMP based on the amendment to the CRZ notification 2019 vide notification no S.O. 4886 (E) dated 26<sup>th</sup> Nov, 2021 on priority.

CIDCO will be obliged to extend the assistance as may be required in this endeavor.

**DELIBERATIONS:**

The Authority noted that the MoEF&CC, New Delhi published amendment dated 1.5.2020 in CRZ Notification, 2011 and 26.11.2021 in CRZ notification of 2019. The said Notifications pertain to delineation of the High Tide Line in case there is bund or sluice gate. The said Notification states that:

*"In case there exists a bund or a sluice gate constructed prior to the date of notification issued vide S.O.114 (E) dated 19<sup>th</sup> Feb, 1991 the HTL shall be restricted upto a line along the bund or the sluice gate, however in such a case area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ - 1A irrespective to the extent of the area beyond the bund or sluice gate and such areas under mangroves shall be protected and shall not be diverted for any development activities".*

The Authority noted that CZMPs of Navi Mumbai under CRZ Notification, 2011 are approved by MoEF&CC, New Delhi. Further, draft CZMPs of Navi Mumbai under CRZ Notification, 2019 are at final stages of obtaining approval from MoEF&CC, New Delhi

**DECISION:**

The After deliberation decided that the matter should be send to MOEF&CC, New Delhi for consideration and necessary directions to NCSCM, Chennai for demarcation of the HTL as per the amendment dated 26.11.2021 under CRZ notification of 2019.



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**Item No.51:** Proposed alterations and change of activities in the existing Sardar Vallabhbhai Patel stadium on CS No. 4/47 of Lower Parel division, G/South of NSCI at Worli, Mumbai by M/s The National Sports Club of India (Mr. Ashwin Kumar Khurana)

**INTRODUCTION:**

The consultant presented the proposal before the Authority. The proposal is for alterations and change of activities in the existing Sardar Vallabhbhai Patel stadium on CS No. 4/47 of Lower Parel Division, G/ South of NSCI at Worli Mumbai in G/s South ward.

As per remarks dated 24.4.2023 of MCGM:

1. The building under reference is an existing building for indoor centralized A.C. stadium comprising of basement + Ground + 1<sup>st</sup> and 2<sup>nd</sup> floor for warm up building to sport players was approved and IOD issued on 1.4.2003. Amended plans were approved on 29.11.2004. The CC for entire work was issued on 11.1.2005. Further, amended plans were approved on 1.4.2009 and CC for entire work was issued on 1.4.2009. The phase program was approved on 2.4.2009 and the part occupation for ground floor of sports building was issued on 4.4.2009, the part occupation to sports building comprising of Gr + 2 upper floors except sports bar on 2<sup>nd</sup> floor is issued on 1.2.2010. Part occupation certificate was issued to multipurpose hall for sports activity on 2<sup>nd</sup> floor of sports hall building was issued on 6.6.2011. Subsequently, part OC was granted on 29.5.2013 for ground floor A.C. indoor stadium, two sports halls, two lifts, toilets, foyer level and tier level.
2. Now, the Architect has submitted the proposal for alterations and change of activities in the existing building under reference on behalf of the secretary of NSCI without claiming the additional FSI permissible.
3. Plot area is 77005.81 Sqm, Existing BUA is 26433.90 Sqm and proposed BUA is 26433.90 Sqm.

  
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As per DP remarks of 2034, the entire plot falls in Residential zone (R) and the plot is designated for EOS 2.5 (Sports complex / stadium), ET 1.4 (Best Bus facilities) and EOS 1.5 (Garden/ park) falls in Residential zone.

As per MCGM remarks, the land under reference falls under CRZ II area and situated on landward side of existing road.

**DELIBERATIONS:**

The Authority noted that the proposal is for alterations and change of activities in the existing Sardar Vallabhbhai Patel stadium on CS No. 4/47 of Lower Parel Division, G/ South of NSCI at Worli Mumbai in G/s South ward.

The Authority further noted that as per para 5.2 (ii) and (iii) of 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: 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, and in the event that there is a need for amendment of the FSI after the date of publication of this notification..."*

**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:

  
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1. Proposed activities should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that proposed addition/ alterations is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. Local body 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 18<sup>th</sup> 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. Local body to ensure that there is no construction in Garden / park area reservation as per CRZ Notification, 2019 and all other reservations are developed as DCPR of Mumbai.
6. PP to obtain the Environment clearance, if construction area of proposed additions/alterations exceeds 20,000 Sqm under EIA Notification, 2006.
7. All other required permission from different statutory authorities should be obtained

  
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**Item No.52:** Proposed Coastal Road from Amra Marg to JNPT at Ulwe Node, Navi Mumbai by CIDCO.

**INTRODUCTION:**

The CIDCO officials along with consultant presented the proposal before the Authority. The CIDCO vide letter dated 2.5.2023 submitted the application for Proposed Coastal Road from Amra Marg to JNPT at Ulwe Node, Navi Mumbai by CIDCO.

As per submission of the CIDCO, the proposal earlier heard in 115<sup>th</sup> meeting & recommended in 119<sup>th</sup> meeting of the MCZMA held on 28-30 June, 2017. Subsequently SEIAA, Maharashtra has granted CRZ clearance dated 9.8.2019.

However, when CIDCO has approached the Ho. High Court, Bombay for mangrove cutting permission in view of directions of Hon. High Court, Bombay in judgement and order dated 17 September 2018 in PIL No. 87 of 2006, after several hearings, Hon. High Court issued following order on 25 April 2023 wherein CIDCO has been directed to seek fresh clearances from MCZMA / SEIAA:

1. "CIDCO shall submit a fresh proposal to MCZMA for its CRZ clearance with requisite documents and information within a period of one week from today. MCZMA shall consider and decide CIDCO's proposal in the immediate next meeting to be convened. We are informed that the next meeting of MCZMA is scheduled to be convened in the first week of May 2023. CIDCO's proposal be considered and decided by MCZMA during that meeting.
2. In the event and after the receipt of recommendations for CRZ clearance from MCZMA, CIDCO shall submit a proposal to SEIAA along with MCZMA's recommendations by 15.05.2023. SEIAA shall decide CIDCO's proposal in the immediate next meeting."

  
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Meanwhile CIDCO has already initiated the following activities:

- Approached Institute of Remote Sensing, Chennai for CRZ mapping in respect of the project
- Initiated discussions with 'A' category accredited EIA Consultant for review and revision of EIA report and related documents in respect of the project
- Initiated the process of appointing EIA consultant as well as NABL accredited and MoEF&CC recognized laboratory in respect of the project
- Process of compliance of Stage - I Forest Clearance granted vide F.No. FC-II/MH-191/2022-NGP/10483 dated 19 October 2022.

**DELIBERATIONS:**

The CIDCO officials presented that EIA report is being prepared and it will be submitted to MCZMA at the earliest.

Expert Member discussed that the CIDCO need to submit the complete fresh proposal with EIA report for deliberation and appropriate decision.

**DECISION:**

After deliberation, the Authority decided that the CIDCO should submit the complete proposal with EIA report. On receipt such proposal, the MCZMA shall consider the proposal in immediate meeting, considering the Hon'ble High Court order. Till then, the matter is deferred.

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

  
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**Annexure I**

List of members/officials present in the online meeting:

1. Mr. Bhushan Gagrani, ACS, UDD, Member, MCZMA
2. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
3. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
4. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
5. Mr. Rethe, BNHS, Member MCZMA
6. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA

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**Table Item No:** Proposed construction of residential building land bearing plot no. 11, sector 58A, Nerul, Navi Mumbai by M/s Vastospadi Architect (Parijat Society)

**INTRODUCTION:**

The Authority noted that the proposal is for construction of residential building land bearing plot no. 11, sector 58A, Nerul, Navi Mumbai

As per Navi Mumbai Municipal Corporation remarks, the proposal is for construction of residential building comprising ground floor + 12 upper floors land bearing plot no. 11, sector 58A, Nerul, Navi Mumbai.

As per remarks of PMC, the plot is partly in CRZ II area and situated on landward side of existing road. Plot is situated beyond 270.80 m mangrove buffer zone area.

The PP has submitted the CRZ map in 1:4000 scale & report dated May, 2023 prepared by IRS Chennai. As per the said report:

- The proposed project site falls near the creek and the proposed project sites partly falls in CRZ II and the remaining area falls outside CRZ as per CZMP map prepared by NCSCM, Chennai vide CRZ Notification, 2011.
- The area of the proposed project site in various CRZ is presented in below table:

Sr. No	CRZ classification	Area in Sqm
1	CRZ - II	960.84
2	Outside CRZ	2696.95
Total		3657.79

**DELIBERATIONS:**

The Authority noted that as per IRS mapping, the project site is partly situated in CRZ II and partly outside CRZ area.

The Authority further noted that construction in CRZ II area is permissible on landward side of existing road or authorized structure 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 construction in CRZ II portion of the plot is situated on landward side of existing road or existing authorized structure before commencement work.

**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. Local body to strictly ensure that proposed construction in part of plot in CRZ II is situated on landward side of existing road or existing authorized structure, before commencement of work.
2. 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.
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

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

  
Member Secretary

  
Chairman