

: Minutes of the 117th meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 5th & 6th April, 2017

Minutes of the 117th meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held under the Chairmanship of Additional Chief Secretary, Environment on 5th & 6th April, 2017 in Conference Hall, 4th Floor, Maharashtra Pollution Control Board, Kalpataru Point, Opp. Cine Max, Sion (E), Mumbai. List of the member present in the meeting is enclosed as Annexure-I.

Confirmation of 116th minutes:

The minutes of the 116th meeting of the MCZMA held on 22nd and 23rd March, 2017 were confirmed.

Item No. 1: MCZMA staff extension and salary increment

The MCZMA discussed the necessity of the secretarial assistance and of qualified, experienced technical staff to provide inputs and technical appraisal the matters, since there is no regular staff support available from the department. MCZMA also decided to send the proposal to MoEF, New Delhi to fix the staffing pattern for MCZMA at least on long term contractual basis. The MCZMA decided to follow the stipend pattern on lines of stipends provided by CISR, Govt of India to SRF and RA, as MCZMA is also an Authority constituted under Central Act and report to MoEF&CC, New Delhi. MCZMA after deliberation unanimously decided to adopt above said decision from immediate effect to the existing technical and legal staff working on contractual basis.

Item No.2: Proposed construction of ferry jetty at Borivali- Gorai, Mumbai by MMB

Officials from the MMB presented the proposal before the Authority. The Authority noted that, the proposal is for proposed construction of ferry jetty at Borivali- Gorai, Mumbai. There is existing boat service between Gorai & Borivali. The MMB has submitted the Rapid EIA/ EMP for the project.

The Authority noted that, the Borivali end jetty is located at east coast of Gorai Creek. The water depth at the proposed jetty location is approximately 1.55 m. The size of the Jetty is 120m x 10 m. Jetty is supported on bored cast-in-situ RC piles. Approach Road length 120 m. The Jetty is proposed with overall dimensions of (120 x 10) m. Concrete Crash barriers are proposed on either side along the length of


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the Jetty for the safety of the passengers and vehicles. CRZ I (A) area is 1562.70 Sqm and CRZ I (B) area is 788.39 Sqm. Mangrove Cutting is not involved.

The Authority noted that, the Gorai end Jetty is located at west coast of Gorai Creek. The water depth at the proposed jetty location is approximately 1.55 m. The size of the Jetty is 120m x 10 m. Jetty is supported on bored cast-in-situ RC piles. The diameters of the piles are 1000mm. The jetty consists of concrete decks on a piled structure. CRZ I (A) area is 747.60 Sqm and CRZ I (B) area is 529.20 Sqm. Mangrove will be destroyed.

The Authority noted the complaint received from Bombay Environment Action Group pertains to Gorai Jetty.

Authority observed that proposed jetties would result in destruction of mangroves. The Authority after detailed deliberation decided to direct the MMB to submit the revised proposal considering the realignment of jetties in order to avoid the destruction of mangroves.


Item No. 3: Proposed construction of Ro-Ro Jetties at Narangi - Kharwadeshwari, Tal. & Dist. Palghar by MMB

The representative of MMB has presented the proposal before the Authority. The Authority noted that, proposal is for construction of RO - RO jetties at Kharwadeshwari, Tal. & Dist. Palghar. The MMB has submitted the Rapid EIA/ EMP for the project.

The Authority noted that, the Kharwadashri jetty is located at north coast of Vaitarana Creek. The water depth at the proposed jetty location is approximately 1.55 m. The size of the Jetty is 300m x 10 m. Jetty is supported on bored cast-in-situ RC piles. Approach Road is proposed. CRZ I (A) area is 650.00 Sqm and CRZ I(B) area is 35 Sqm. Minimum mangroves cutting is proposed.

The Authority noted that, the Narangi jetty is located at southern coast of Vaitarana river. The water depth at the proposed jetty location is approximately 1.55 m. The size of the Jetty is 84 m x 10m. and the approach road of 70m X 10m. Jetty is supported on bored cast-in-situ RC piles. Approach Road is available. CRZ I (A) area is 773.38 Sqm and CRZ I(B) area is 28 Sqm.


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The Authority after detailed deliberation decided to recommend the proposal to SEIAA from CRZ point of view subject strict compliance of following 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. Hon. High Court permission should be obtained, since the project involves destruction / cutting of the mangroves.
3. Five times the number of mangroves destroyed / cut during the construction process shall be replanted.
4. Environment Management Plan should be implemented in order to conserve and protect the coastal environment.
5. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
6. MMB to ensure that local fisherman will have access for the jetty.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Item No. 4: Proposed construction of boundary wall on landward site of Mangroves for protection of Mangroves in Mumbai & Navi Mumbai by Mumbai Mangrove Conservation Unit

Representatives of the Mumbai Mangrove Conservation Unit were present for the meeting and presented the proposal and its necessity before the Authority. The Authority noted that the proposal of proposed construction of Boundary wall for protection of Mangroves in Mumbai and Navi Mumbai. Government of Maharashtra, through Forest Department has proposed to construct Boundary wall on the landward side of Mangroves for protection of these mangroves. This will also prevent destruction of mangroves and encroachments thereon.

The Authority noted that, all sites are in CRZ I area. It was informed that, boundary of the mangroves were decided as per mangrove maps prepared by MRSAC in year 2005 and submitted to Hon. High Court. Location of the compound wall with length is tabulated as below:

1) Mumbai (west) region:

Sr No.	Location	Length (meter)
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1	Kanjur CTS No. 275, Sr. No. 657 A part	100
2	Chikoowadi 263 (CTS NO. 1601) Part I	320
3	Chikoowadi 263 (CTS No. 1601) Part II	350
4	Chikoowadi 263 (CTS No 1601) Part III	350
5	Chikoowadi 263 (CTS no. 1601) Part IV	350
6	Chikoowadi 263 (CTS no. 1601) Part V	350
7	Chikoowadi 263 (CTS No. 1601) Part VI	375
8	Chikoowadi 263 (CTS No. 1601) Part VII	375
9	Malwani- Malad No. 263 (CTS No. 2841) Part I	350
10	Malwani- Malad No. 263 (CTS No. 2841) Part II	359
11	Malwani- Malad No. 263 (CTS No. 2841) Part III	350
12	Malwani- Malad No. 263 (CTS No. 2841) Part IV	170
13	Malwani- Malad No. 263 (CTS No. 2841) Part V	340
14	Malwani- Malad No. 263 (CTS No. 2841) Part VI	350
15	Malwani- Malad No. 263 (CTS No. 2841) Part VII	280
16	Malwani- Malad No. 263 (CTS No. 2841) Part VIII	400
17	Malwani- Malad No. 263 (CTS No. 2841) Part IX	400
18	Malwani- Malad No. 263 (CTS No. 2841) Part X	400
19	Malwani- Malad No. 263 (CTS No. 2841) XI	400
20	Malwani- Malad No. 263 (CTS No. 2841) XII	400
21	Malwani- Malad No. 263 (CTS No. 2841) XIII	300
22	Malwani- Malad No. 263 (CTS No. 2841) XIV	300
23	Kandiwali Sr no. 149 cts no. 1b Part I	225
24	Charkop Sr no 39 cts no. 4 part I	350
25	Charkop Sr no. 39 cts no 4 part II	350
26	Charkop Sr no. 39 cts no 4 part III	350
27	Charkop Sr no. 39 cts no. 4 part I	300
28	Borivali cts no. 883 part I	350
29	Borivali cts no. 883 part II	400
30	Borivali cts no 883 part III	300


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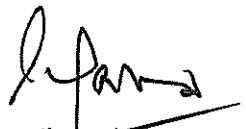
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31	Dahisar cts no. 1422	50
32	Borivali sr no. 206	400
33	Erangal sr no. 157 cts no. 79 part I	400
34	Erangal sr no. 157 cts no. 79 part II	400
35	Erangal sr no. 157 cts no. 79 part III	400
36	Erangal sr no. 157 cts no. 79 part IV	200
37	Erangal sr no. 157 cts no. 79 part V	400
38	Erangal sr no. 157 cts no. 79 part VI	400
39	Erangal sr no. 157 cts no. 79 part VII	200
40	Gorai sr no 157 cts no 79 part I	400
41	Gorai sr no 157 cts no 79 part II	400
42	Gorai sr no 157 cts no 79 part III	400
43	Gorai sr no 157 cts no 79 part IV	400
44	Gorai sr no 157 cts no 79 part V	400
45	Gorai sr no 157 cts no 79 part VI	400
46	Gorai sr no 157 cts no 79 part VII	400
47	Gorai sr no 157 cts no 79 part VIII	400
48	Gorai sr no 157 cts no 79 part IX	350
49	Gorai sr no 157 cts no 79 part X	400
50	Manori st no. 295 cts no 3148 part I	410
51	Manori st no. 295 cts no 3148 part II	410
52	Eksar cts 2829 part I	400
53	Eksar cts 2829 part II	400
54	Eksar cts 2829 part III	400
55	Eksar cts 2829 part IV	400
56	Eksar cts 2829 part V	400
57	Eksar cts 2829 part VI	210
	TOTAL MUMBAI (WEST)	19715

2) Mumbai (central) region:

Sr no.	Location	Length (meter)
1	Kanjur cts no 275 sr no. 657 part I	300
2	Kanjur cts no 275 sr no 657 part II	165
3	Kanjur cts no 275 sr no 657 part III	300
4	Kanjur cts no 275 sr no 657 part IV	300
5	Salt pan cts no. 83 part I	300


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6	Salt pan cts no. 83 part II	300
7	Salt pan cts no. 83 part IIII	300
8	Salt pan cts no. 83 part IV	300
9	Salt pan cts no. 83 part V	300
10	Mandale cts no. 80p sr no. 6 part I	300
11	Mandale cts no. 80p sr no. 6 part II	300
12	Mandale cts no. 80p sr no. 6 part III	255
13	Mankhurd cts no. 138 p sr no. 1p part I	350
14	Mahul cts no. 72 p sr no 1p Part I	350
15	Turbhe cts no. 10p sr no. 1p Part I	255
16	Turbhe cts no. 10p sr no. 1p Part II	255
17	Turbhe cts no. 10p sr no. 1p Part III	255
18	Ghatkopar cts no. 194b sr. no.236p Part I	350
19	Ghatkopar cts no. 194b sr no. 236p part II	350
20	Ghatkopar cts no. 194b sr no. 236 part III	350
21	Colaba cts no. 563 part I	350
22	Colaba cts no. 653 part II	350
23	Colabar cts no. 653 part III	350
	Total Mumbai (central)	6835

3) Navi Mumbai :

Sr no.	Location	Length
1	Airoli sr no. 137 part I	400
2	Airoli sr no. 137 part II	200
3	Airoli sr no. 137 part III	200
4	Vashi Sr no. 17 part I	400
5	Vashi sr no. 17 part II	400
6	Vashi sr no. 17 part III	2000
	Total Length	28550

Officials from Mangrove Conservation Unit presented that, construction of boundary wall is proposed on landward side of mangroves for protection of mangroves in Mumbai & Navi Mumbai, in light of Hon. High Court Order dated 2005 & 2010. Officials further presented that status of the mangroves would be considered from the MRSAC maps, prepared in year 2005 and submitted before High Court for construction of boundary wall for protection of mangroves. It was


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further presented that encroachments, if any on the sites, would be removed completely before construction of boundary wall.

The Authority after detailed deliberation decided to recommend the proposal to SEIAA from CRZ point of view subject strict compliance of following conditions:

1. Mangroves Cell to ensure that proposed activities should be as per provisions of CRZ Notification, 2011 (amended from time to time)
2. PP to ensure that boundary wall around mangroves would not hamper the free flow of tidal water in the mangrove area. Mangroves Wall should be at outer landward limit of mangroves only.
3. PP to obtain the Prior permission from Hon' High Court, since the boundary walls are proposed within 50 m mangroves buffer zone area. It may cover 50 m mangroves buffer.
4. Mangrove Cell to ensure that height of the Mangroves wall should be designed such that dumping the waste from over it to mangrove area could be prevented.
5. All other required permissions from different statutory authorities should be obtained prior to commencement of work.


Item No.5: Proposed sea retaining wall and toe protection for balance portion at Sea Shore of INS-Hamla, Malad - Marve in Mumbai Suburban by Harbour Engineering Division

Officials from Harbour Engineering Division were present for the meeting and presented the proposal before the Authority. The Authority noted that, the proposal is for construction of retaining wall and toe protection for balance portion at Sea shore of INS- Hamla Malad- Marve in Mumbai. Proposed retaining wall is having 445 m length and Toe protection using stones for 460 m length. Proposed wall will be constructed for protection to existing sea shore will prevent erosion of coast along sea face of INS Hamla. The site is located in CRZ I area, as per approved CZMP of Mumbai

The Authority discussed the proposal and observed that retaining wall in proposed adjacent to beach, which may aggravate to erosions problem in the area. Further, the Authority noted the complaint received from Bombay Environment Action Group pertains to illegal construction of retaining wall at sea shore of INS Hamla.

During the meeting, the Authority observed the followings:


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1. PP to submit the Rapid EIA/ EMP for the project.
2. CWPRS report about the impact of the proposed retaining wall on beach considering the data of last 50 years return period.
3. Earlier approvals for the existing retaining wall


The Authority after detailed deliberation decided to defer the proposal for compliance of the above observations.

Item No. 6: Proposed modernization of Sasoon dock fisheries harbour at S. No. 5/600, Mumbai by Maharashtra Fisheries Development Ltd. Mumbai

The Authority noted that, the Maharashtra Fisheries Development Corporation intends to modernize the existing Sasoon Dock Fisheries Harbour at Survey no. 5/600, Mumbai. Proposed modernization and proposed structures will include:

Sr. No.	Modernization of Existing structure
1	Pump House
2	Auction shed no. 1- to be modified in to auction hall 1- upgradation of sea water supply
3	Auction shed no. 2- to be modified in to auction hall 2- upgradation of sea water supply
4	Toilet block- - renovation
5	Electric Substation
6	Fresh water overhead tank
7	Existing building for management and maintenance block- remodelling
8	Fuel storage facility
9	Open fish auction sheds
10	Custom office to be modified as ice crusher shed
11	Quay- strengthening
12	Drainage and sewerage system- modernization
13	Bilge water oil separation- modernization
14	Spent oil and toxic waste reception shed- modernization
15	Internal road- modernization

Sr. No.	Newly proposed structure
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1	Auction hall no. 3
2	High mast light- 7 nos.
3	Fisherman rest room- 213.50 sqm
4	Ice plant and Chilled storage
5	Net mending shed (206.95 Sqm) Workshop - 100.45 sqm
6	Radio communication Tower, winch room and slipway
7	Fishery survey of Indian building, compound wall, Security gate- 2 nos.
8	Remodelling of outfitting activities- Fuel pump, storage capacity, ice crusher shed
9	Fixing bollards, mooring rings and used rubber tyre fenders
10	Maintenance dredging of old sasoon dock

The Authority noted the project at a Glance:

Details	Existing	Proposed	Total
Capacity in TPA	>45,000	>45,000	No change
Area (Sqm)	91,265.35	91,265.35	No change
Built up area (Sqm)	3804	4051.88	7855.88
Occupancy	10,000 fisherman	10,000 fisherman	No change
Waste water Treatment	none	ETP, STP	ETP, STP

Dy. Commissioner of Fisheries informed that present condition of Sasoon dock fishery harbour is such that with the operating fishing fleet far exceeds the design capacity, dock is a dirty, filthy, bad smelling place where the fish hygiene and sanitary conditions are worsening day by day. Proposed modernization will be in a systematic manner following the modular concept taking into account prevailing conditions.

The Authority noted that, the PP has submitted the CRZ map in: 1:4000 scale prepared by IRS, Chennai. As per the said CRZ map, the site is located in CRZ II area. The PP has submitted the Rapid EIA/ EMP for the project.

The Authority after detailed deliberation decided to recommend the proposal to SEIAA from CRZ point of view subject strict compliance of following 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.


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2. Environment Management Plan should be implemented in order to conserve and protect the coastal environment.
3. Concerned planning Authority should ensure that there should not be disposal of waste in CRZ area during construction and operational phase of the project.
4. Local body to ensure that all new structures such as auction hall no.3, radio communication tower etc. should be on landward side of the existing road or existing authorized structure.
5. Local body to ensure that FSI for the proposed modernization should be as per DCR existing and inforce as on 19.2.1991.
6. PP to ensure that dredge material should not be dumped in CRZ area.
7. Sewerage facilities to be linked with MCGM drainage line.
8. All other required permissions should be obtained prior to commencement of construction activity.

Item No.7: Proposed construction on plot bearing G. No. 7 & 8 of mouje Chavane, Tal. Panvel, Dist. Raigad by Shri. Sunil D. Sonawale

Project Proponent was absent for the meeting. The Authority noted that, the PP has submitted the CRZ map in the scale of 1:4000 & report dated 11.01.2016 superimposing the site Gut. No. 7 & 8 of mauje Chavne, Tal. Panvel, Dist. Raigad prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai, the proposed project site in Gut no. 7 & 8 at Chavne village, Tal. Panvel, Dist. Raigad falls completely outside CRZ area as per approved CZMP and also situated outside CRZ area as per the demarcation done by the IRS as per CRZ Notification, 2011.

The Authority after deliberation decided to grant NoC for the plot bearing G. No. 7 & 8 of mouje Chavane, Tal. Panvel, Dist. Raigad. Local body to ensure that no construction is allowed within the 100 m CRZ belt from the HTL of the creek.

Item No. 8: Proposed development for commercial Motel at Gut. No. 81 A & 81 B at mauje Arathi, Tal. Shriwardhan, Dist. Raigad by Smt. Shahil S. G. M. Kalohe

Project Proponent present for the meeting. The Authority noted that, as per the CZMP of SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 500m from HTL of Creek. Town


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planning office mentions that, plot under reference falls is situated within 150m to 500m from HTL of Creek. Total plot area (81 A & 81 B) - 6490.00sqm

The Authority after deliberation decided to grant NoC for the plot bearing Gut. No. 81 A & 81 B at mauje Arathi, Tal. Shriwardhan, Dist. Raigad. Local body to ensure that no construction is allowed within the 100 m CRZ belt from the HTL of the creek.

Item No. 9: Proposed development for commercial Motel at Gut. No. 63 at mauje Arathi, Tal. Shriwardhan, Dist. Raigad by Shri. Jameer Ahmad Abdullah Karmane

Project Proponent present for the meeting. The Authority noted that, as per the CZMP of SAC, Ahmedabad in 1:25000 scale and MRSAC, Nagpur in 1:5000 scale, the site under reference is situated within 500m from HTL of Creek. Town planning office mentions that, plot is situated within 150 m to 500m from HTL of Creek. Total plot area is 5100.00sqm


The Authority after deliberation decided to grant NoC for the plot bearing Gut. No. 63 at mauje Arathi, Tal. Shriwardhan, Dist. Raigad. Local body to ensure that no construction is allowed within the 100 m CRZ belt from the HTL of the creek.

Item No. 10: Proposed construction of plot bearing Gut No. 27 & 28 at mauje Batticha Mal, Tal. Shrivardhan, Dist. Raigad by Shri. Nitin Mahadev Patange

Project Proponent present for the meeting. The Authority noted that, Town planning office mentions the plot under reference is situated beyond 150 m from HTL of Creek indicated in approved CZMP.

The Authority noted that the PP has submitted CRZ map in 1:4000 scale & report dated August, 2016 prepared by IRS, Chennai, as per which, the project site is free from CRZ for both 1991 approved CZMP and 2011 regulation of MoEF.

The Authority after deliberation decided to grant NoC for the plot bearing Gut No. 27 & 28 at mauje Batticha Mal, Tal. Shrivardhan, Dist. Raigad. Local body to ensure no construction is allowed within 100 m CRZ belt from the HTL of the creek.


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Item No. 11: Proposal for development of Infrastructure Facilities for fishermen at Theronda, Tal. Alibag, Dist. Raigad by Commissioner of Fisheries, GoM

Project Proponent was absent for the meeting. The Authority decided to defer the matter.

Item No. 12: Proposed residential cum commercial building on plot bearing C.S. No. 2530 A, S. No. 216 A at mouje Khed, Tal Khed, Dist. Ratnagiri by Mr. Shamsuddin Shaikh Ali Juikar

Project Proponent was present for the meeting. The Authority noted that, the proposal for Proposed residential cum commercial building on plot bearing C.S. No. 1530 A, S. No. 216 A at mouje Khed, Tal Khed, Dist Ratnagiri. Residential flats are 29 Nos and Commercial Shops are 11 Nos. proposed. As per Development Plan of KMC, the plot under reference in gaathan. The plot under reference falls in CRZ-II area & is situated on landward side of existing road. Total plot area is 1057.50 sqm

The Authority noted remarks of the KMC, Distance from the plot under reference from HTL of River as per approved CZMP is about 87m & on landward side of the Sathi-Mohalla Road. The PPs site is located at congested population area of Khed Municipal Council & this congested population zone of khed city started from reference plot. The plot is located at landward side of the Sathi-Mohalla Road & at opposite river side of road is fully developed. These sathi mohalla is established before 1940s.

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

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.


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3. All other required permission from different statutory authorities should be obtained.

Item No. 13: Proposed reconstruction on CTS No. 646/1 of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Shailesh Shaha

Project Proponent was present for the meeting. The Authority noted that, the proposal for proposed reconstruction on building on CTS No. 646/1 of mauje Alibag, Tal. Alibag, Dist. Raigad was earlier deliberated in MCZMA in its 115th meeting held on 17th & 18th January, 2017.

The Authority noted that, there is existing house No. 1162 with commercial use present on plot under reference which is proposed demolishing existing structure. Proposed residential cum commercial building comprises of Stilt (pt) & Ground Floor (pt) + 1st floor. As per Development Plan dated 30.3.2013 the plot under reference falls in Residential Zone & out of congested area. Commercial activity on ground floor on plot under reference is permissible activity in residential zone as per DCR as on 19.2.1991. As per approved CZMP of Alibag Municipal Council area, the plot under reference situated within CRZ-II area and landward side of existing structures. Total plot area is 174.00 sqm.

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

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
3. All other required permission from different statutory authorities should be obtained.

Item No. 14: Proposed construction of residential cum commercial building on plot bearing C. S. No. 1066, S. No. 13, H. No. 1A/1B, at village Nagothane, Tal. Roha, Dist. Raigad by Shri. Dinesh Dattatray Zolge


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Project Proponent was absent for the meeting. The Authority decided to defer the matter.

Item No. 15: Proposed residential building on plot bearing S. No. 225, H. No. 2 & 3 at Jiwana Road, Shrivardhan, Dist. Raigad by M/s Haware Ventures Pvt. Ltd.

Project Proponent was present for the meeting. The Authority noted that, the proposal is for reconstruction of existing industrial building to residential building on plot bearing S. No. 225, H. No. 2 & 3 at Jiwana Road, Shrivardhan, Dist. Raigad. There is existing ice plant building and it was closed down in the year, 2011. The zoning of the said land has been changed from industrial to residential in Development Plan of Shrivardhan. The plot under reference falls in CRZ-II area & is situated on landward side of existing road. As per the revised DP of Shrivardhan, the plot under reference is falls in residential zone. Total plot area is 3380.00sqm

The Authority observed that, as per provision of CRZ notification, 2011, 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.

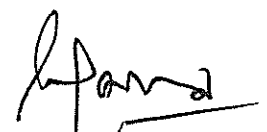
The Authority after detailed deliberation decided to recommend the proposal to concern planning Authority subject strict compliance of following conditions:

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to ensure that there should not be change in present use of building for reconstruction.
3. All other required permission from different statutory authorities should be obtained.

Item No. 16: Proposed construction of residential bungalow complex on plot bearing Gut No. 164, 171, plot no. 1 to 21, at Borli, Tal. Murud, Dist. Raigad by Shri. Rajanikant D. Deshmukh

Project Proponent was absent for the meeting. The Authority decided to defer the matter.


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Item No. 17: Proposed construction of residential cum commercial building on plot bearing S. No. 185/1/B/2/A/B, C. S. No. 668 at Murud, Tal. Murud, Dist. Raigad by Shri. Shahabuddin Gulam M. Surve

Project Proponent was present for the meeting. The Authority noted that, proposal is for new construction of residential cum commercial building comprises of Ground floor + 3 upper floors on plot bearing S. No. 185/1/B/2/A/B, C. S. No. 668 at Murud, Tal. Murud, Dist. Raigad. The plot under reference is vacant. As per the Development plan of Murud - Janjira, the plot under reference is falls in residential zone. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. Total plot area is 500.00sqm

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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All other required permission from different statutory authorities should be obtained.

Item No. 18: Proposed reconstruction of residential cum commercial building on plot bearing S. No. 78/6, 78/13, 78/15, C. S. No. 1670 at mauje Murud, Tal. Murud, Dist. Raigad by M/s Westcoast Realcon Developers LLP

Project Proponent was present for the meeting. The Authority noted that, the proposal is for reconstruction of residential cum commercial building comprises of ground floor + 2 upper floors on plot bearing S. No. 78/6, 78/13, 78/15, C. S. No. 1670 at mauje Murud, Tal. Murud, Dist. Raigad by demolishing existing structure. There is an existing old structure from 1988-89 on plot under reference and use of the said structure was residential and commercial. As per the Development plan of Murud - Janjira, the plot under reference falls in residential zone. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. Total plot area - 1747.70sqm


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

1. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. All other required permission from different statutory authorities should be obtained.

Item No. 19: Regarding proposed construction on land bearing S.No.62, H.No.1,7 S.No.63, H.No.2/1,2/2, S.No.64 H.No.2,3, S.No.65, S.No.68 H.No.1,2,3 etc. village Gokhivare, Tal. Vasai, Dist. Palghar by Shri. Devendra R. Ladhani

Project Proponent was present for the meeting and presented the proposal before the Authority. The PP presented that, the MCZMA in its 102nd & 107th meeting held on 31st July & 1st August, 2015 and 7th November, 2015 deliberated the proposal. The Authority noted the decision taken in its 107th meeting.

Now, PP requested the Authority to allow the construction in CRZ belt of the land. The Authority noted the CRZ delineation done by IRS, Chennai, one of the MoEF authorised agency. As per report of IRS Chennai, the CRZ status of the site under reference is CRZ-I (A) & CRZ-III as per approved CZMP and as per guidelines of CRZ Notification of 2011 it is CRZ-IB, mangrove buffer zone & CRZ-II. The comparative table is as follows.

ANNEXURE - I

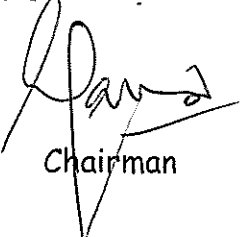
The area given in this table is calculated based on percentage area obtained from GIS using P-Line method and converted to Square Meters using the area found in the Property Card.

SURVEY NO	BASED ON 100m WIDTH OR WIDTH OF THE CREEK WHICHEVER IS LESS CRITERIA AREA AS PER CRZ 1991 (Sq.m)				AREA AS PER CRZ 2011 (Sq.m)				TOTAL AREA AS PER CITY SURVEY RECORD (Sq.m)
	NOT AFFECTED	CRZ IB	CRZ (LW)	CRZ IVB	NOT AFFECTED	CRZ IB	CRZ II	CRZ IVB	
62	27158.4		3591.6		30750				30750
63	30020				30020				30020
64	11097.14		2342.86		24440				24440
68	2719.128		16206.872		5344.9	43.516	13531.584		18920
69		178.596	3511.404		3690				3690
72	3629.952		3730.048		7360				7360
75	9000				9000				9000
86	5805.3		3634.7		2645.75		6854.25		9500
87	4512.618		11107.382		7320.466		8289.534		15620
88	7229.504		8680.496		6548.556		9361.444		15910
89		378.394	12431.606		524.78		13285.22		13810
271		26480.064	299.936		13984.516		12795.484		26780
272		20710			9826.895	107.692	10775.413		20710
273		27520			25830.272		1689.728		27520
274	1061.34	21476.868	14702.352		37240				37240
275	11909.726	1807.293	15072.981		28370				28370
276	14373.159		8336.841		22710				22710
277	26860				26860				26860
278	7117.11	544.544	12358.346		18810.792	58.058	1151.15		20020
279		22510			7892.066	2372.554	10197.03	2048.41	22510
280		20266.87	7553.13		20439.354	2715.232	2526.056	2139.358	27820

LW - Land Ward


 Director, IRS
 Institute of Remote Sensing
 Anna University,
 Chennai - 600 026.


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It is observed by the Authority that there is change in HTL and CRZ classification in approved CZMP and CZMP delineated as per 2011 Notification. The Authority decided to follow the stringent of the CZMP and therefore decided to follow approved CZMP with criteria of classification as per 2011 Notification as stipulated in IRS report. PP may undertake construction on landward side CRZ-II area and landward side of the existing road existing on 19.2.1991 duly verified by local body, as per the approved CZMP. However, FSI calculation for CRZ -II area should be as per DCR existing & inforce as on 19.2.1991. No construction is allowed in CRZ I (A/B), mangroves buffer zone and CRZ-II seaward side.


Item No. 20: Proposed construction on land bearing Gut no. 210 A, B, C at village Panchali, Dist. Palghar by M/s Shreenath Enterprises.

The project proponent presented the proposal before the Authority. The proposal is for construction on land bearing Gut no. 210 A, B, C at Village Panchali, Dist. Palghar. The Authority noted that PP has submitted CRZ map in 1:4000 scale & report dated May, 2015 prepared by IRS, Chennai, as per which:

- The HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/ Creek as per para (ii) of CRZ Notification 2011 of MoEF vide S. O. 19(E), dated 06.01.2011. In this case, the project site shown at Panchali village is not affected by CRZ except Survey no. 202, 206 and 211.
- It is also observed that the area affected by CRZ is so high due to 150m and 500m buffer line from HTL (creek) has been drawn as per approved 1991 CZMP as enclosed and there is a change of the HTL (Creek) as per 2011 and approved 1991 CZMP due to the geomorphologic changes occurred from 1991 to 2011.

After deliberation, the Authority observed that, the land bearing Gut no. 210 A, B, C at Village Panchali, Dist. Palghar is situated beyond 100 m CRZ belt from the approved HTL & new HTL demarcated by IRS for the creek. After deliberation, the Authority after deliberation decided to grant NoC for the construction in non CRZ area i.e. on land bearing Gut no. 210 A, B, C at village Panchali, Dist. Palghar. Local body to ensure that no construction is allowed within 100 m CRZ buffer area from the HTL of the creek.


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Item No. 21: Regarding grant of OC for Building No. 36 & 37 for River Wood Park CHSL, Sagarli, Thane by M/s. River Wood Park CHSL

Project proponent present in the meeting and presented that, Thane Municipal Corporation has granted building permission / commencement certificate on 27.1.2003 for construction of the building. The construction of residential building was completed in 2005. The residents have taken possession of their flats. However, Thane Municipal Corporation has refused to give Occupation Certificate since the plot under reference partly falls in CRZ-III on 22.3.2016. The TMC further mentioned that CRZ NoC is required for further processing for Occupation Certificate.

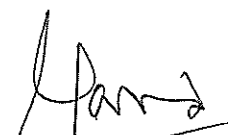
The PP further presented that as per 1996 CZMP for entire Maharashtra, this area was not in CRZ as the only major creeks as per revenue records were shown in CZMP submitted to MoEF by UDD department at that time. As per MoEF approval on 27.9.1996, the HTL was to be demarcated by authorised agencies, which was completed in 2004. The PP has requested MCZMA to grant the approval or necessary clarification to TMC, so that the TMC could issue Occupation certificate to the buildings.

After deliberation, the Authority decided to inform TMC that approved CZMP of the Thane Corporation will be applicable to the area. Since draft CZMP as per 2011 is yet to be finalised. Further, if project plans were approved prior to 4.1.2002 by local body without any subsequent change, no MCZMA permission will be required

Item No. 22: Proposed construction on plot bearing S. No. 104, 120, 121, 122, 123 & 310 at village Dhansar, Tal. & Dist. Palghar by M/s Viva Palghar Realtors Pvt. Ltd.

Project Proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.07.2016 superimposing the S. No. 104, 120, 121, 123 & 310 at village Dhansar, Tal. & Dist. Palghar prepared by IRS, Chennai is submitted. From the CRZ map and report of IRS, the Authority observed that, the land bearing Survey Nos. 120, 121, 122, 123 & 310 at village Dhansar, Tal. & Dist. Palghar are not situated in CRZ area as per both approved CZMP and as per demarcation under CRZ Notification, 2011. The land bearing Survey No. 104 at village Dhansar, Tal. & Dist. Palghar partly falls in CRZ-III area (375.55 sqm) and partly falls in non CRZ area (10267.885 sqm) as per approved CZMP.


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The Authority after deliberation decided to grant NoC from CRZ point of view on non CRZ area i.e. survey Nos. 120, 121, 122, 123 & 310 and part of survey no. 104 of village Dhansar, Tal. & Dist. Palghar. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek

Item No. 23: Proposed construction on plot bearing S. No. 230, 232, 233, 399, 409, Gut No. 394, H. No. A & B, Gut No. 395, 397 at village Panchali, Tal. & Dist. Palghar by M/s Shreenath Enterprises

Project Proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that PP has submitted the CRZ map in the scale of 1:4000 dated 25.07.2016 superimposing site under reference prepared by IRS, Chennai. As per the map of IRS, Chennai, the plot under reference is not affected by both approved CZMP and CRZ Notification, 2011.


The Authority, considering the CRZ map and report of IRS, observed that, the land bearing Survey S. No. 230, 232, 233, 399, 409, Gut No. 394, H. No. A & B, Gut No. 395, 397 at village Panchali, Tal. & Dist. Palghar is situated beyond 100 m CRZ belt from the approved HTL & new HTL demarcated by IRS for the creek.

The Authority after deliberation decided to grant NoC from CRZ point of view for land bearing Survey S. No. 230, 232, 233, 399, 409, Gut No. 394, H. No. A & B, Gut No. 395, 397 at village Panchali, Tal. & Dist. Palghar. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek

Item No. 24: Proposed Construction on plot bearing S. No. 127/A, B, 129 A & 134 at village Dhansar, Tal. & Dist. Palghar by M/s Viva Palghar Realtors Pvt. Ltd.

Project Proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.07.2016 superimposing the S. No. 127/A, B, 129A & 134 at village Dhansar, Tal. & Dist. Palghar prepared by IRS, Chennai.

The Authority, considering the CRZ map and report of IRS, observed that, the land bearing S. No. 127/A, B, 129 A & 134 at village Dhansar, Tal. & Dist. Palghar is


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situated beyond 100 m CRZ belt from the approved HTL & new HTL demarcated by IRS for the creek.

The Authority after deliberation decided to grant NoC from CRZ point of view land bearing S. No. 127/A, B, 129 A & 134 at village Dhansar, Tal. & Dist. Palghar. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek

Item No. 25: Proposed Construction on plot bearing S. No. 116, 117, 125 & 136 at village Dhansar, Tal. & Dist. Palghar by M/s Viva Palghar Realtors Pvt. Ltd.

Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that, PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.07.2016 superimposing the S. No. 116, 117, 125 & 136 at village Dhansar, Tal. & Dist. Palghar prepared by IRS, Chennai.

The Authority, considering the CRZ map and report of IRS, observed that, the land bearing S. No. 116, 117, 125 & 136 at village Dhansar, Tal. & Dist. Palghar is situated beyond 100 m CRZ belt from the approved HTL & new HTL demarcated by IRS for the creek.

The Authority after deliberation decided to grant NoC from CRZ point of view for land bearing S. No. 116, 117, 125 & 136 at village Dhansar, Tal. & Dist. Palghar. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek.

Item No. 26: Proposed Construction on plot bearing Gut No. 433, 435, 442, H. No. 1 & 2 at village Panchali, Tal. & Dist. Palghar by M/s Shreenath Enterprises

Project Proponent presented the proposal before the Authority. The Authority noted that, PP has submitted the CRZ map in the scale of 1:4000 dated 25.07.2016 superimposing the site under reference prepared by IRS, Chennai is submitted. As per the map of IRS, Chennai, the plot under reference is beyond CRZ as per both approved CZMP and CRZ Notification, 2011.


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The Authority, considering the CRZ map and report of IRS, observed that, the land bearing Gut No. 433, 435, 442, H. No. 1 & 2 at village Panchali, Tal. & Dist. Palghar is situated beyond 100 m CRZ belt from the approved HTL & new HTL demarcated by IRS for the creek.

The Authority after deliberation decided to grant NoC from CRZ point of view for Gut No. 433, 435, 442, H. No. 1 & 2 at village Panchali, Tal. & Dist. Palghar. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek.

Item No. 27: Proposed Construction on plot bearing S. No. 38 A & B of village Dhansar, Tal. & Dist. Palghar by M/s Viva Palghar Realtors Pvt. Ltd.

Project Proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that, PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.07.2016 superimposing the S. No. 38 A & B at village Dhansar, Tal. & Dist. Palghar prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

From the CRZ map and report of the IRS, Chennai, the Authority observed the followings:

- The land bearing Survey Nos. 38/B at village Dhansar, Tal. & Dist. Palghar are not affected by both approved CZMP and CRZ 2011.
- The land bearing Survey No. 38/A at village Dhansar, Tal. & Dist. Palghar partly falls in CRZ-I area (811.63 sqm), partly in CRZ-III area (16458.84 sqm) and partly falls in non CRZ area (37563.67 sqm) as per approved CZMP.
- The land bearing Survey No. 38/A at village Dhansar, Tal. & Dist. Palghar partly falls in CRZ-III area (9746.96 sqm) and partly falls in non CRZ area (45087.18 sqm) as per CRZ 2011.

The Authority noted that survey no. 38/A partly falls in CRZ I, CRZ III and Non CRZ area as per the approved CZMP and as per new demarcation under CRZ Notification, 2011 by IRS. Authority after deliberation decided to follow the stringent of the two criteria for the said plot. In the instant case, approved CZMP is the stringent, as per which, non CRZ area is 37563.67 sqm.


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The Authority after deliberation decided to grant NoC from CRZ point of view for land bearing survey no. 38/B and part of the survey no. 38/A admeasuring 37563.67 sqm. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek

Item No. 28: Proposed construction on plot bearing old S. No. 247, New S. No. 39, H. No. 1, 2, 3, 4A, old S. No. 244, 245, New S. No. 35, 36, H. No. 5 & 6 of village Navghar, Tal. & Dist. Thane by M/s. Gujrat Estate

Project Proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that, Mira Bhayader Municipal Corporation vide letter dated 29.9.2016 (received on dated 07.10.2016) forwarded an application regarding plot bearing old S. No. 247, New S. No. 39, H. No. 1, 2, 3, 4A, old S. No. 244, 245, New S. No. 35, 36, H. No. 5 & 6 of village Navghar, Tal. & Dist. Thane

The Authority observed that, MBMC has forwarded the proposal without duly filled Part B and Form I. It is not clear, for what aspect of the project; the PP is seeking CRZ clearance.

The Authority decided to direct PP to resubmit the complete proposal through MBMC along with following details:

- Layout of the project superimposed on approved CZMP.
- Details of the existing buildings and proposed buildings.
- Details of the approvals of existing buildings.
- Current status of the construction
- Whether there is any violation of CRZ Notification, 1991 and 2011.

Item No. 29: Proposed construction on plot bearing S. No. 173/part, 174, 175,176,177,178/part,179/part,180 and 181 at village Chandrapada, Tal. Vasai, Dist. Palghar by M/s Viva Industrial Land Developers Pvt. Ltd.

Project Proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that, the proposal is for construction on plot bearing S. No. 173/part, 174, 175,176,177,178/part,179/part,180 and 181 at village

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Chandrapada, Tal. Vasai, Dist. Palghar. The PP has submitted the CRZ map in 1:4000 scale dated 14.7.2016 of the IRS, Chennai.

The Authority observed the CRZ map of the IRS and noted the followings:

- Survey no. 176, 177, 178/part, 181 are situated partly within applicable CRZ buffer area considering the width of the creek, as per the approved CZMP. Survey no. 173/part, 174, 175, 179/part, 180 are outside CRZ area, as per approved CZMP.
- Survey no. 173/part, 174, 175, 176, 177, 178/part, 179/part, 180 and 181 are outside CRZ area as per the new demarcation done by the IRS, Chennai under CRZ Notification, 2011.

The Authority after deliberation decided to follow the stringent of the two criteria for the said plot. In the instant case, approved CZMP is the stringent, as per which, Survey no. 176, 177, 178, 181 are situated partly within applicable CRZ buffer area considering the width of the creek.

Further, the Authority directed PP to submit the report of the IRS and CRZ map in colour copy.

The Authority after deliberation decided to grant NoC from CRZ point of view for non CRZ area i.e. land bearing survey no. 173/part, 174, 175, 179/part, 180 and part of the land bearing 176, 177, 178/part, 181 village Chandrapada, Tal. Vasai, Dist. Palghar. Local body to ensure that no construction is allowed in the part of land bearing 176, 177, 178, 181, which is inside CRZ area, as per the approved CZMP

Item No. 30: Proposed construction on land bearing S. No. 83/37 at village Vangaon, Tal. Dahanu, Dist. Palghar by M/s Aum Jivdani Developers.

Project Proponent was absent for the meeting. The Authority noted that, Town Planning & Valuation Dept mentions the plot under reference partly within 150m to 500m from HTL of creek and partly beyond 500m. As per the CRZ map submitted by PP, the plot under reference is situated beyond 150m CRZ setback line and within 500m CRZ set back line of creek.

After deliberation, the Authority decided to grant NoC from CRZ point of view for survey no. S. No. 83/37 at village Vangaon, Tal. Dahanu, Dist. Palghar.


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Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek

Item No. 31: Proposed Golf Course at Sector 60, Nerul, Navi Mumbai by M/s Mistry Construction Pvt. Ltd.

The project Proponent presented the proposal before the Authority, which is as follows:

- The proposal is for Golf Course and Country Club with Real Estate Development at Sector 60, Nerul, Navi Mumbai by M/s Mistry Construction Pvt. Ltd.
- CIDCO allotted plot No. A, B, C, D & E for development & Management of Golf Course and Country Club with Real Estate Development in Sector 60 at Nerul, Navi Mumbai through allotment letter dated 12.3.2009.
- Development of the said project was subject to prolonged litigation which was decided by Judgment of Hon. Supreme Court vide the Judgment dated 25.2.2014 in SLP No. 5187-5188 i.e. 9454-9455 of 2010 directing CIDCO to provide necessary assistance to appellant to complete the project without unnecessary delay. Pursuant to said order CIDCO filed review and curative petition against said orders, which were dismissed by Hon. Court.
- Golf Course and country club are proposed in pocket B.
- Golf Course and real estate development are proposed in pocket A. The construction of residential building comprises of 17 residential buildings 2 basements + 1 stilts + 16 floors and country club having ground + 2 upper floors.
- Total area falls in CRZ-II is 18.50 Ha, Pocket A1, A3 & B3 which forms the part of pocket A & part of pocket B, the activities proposed within CRZ-II are golf course, landscape areas, country club development, internal roads and pathways.
- The residential & commercial development in pocket A2 is beyond CRZ-II.

The PP has submitted the EIA report.

The Authority noted that CIDCO letter dated 19.1.2017 mentions that pocket A, B, C, D and E of Sector 60, Nerul, Navi Mumbai which are proposed to be developed for the project under consideration are part of land acquired by CIDCO for development of Navi Mumbai and is not the wet land.


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The Authority further noted CIDCO letter dated 14.3.2017 indicating that only playfield within golfcourse is permitted on land A1, A2 and A3 admeasuring 1.04 Ha, 4.18 Ha and 13.28 Ha respectively as per prevailing DCR.

During the meeting, the PP presented that only golf course is proposed in CRZ area and rest of the development is proposed in Non CRZ area.

The Authority noted that PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which, the land parcels are partly within 100 m from the HTL of the creek and partly outside 100 m from the HTL of the creek.

The CIDCO mentions that, as per approved CZMP, the pockets A & B (among A, B, C, D, E pockets in plot under reference situated partly within CRZ-II area and landward side of existing road constructed prior to 19.2.1991. Total area of Pocket-A is 12 Ha and 5.22 (A1 & A3) falls in CRZ-II. Total area of Pocket -B is 20 Ha and 13.28 (B1) falls in CRZ-II area.

The Authority also noted that PP has submitted the report of BNHS of year 2013 about "Baseline survey of birds at proposed Navi Mumbai International Airport area"

During the meeting, the Authority observed that the PP to submit the affidavit stating the followings:

1. Only Golf course activities would be proposed in CRZ area and rest of the development is proposed in Non CRZ area, considering the stringent CRZ map between approved CZMP and new draft CZMP.
2. Native species of Plants would be used for plantation purpose.
3. Golf Course design should be as per environmental and ecological point of view.
4. There is no chemical pesticide used during the construction and operation of golf course.
5. Water management would be implemented properly.
6. There would not be disturbance for access of existing fisherman

After deliberation, the Authority decided to recommend the proposal to concerned planning Authority from CRZ point of view subject submission of compliance of above observation and strict compliance of following conditions:


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1. Proposed golf course should be as per provisions of CRZ Notification, 2011.
2. Local body to ensure that only Golf course is allowed in CRZ area and rest of the development is proposed in Non CRZ area, considering the stringent CRZ map between approved CZMP and new draft CZMP.
3. Local body to ensure that proposed activity is in accordance with the DP/DCR of the area.
4. PP to ensure that native species of Plants would be used for plantation purpose.
5. Golf Course design should be as per environmental and ecological settings of surrounding area.
6. PP to ensure that no chemical pesticide/ fertilizers are used during the construction and operation of golf course.
7. PP to ensure the water management plan implemented properly.
8. There would not be disturbance for access of existing fisherman
9. PP to note that if information furnished by the PP during the meeting found incorrect and false, the CRZ recommendation would be revoked.
10. All other required permission from different statutory authorities should be obtained.

Item No. 32: Proposed maintenance dredging in navigational channel leading to MMB jetty at village Kumbhavai in Satpati creek, Tal. Palghar, Dist. Thane by M/s Aroawana Ports & Infra. Pvt. Ltd.

Project proponent presented the proposal before the Authority. The Authority noted that the proposal is for maintenance dredging in navigational channel leading to MMB jetty at village Kumbhavai, Satpati Creek, Tal. & Dist. Palghar.

The PP presented that dredging will be carried out by the dredging vessels. Then, dredged material will be transported to MMB jetty through barges. Maharashtra Maritime Board vide letter dated 30th November, 2016 granted permission for the dredging work. As per the approved CRZ map of the SAC, Ahmadabad, the dredging is proposed in water area of Satpati creek i.e. CRZ IV (B) area.

The PP further presented that the dredging would achieve depths up to 1.5m in the channel below chart datum. Total length of dredging is about 4.5 km and width 30.0 m will be required for proposed maintenance dredging. The dredging will be carried out using mechanical as well as hydraulic dredging methods. The dredged material will be removed and stored off shore and disposed as per district collectorate


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guidelines. Dredged material composition is 90% sand as per the soil analysis carried out. Estimate quantity of the dredged material is about 3,50,000 cum.

The PP has submitted the Rapid EIA/ EMP for the project.

The Authority observed that there should not be sand dredging driven activity. MMB should ensure that the proposal primarily aims for maintenance dredging for clearing of waterways. Authority enquired about the Environment Management Plan and its monitoring mechanism along with allocation of specific funds for the same.

After deliberation, the Authority after detailed deliberation decided to recommend the proposal to SEIAA from CRZ point of view subject strict compliance of following conditions:

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. PP to ensure that dredged material is dumped in the CRZ area
3. MMB to ensure that maintenance dredging is sand mining driven and ensure that the proposal primarily aims for maintenance dredging for clearing of waterways.
4. PP to implement the Environment Management plan during the dredging activity.
5. All other required permission from different statutory authorities should be obtained.


Item No. 33: Proposed laying electric cable at S. No. 1, H. No. 5, Ghadbundar Village, Mira Road, Tal. & Dist. Thane by Smt. Yashoda Gajanan Vaity.

Project Proponent was absent for the meeting. The Authority decided to defer the matter.

Item No. 34: Proposed construction of petrol pump on plot bearing S. No. 750/2, 750/3, 750/4 at mauje Mahim, Tal. & Dist. Palghar by Smt. Hirabai K. Patil

Project Proponent presented the proposal before the Authority. The Authority noted that, proposal is for construction of petrol pump on plot bearing S. No.


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750/2, 750/3, 750/4 at mauje Mahim, Tal. & Dist. Palghar . Plot area is 4000.00 sqm .

The PP has submitted the CRZ map in the scale of 1:4000 & report dated 28.03.2016 superimposing the S. No. 750/1 to 6 & 8 at village Mahim, Tal. & Dist. Palghar prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The total area of proposed project site in S. No. 750/1 to 6 & 8 at village Mahim is 12,620sqm and the entire project site falls completely outside CRZ as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.
- No Mangroves or any other eco-sensitive entity is present at the project site.

The Authority after deliberation decided to grant NoC from CRZ point of view for project site in S. No. 750/1 to 6 & 8 at village Mahim. Local body to ensure that no construction is allowed in CRZ belt i.e. 100 m from the HTL of the creek

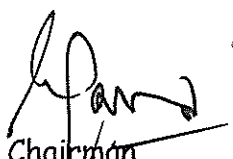
Item No. 35: Proposed industrial building on plot bearing Gut No. 107 at mauje Nandgaon, Manor, Tal. & Dist. Palghar by Shri. Gopalkrishn Ladulal Maheshwari.

Project Proponent presented the proposal before the Authority. The Authority noted that, the proposal is for industrial building on plot bearing Gut No. 107 at mauje Nandgaon, Manor, Tal. & Dist. Palghar.

The Authority noted that town Planning and Valuation Department, Palghar mentions that, plot under reference, the site under reference falls within 100 m to 500 m setback line of the creek (Vaitarana River). Authority noted that the coastal land use map of SAC and observed that the site is situated beyond 100 m from the HTL of the creek. However, the Authority directed PP need to submit the layout of the project superimposed on CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should indicate the approved HTL and new HTL as per CRZ Notification, 2011 with applicable CRZ buffer areas for coastal water body, as per CRZ Notification, 2011.

The Authority after deliberation decided to grant NoC for plot bearing Gut No. 107 at mauje Nandgaon, Manor, Tal. & Dist. Palghar, subject submission of CRZ map of MoEF authorized agency as stated above.


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Item No. 36: Proposed industrial building on plot bearing Gut No. 1/B & 2 at mauje Takvahal, Manor, Tal. & Dist. Palghar by Shri. Gopalkrishn Ladulal Maheshwari

Project Proponent presented the proposal before the Authority. The Authority noted that, the proposal is for industrial building on plot bearing Gut No. 1/B & 2 at mauje Takvahal, Manor, Tal. & Dist. Palghar.

Town Planning and Valuation Department, Palghar mentions that, plot under reference, the site under reference falls within 100m to 500m setback line of the creek (Vaitarana River).

The Authority observed that, the PP need to submit the layout of the project superimposed on CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should indicate the approved HTL and new HTL as per CRZ Notification, 2011 with applicable CRZ buffer areas for coastal water body, as per CRZ Notification, 2011.

The Authority after deliberation decided to grant NoC for plot Gut No. 1/B & 2 at mauje Takvahal, Manor, Tal. & Dist. Palghar, subject submission of CRZ map of MoEF authorized agency as stated above.

Item No. 37: Proposed petrol pump on plot bearing S. No. 226/4 (old), 127/4 (new) at village Rai, Dist. Thane by shri. Akbar Bashir Pathan

Project Proponent presented the proposal before the Authority. The Authority noted that, the proposal is for proposed petrol pump on plot bearing S. No. 226/4 (old), 127/4 (new) at village Rai, Dist. Thane. As per DP, the plot under reference falls in Residential Zone. Net Plot area is 1062.00 sqm.

The Authority noted that, as per approved CZMP of MBMC, the site under reference falls partly falls in mangrove buffer zone & partly in CRZ-III area. However, construction of petrol pump is proposed on CRZ -III area only.

The Authority after detailed deliberation decided to recommend the proposal to concerned Planning Authority from CRZ point of view subject strict compliance of following conditions:


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1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. Local body to ensure that no construction allowed in 50m mangrove buffer zone.
3. PP to ensure that construction debris should not be dumped in CRZ area.
4. PP to ensure all safety measures during construction and operation phase of the petrol pump.
5. All other required permission from different statutory authorities should be obtained.

Item No. 38: Proposed residential buildings on plot bearing Gut No. 144 & 146 of mouje Dhansar, Tal & Dist. Palghar by M/s. Vinayak Builders & Developers

Project Proponent presented the proposal before the Authority. The Authority noted that, the proposal is for construction of proposed residential buildings on plot bearing Gut No. 144 & 146 of mouje Dhansar, Tal & Dist. Palghar. Net Plot area is 5200.00 sqm.

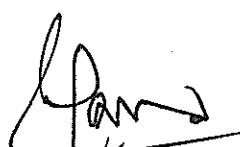
The Authority noted the remarks of Town Planning and Valuation Department, Palghar which mentions that, plots under reference, the site under reference falls beyond 150m setback line of the creek. (Partly falls 150m to 500m and partly falls beyond 500m setback line of the creek.).

The PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which, plots under reference are situated beyond 100m setback line of the creek as per CRZ Notification, 2011 and also falls beyond CRZ boundary as per approved CZMP.

After deliberation, the Authority decided to grant NoC from CRZ point of view for project site Gut No. 144 & 146 of mouje Dhansar, Tal & Dist. Palghar. Local body to ensure no construction is allowed in 100 m CRZ belt of the creek.

Item No. 39: Proposed residential building on plot bearing Gut No. 30 (pt) & 31 of mouje Dhansar, Tal & Dist. Palghar by M/s. Vinayak Builders & Developers,


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Project Proponent presented the proposal before the Authority. the Authority noted that the proposal is for residential buildings on plot bearing Gut No. 144 & 146 of mouje Dhansar, Tal & Dist. Palghar. Net Plot area is 5200.00 sqm

The Authority noted that, Town Planning and Valuation Department, Palghar mentions that, plots under reference, the site under reference falls beyond 150m setback line of the creek. (Partly falls 150m to 500m and partly falls beyond 500m setback line of the creek.).

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said map, the plots under reference are falls beyond 100m setback line of the creek as per CRZ Notification, 2011 and also falls beyond CRZ boundary as per approved CZMP.

The Authority after deliberation decided to grant NoC from CRZ point of view for the land bearing Gut No. 30 (pt) & 31 of mouje Dhansar, Tal & Dist. Palghar. Local body to ensure no construction is allowed in 100 m CRZ belt of the creek.

Item No. 40: Proposed residential building on plot bearing Gut No. 287/1 of mouje Manor, Tal & Dist. Plghaar by M/s. Deep Realtors

Project Proponent presented the proposal before the Authority. The Authority noted that, the proposal is for construction of proposed residential buildings on plot bearing Gut No. 287/1 of mouje Manor, Tal & Dist. Palghar. Net Plot area is 3350.00 sqm.

The Authority noted the remarks of town Planning and Valuation Department, Palghar which mentions that, plots under reference, falls beyond 100m setback line of the creek.

The PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which, the plots under reference are falls beyond 100m setback line of the creek as per CRZ Notification, 2011 and also falls beyond 100m setback line of the creek & within 500m CRZ boundary as per approved CZMP.

The Authority after deliberation decided to grant NoC from CRZ point of view for the bearing Gut No. 287/1 mouje Manor, Tal & Dist. Plghaar. Local body to ensure no construction is allowed in 100 m CRZ belt of the creek.


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Item No. 41: Proposed construction of residential cum commercial building on plot bearing S. No. 32, H. No. 1, S. No. 33A, H. No. 2A, 2B, 2C, 2D & H. No. 4 of village Barampur, Tal. Vasai, Dist. Palghar by M/s Shilplekha Consultant

Project Proponent was present for the meeting. The Authority noted that, the proposal is for construction of residential cum commercial building on plot bearing S. No. 32, H. No. 1, S. No. 33A, H. No. 2A, 2B, 2C, 2D & H. No. 4 of village Barampur, Tal. Vasai, Dist. Palghar.

During the meeting, the Authority observed the followings:

- The PP to submit the layout of project superimposed on CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should indicate the approved HTL and new HTL as per CRZ Notification, 2011 with applicable CRZ buffer areas for coastal water body, as per CRZ Notification, 2011.
- PP to submit authorization details of existing structures present on seaward side of the plot under reference through VVMC.

The Authority decided to defer the matter for compliance of above observations.

Item No. 42: Proposed construction of residential building on plot bearing Gut No. 113 & 114/1/1 at mauje Nandgaon, Manor, Tal. & Dist. Palghar by Shri. Shivchand S. Yadav & others

Project Proponent was present for the meeting. The Authority noted that, the proposal is for construction of residential building on plot bearing Gut No. 113 & 114/1/1 at mauje Nandgaon, Manor, Tal. & Dist. Palghar.

The Authority noted that as per map prepared by SAC, the plot u/r falls partly within 100m and partly within 100m to 500m from HTL of the river (creek). Area of plot is 10, 040 sqm.

The Authority observed that, the PP need to submit the layout of the project superimposed on CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should indicate the approved HTL and new HTL as per


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CRZ Notification, 2011 with applicable CRZ buffer areas for coastal water body, as per CRZ Notification, 2011.

The Authority decided to defer the matter for compliance of above observations.

Item No. 43: Proposed construction of residential building on plot bearing S. No. 151 at village Ashagad, Tal. Dahanu, Dist. Palghar by Shri. Jayesh B. Jani

Project Proponent was present for the meeting. The Authority noted that, the proposal is for construction of residential building on plot bearing S. No. 151 at village Ashagad, Tal. Dahanu, Dist. Palghar. Area of plot is 18310.00 sqm.

The Authority noted the remarks of Town Planning and Valuation Department which mentions that the plot under reference is beyond 100 m CRZ setback line from HTL of creek and situated within 100m to 500m from CRZ setback line from HTL of creek.

The PP has submitted the CRZ map in the scale of 1:4000 & report dated 07.04.2016 superimposing the S. No. 149 (pt) & 151 at village Ashagad, Tal. Dahanu, Dist. Palghar prepared by IRS, Chennai is submitted. As per the report of IRS, Chennai:

- The total area of proposed project site in S. No. 149 (pt) & 151 at village Ashagad is falls completely outside CRZ as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.
- No Mangroves or any other eco-sensitive entity is present at the project site.

The Authority after deliberation decided to grant NoC from CRZ point of view for the land bearing S. No. 151 at village Ashagad, Tal. Dahanu, Dist. Palghar. Local body to ensure no construction is allowed in 100 m CRZ belt of the creek.

Item No. 44: Proposed redevelopment of residential project on land bearing S. No. 8/3/12/1/2, 8/3/1/1, 8/31/39, 8/3/1/12/1 at village Dahanu, Tal. Dahanu, Dist. Palghar by Smt. Mishil M. Irani & Kashmira A. Irani


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Project Proponent presented the proposal before the Authority. The Authority noted that the proposal is for redevelopment of residential project on land bearing S. No. 8/3/12/1/2, 8/3/1/1, 8/31/39, 8/3/1/12/1 at village Dahanu, Tal. Dahanu, Dist. Palghar. The plot under reference falls in CRZ-II area & is situated on landward side of existing road prior 1991. The plot under reference is falls in residential & tourist zone. Total plot area is 7065.00sqm.

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

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
3. Local body to ensure that, there should not be change in present use for reconstruction of the existing structure.
4. All other required permission from different statutory authorities should be obtained.

Item No. 45: Proposed implementation of Slum Redevelopment Scheme for Nityanand CHS (Prop.) on plot bearing 791/A (pt) in A Block, Bandra reclamation layout of MHADA by M/s. Wizard Construction Pvt. Ltd.

The Authority noted the background of the matter. Further, the Authority took on record the MCZMA letter dated 1.2.2017 to MoEF seeking requested a clarification whether to consider shifted HTL due to Bandra Worli Sea Link fronting the Bay or HTL of approved CZMP as per approved CZMP as delineated before reclamation for BWSL. It was further decided to apprise MoEF of the status of the land as per draft CZMP.

Item No. 46: Proposed redevelopment on plot bearing CS No. 168 & 169 of Malabar Hill Division situated at the junction of Jamnadas Mehta Road and B. G. Kher Road, Mumbai by M/s Metropolitan Properties Pvt. Ltd.


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Project Proponent presented the proposal before the Authority. The proposal was earlier considered in 102 & 108th meeting of MCZMA. The Authority noted the background of the proposal which is as follows:

- The proposal is for redevelopment on plot bearing CS No. 168 and 169 of Malabar Hill Division, situated at the junction of Jamnadas Mehta Road and B.G. Kher Road, Mumbai by M/s. Metropolitan Properties Pvt. Ltd.
- It is a composite development of two different plots having Cessed A category structures and dilapidated structure together. The developer has proposed to demolish cessed buildings as well as dilapidated structure.
- Construction work upto 16th upper floors are already constructed on the site and in part of the podiums falls CRZ area. Building plans were approved in the year 1999 and the CC was issued on 17.5.2000 (prior to 4.1.2002). However, building plans were amended from time to time in the year 27.1.2000, 14.6.2002, 12.3.2003, 6.9.2005, 3.2.2006, 9.6.2008 & 7.4.2014. PP has submitted the CRZ map dated 18.10.2015 in the scale of 1:4000 superimposing the building plan on plot bearing no. 168 & 169, prepared by IRS, Chennai and it is observed that the part of the site is situated within 500 m from the HTL of the Arabian Sea.
- The Authority in its earlier meetings observed that construction of podiums in CRZ area prior to CRZ recommendation is violation of CRZ Notification, 2011 and therefore decided to refer the matter of violation for further legal action to the Environment Department.
- Accordingly, the matter was referred to Environment Department for further legal action on 30.1.2016. The Environment Department has issued proposed directions to M/s. Metropolitan Properties Pvt Ltd vide letter dated 11.7.2016, which was replied by the PP vide letter dated 29.7.2016. The Environment Department has also called verification reports from the MPCB, Mumbai & MCGM vide letters dated 11.7.2016.
- Thereafter, personal hearing was extended to the PP before Addl. Chief Secretary, Environment on 7.2.2017. During the hearing representative of the PP submitted that prior to redevelopment there were "A" Category cessed structures standing on C.S. No. 168 existing prior to 1940 in the CRZ affected portion of said plot. The representative of the PP also informed that said structures were up to and touching the boundary wall on the west side of the said property, which is shown even on the Cadastral Survey plan issued by the land survey department. The new building is within the earlier existing building structures on western side. The then concerned authority


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of MCGM had approved the said project earlier from CRZ point of view. The MCGM has clarified the same in its report dated 19.10.2016. The proposed work as per MHADA NOC dated 7.1.2012 and approved plans dated 7.8.2014.


- Hence, representative of the PP was directed to submit their above oral submission in affidavit form along with documentary proof thereof, which was submitted vide affidavit dated 8.2.2017.
- During hearing before ACS, Environment, it was decided that there is no case of violation of Environment (P) Act 1986 r.w. CRZ Notification, 6.1.2011, hence proposed directions issued u/s 5 of Environment (P) Act, 1986 r.w. CRZ Notification, 2011 were withdrawn on 6.3.2017 by the Department. Since the procedure of verification of violation of the Environment (P) Act, 1986 r.w. CRZ Notification dated 6.1.2011 has been completed.

The Authority noted that as per the CRZ map in 1:4000 scale of IRS, Chennai, part of the C.S. No. 168 and 169 falls in CRZ area. As per said CRZ map of IRS, the CRZ status is as below:

C.S. No.	CRZ area in sqm	Non CRZ area in sqm	Total in sqm
168	167.77	945.4	1113.17
169	24.93	937.61	662.54
Total	192.7	1583.01	1775.71

After detailed discussion and deliberation, the Authority decided to recommend the proposal to concerned planning Authority from CRZ point of view subject strict compliance of following conditions:

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011 and DCR applicable as per CRZ regulation. Local body to ensure that only applicable DCR, as procedure stipulated in CRZ Notification, 2011 should be made applicable in the matter.
2. Local body to ensure for CRZ portion of the plot, FSI as per DCR existing as on 19.2.1991 is applicable.
3. Local body to ensure there should not be violation of CRZ Notification, 2011
4. All other required permission from different statutory authorities should be obtained.


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Item No. 47: Proposed redevelopment of existing transit camp with MIG, EWS Type Tenements at C. S. No. 1506, Fisherman Colony, Mahim, Mumbai by MHADA

Consultant for project was present for the meeting and requested to withdrawn application submitted by MHADA. The Authority decided to delist the proposal as requested by MHADA.

Item No. 48: Proposed filling of soil on agricultural land bearing survey no. 85, Hissa no. 5 and 3, CTS no. 1576 and 1577 of Mauje Eksar, Tal Borivali, Mumbai by Mr. Kamlakar D Patil

Project Proponent presented the proposal before the Authority. The proposal is for filling of soil on agricultural land bearing survey no. 85, Hissa no. 5 and 3, CTS no. 1576 and 1577 of Mauje Eksar, Tal Borivali, Mumbai. As per DP of MCGM the plot under reference partly falls in CRZ-III & partly in non CRZ, Total Plot Area: 1 Acre, 8 Gunte

The PP presented that proposed filling of soil is for agriculture purpose only and he is not intending any construction on the land under reference. He further presented that District Collector has directed PP to take the CRZ clearance from the MCZMA.

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

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. Local body to ensure that proposed filling of soil is for the agriculture purpose only and no construction is allowed on site under reference.
3. All other required permission from different statutory authorities should be obtained.

Item No.49: Proposed laying electric cable for electric supply at Plot No. 3, S. No. 129. Hissa No. 1(pt), CTS No. 534B, Linking Road, Eksar Village, Tal. Borivali, Dahisar (W), Mumbai by Mr. Viththaldas Poriya


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The project proponent presented the proposal before the Authority. The proposal is for excavation of land & laying electric cable for electric supply at Plot No. 3, S. No. 129. Hissa No. 1(pt), CTS No. 534B, Linking Road, Eksar Village, Tal. Borivali, Dahisar (W), Mumbai. Area of Plot is 371.61 sqm. As per approved CZMP of Mumbai, the site under reference falls in CRZ-I.

The PP informed that no construction is proposed on plot, only electric meter will be installed for illumination of property in order to safeguard it from antisocial activities and excavation of land & laying electric cable for electric supply is proposed.


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

1. PP to ensure that proposed activities should be as per provisions of CRZ Notification, 2011.
2. This recommendation is only for proposed laying of electric cable for electric supply on site under reference.
3. Local body to ensure that no construction is allowed on site under reference for any other work.
4. PP to ensure that no destruction/ cutting of the mangroves are allowed.
5. All other required permission from different statutory authorities should be obtained.

Item No. 50: Clarification for additional construction u/s 33(24) on plot bearing CS No. 12/738, plot No. 14, Malbar Hill Division, D Ward, Tardeo Main Road, Mumbai by M/s. HBS View Pvt Ltd.

Project Proponent was present for the meeting and presented that the PP has received the CRZ recommendation from the MCZMA during its 103rd meeting dated 20th August, 2015 for proposal of redevelopment of dilapidated building on plot bearing CS No. 12/738, plot No. 14, Malbar Hill Division in CRZ II area, under DC Reg no. 33(6) of DCR 1991. Now, the PP has presented that DC reg no. 33(24) shall be made applicable for the project and for the same, revised clearance from the MCZMA is not required, in the light of Clarification letters dated 10th March, 2015 and 30th June, 2016 of the MoEF, New Delhi.


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The PP presented that in view of above mentioned clarification from MoEF to Hon. MC, MCGM dated 30th June, 2016, subsequent appraisal and recommendation of MCZMA is not required once the said proposal has already been approved as per para 8(v)(1)(ii)(c) of CRZ Notification, 2011 wherein the proposal is eligible for TCPR / DCR prevailing on the date on which the project is granted approval by competent Authority.

The Authority noted the background of the matter and noted the earlier decisions of the MCZMA taken in its 86th, 93rd and 99th meeting held on 27th November, 2013, 25th August, 2014 and 16th May, 2015 respectively, regarding applicability of DC Reg No. 33(24) in CRZ II area. The Authority further noted the opinion of Advocate General obtained through Law & Judiciary department and WP No. (L) No. 144/2015 filed by M/s HBS before the Hon'ble High Court. AG confirmed the opinion with regards to applicability of prevailing DCR as on 6.1.2011 for redevelopment of dilapidated, cessed and unsafe buildings. MoEF vide the clarification dated 10th March, 2015 permitted prevailing DCR for redevelopment of dilapidated, cessed and unsafe buildings.

Provisions of the CRZ Notification, 2011 stipulates that for redevelopment of dilapidated, cessed and unsafe buildings, the DCR prevailing as on the date on which the project is granted approval by the competent Authority is applicable to enable the redevelopment of dilapidated, cessed and unsafe buildings project viable in Mumbai.

Further, the Authority noted the MoEF vide letter dated 10th March, 2015 which clarifies that *"according to CRZ Notification, 2011 the development / redevelopment of dilapidated, cessed and unsafe buildings is to be taken up in accordance with the local Town & Country Planning Regulations of MCGM / UDD, GoM prevailing as on the date of grant of approval to such projects. Accordingly, it is informed that CRZ Notification, 2011 permits development/ redevelopment of dilapidated, cessed and unsafe buildings in accordance with all the DCRs which have been issue before the date of grant of approval by the competent Authority"*

Further, the MCZMA noted the clarification letter F. No. 11-70/2007-IA.III dated 30.6.2016 of MoEF, New Delhi issued to Municipal Commissioner, MCGM which states as follows:


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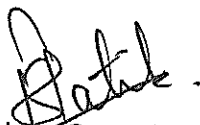
"the necessity of appraisal and recommendation of MCZMA on subsequent occasion after first recommendation is not required in view of para 8(v)(1)(ii)(c) of CRZ Notification, 2011 which relates to redevelopment / reconstruction of old and dilapidated, cessed and unsafe buildings in CRZ areas falling within the limits of Greater Mumbai which is eligible for TCPR prevailing as on the date on which the project is granted approval by the competent Authority"

In the light of above clarifications issued by the MoEF, opinion of Advocate General obtained through Law & Judiciary department of Government of Maharashtra, the Authority after detailed discussion and deliberation decided to communicate the clarification issued by MoEF, New Delhi in the instant matter under consideration to MCGM in the matters wherein MCZMA recommended cases under para 8.V.1.(ii)(c) of CRZ Notification, 2011 with prevailing town and country planning regulations following the procedure as stipulated in the CRZ Notification of 2011 (amended from time to time). The concerned planning Authority may decide the instant proposal under para 8.v. (1) (c) of CRZ Notification, 2011 on subsequent occasion after first recommendation from the MCZMA is obtained, as clarified by the MoEF, New Delhi vide its letter dated 30th June, 2016 to MC.

Item No. 51: Clarification for additional construction on plot bearing C. S. No. 998 (pt) & 999 (pt) at Dr. Annie Besant Road of Worli Division, Mumbai for redevelopment of Worli Shivshahi CHS Ltd.

Project Proponent was present for the meeting and presented that the PP has received the CRZ recommendation nos. CRZ 2012/ CR 134/ TC 4 dated 26th July, 2013 for proposal of redevelopment of dilapidated building on plot bearing C. S. No. 998 (pt) & 999 (pt) at Dr. Annie Besant Road of Worli Division in CRZ II area, under DC Reg no. 33(5) of DCR 1991. Now, the PP has presented that DC Reg no. 33(24) or DCR Reg no. 33(9) shall be made applicable for the project and for the same, revised clearance from the MCZMA is not required, in the light of Clarification letters dated 10th March, 2015 and 30th June, 2016 of the MoEF, New Delhi.

The PP presented that in view of above mentioned clarification from MoEF to Hon. MC, MCGM dated 30th June, 2016, subsequent appraisal and recommendation of MCZMA is not required once the said proposal has already been approved as per


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para 8(v)(1)(ii)(c) of CRZ Notification, 2011 wherein the proposal is eligible for TCPR / DCR prevailing on the date on which the project is granted approval by competent Authority.


The Authority noted the background of the matter and noted the earlier decisions of the MCZMA taken in its 86th, 93rd and 99th meeting held on 27th November, 2013, 25th August, 2014 and 16th May, 2015 respectively, regarding applicability of DC Reg No. 33(24) in CRZ II area. The Authority further noted the opinion of Law & Judiciary department thorough Advocate General and WP No. (L) No. 144/2015 filed by M/s HBS before the Hon'ble High Court. AG confirmed the opinion with regards to applicability of prevailing DCR as on 6.1.2011 for redevelopment of dilapidated, cessed and unsafe buildings. MoEF vide the clarification dated 10th March, 2015 permitted prevailing DCR for redevelopment of dilapidated, cessed and unsafe buildings.

Provisions of the CRZ Notification, 2011 stipulates that for redevelopment of dilapidated, cessed and unsafe buildings, the DCR prevailing as on the date on which the project is granted approval by the competent Authority is applicable to enable the redevelopment of dilapidated, cessed and unsafe buildings project viable in Mumbai.

Further, the Authority noted the MoEF vide letter dated 10th March, 2015 which clarifies that ***"according to CRZ Notification, 2011 the development / redevelopment of dilapidated, cessed and unsafe buildings is to be taken up in accordance with the local Town & Country Planning Regulations of MCGM / UDD, GoM prevailing as on the date of grant of approval to such projects. Accordingly, it is informed that CRZ Notification, 2011 permits development/ redevelopment of dilapidated, cessed and unsafe buildings in accordance with all the DCRs which have been issue before the date of grant of approval by the competent Authority"***

Further, the MCZMA noted the clarification letter F. No. 11-70/2007-IA.III dated 30.6.2016 of MoEF, New Delhi issued to Municipal Commissioner, MCGM which states as follows:

"the necessity of appraisal and recommendation of MCZMA on subsequent occasion after first recommendation is not required in view of para 8(v)(1)(ii)(c) of CRZ Notification, 2011 which relates to redevelopment /


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reconstruction of old and dilapidated, cessed and unsafe buildings in CRZ areas falling within the limits of Greater Mumbai which is eligible for TCPR prevailing as on the date on which the project is granted approval by the competent Authority"

In the light of above clarifications issued by the MoEF, opinion of Advocate General obtained through Law & Judiciary department of Govt of Maharashtra, the Authority after detailed discussion and deliberation decided to communicate the clarification issued by MoEF, New Delhi in the instant matter under consideration to MCGM in the matters wherein MCZMA recommended cases under para 8.V.1(ii)(c) of CRZ Notification, 2011 with prevailing town and country planning regulations following the procedure as stipulated in the CRZ Notification of 2011 (amended from time to time). The concerned planning Authority may decide the instant proposal under para 8.v. (1) (c) of CRZ Notification, 2011 on subsequent occasion after first recommendation from the MCZMA is obtained, as clarified by the MoEF, New Delhi vide its letter dated 30th June, 2016 to MC.

Item No. 52: Clarification for additional construction on plot bearing C. S. No. 999 (pt) at Dr. Annie Besant Road of Worli Division, Mumbai for redevelopment of Shivaji Nagar Shiv Prerna CHS Ltd.

Project Proponent was present for the meeting and presented that the PP has received the CRZ recommendation nos. CRZ 2014/ CR 57/ TC 4 dated 3rd September, 2014 for proposal of redevelopment of dilapidated building on plot bearing C. S. No. 999 (pt) at Dr. Annie Besant Road of Worli Division in CRZ II area, under DC Reg no. 33(5) of DCR 1991. Now, the PP has presented that DC Reg no. 33(24) or DC Reg No. 33(9) shall be made applicable for the project and for the same, revised clearance from the MCZMA is not required, in the light of Clarification letters dated 10th March, 2015 and 30th June, 2016 of the MoEF, New Delhi.

The PP presented that in view of above mentioned clarification from MoEF to Hon. MC, MCGM dated 30th June, 2016, subsequent appraisal and recommendation of MCZMA is not required once the said proposal has already been approved as per para 8(v)(1)(ii)(c) of CRZ Notification, 2011 wherein the proposal is eligible for TCPR / DCR prevailing on the date on which the project is granted approval by competent Authority.


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The Authority noted the background of the matter and noted the earlier decisions of the MCZMA taken in its 86th, 93rd and 99th meeting held on 27th November, 2013, 25th August, 2014 and 16th May, 2015 respectively, regarding applicability of DC Reg No. 33(24) in CRZ II area. The Authority further noted the opinion of Law & Judiciary department thorough Advocate General and WP No. (L) No. 144/2015 filed by M/s HBS before the Hon'ble High Court. AG confirmed the opinion with regards to applicability of prevailing DCR as on 6.1.2011 for redevelopment of dilapidated, cessed and unsafe buildings. MoEF vide the clarification dated 10th March, 2015 permitted prevailing DCR for redevelopment of dilapidated, cessed and unsafe buildings.

Provisions of the CRZ Notification, 2011 stipulates that for redevelopment of dilapidated, cessed and unsafe buildings, the DCR prevailing as on the date on which the project is granted approval by the competent Authority is applicable to enable the redevelopment of dilapidated, cessed and unsafe buildings project viable in Mumbai.

Further, the Authority noted the MoEF vide letter dated 10th March, 2015 which clarifies that *"according to CRZ Notification, 2011 the development / redevelopment of dilapidated, cessed and unsafe buildings is to be taken up in accordance with the local Town & Country Planning Regulations of MCGM / UDD, GoM prevailing as on the date of grant of approval to such projects. Accordingly, it is informed that CRZ Notification, 2011 permits development/ redevelopment of dilapidated, cessed and unsafe buildings in accordance with all the DCRs which have been issue before the date of grant of approval by the competent Authority"*

Further, the MCZMA noted the clarification letter F. No. 11-70/2007-IA.III dated 30.6.2016 of MoEF, New Delhi issued to Municipal Commissioner, MCGM which states as follows:

"the necessity of appraisal and recommendation of MCZMA on subsequent occasion after first recommendation is not required in view of para 8(v)(1)(ii)(c) of CRZ Notification, 2011 which relates to redevelopment / reconstruction of old and dilapidated, cessed and unsafe buildings in CRZ areas falling within the limits of Greater Mumbai which is eligible for TCPR prevailing as on the date on which the project is granted approval by the competent Authority"


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In the light of above clarifications issued by the MoEF, opinion of Advocate General obtained through Law & Judiciary department of Govt of Maharashtra, the Authority after detailed discussion and deliberation decided to communicate the clarification issued by MoEF, New Delhi in the instant matter under consideration to MCGM in the matters wherein MCZMA recommended cases under para 8.V.1.(ii)(c) of CRZ Notification, 2011 with prevailing town and country planning regulations following the procedure as stipulated in the CRZ Notification of 2011 (amended from time to time). The concerned planning Authority may decide the instant proposal under para 8.v. (1) (c) of CRZ Notification, 2011 on subsequent occasion after first recommendation from the MCZMA is obtained, as clarified by the MoEF, New Delhi vide its letter dated 30th June, 2016 to MC.

Item No. 53: Expansion of Building project Ajmera Aeon on plot bearing CTS No. 1A/7, 1A/8 of village Anik at Wadala Ward, Mumbai by M/s. Anik Development Corporation

Project proponent was absent for the meeting. Further, the PP sent mail to MCZMA requesting to defer the matter. Hence, the Authority decided to defer the matter.

Item No. 54: Proposed development of Hospital on the plot bearing CTS No. 1322 of village Juhu, Andheri (E), Mumbai by M/s. Khorakiwala Foundation

Project Proponent was present for the meeting and presented before the Authority. The Authority noted that proposal is for development of Hospital on the plot bearing CTS No. 1322 of village Juhu, Andheri (E), Mumbai.

The PP presented that Collector Mumbai Suburban District has allotted plot under reference admeasuring 8016 sqm area to M/s. Khorakiwala Foundation for construction of Hospital in April, 1991. MCGM has granted IOD for construction of Hospital on 24.2.1996 and has been lapsed due to time limit. MCGM directed PP to obtain CRZ NOC from MCZMA on 4.2.2013.

The Authority noted that the CRZ map in 1:4000 scale prepared by IRS, Chennai, which indicates that the plot under reference falls in CRZ-II area. However, the


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plot under reference falls in CRZ-I area (partly falls in mangrove & partly in mangrove 50m buffer zone).

The Authority observed that construction in mangroves or its 50 m mangroves buffer zone area is not allowed, as per the provisions of CRZ Notification, 2011 and as per Hon'ble High Court order dated 6.10.2005 and 27.1.2010. It was therefore decided to refer the proposal to MCGM for additional information with respect to status of land.

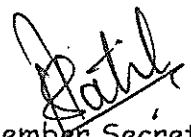
Item No. 55: Proposed extension to the existing B. D. Petit Parsee General Hospital situated on property bearing C. S. No. 682 of Malbar Hill Division, off. Bomanji Petit Road, 'D' Ward, Mumbai by M/s B. D. Petit Parsee General Hospital

Project proponent was present for the meeting and presented before the Authority. The Authority noted that the proposal is for extension to the existing B.D. Petit Parsee General Hospital situated on property bearing C. S. No. 682 of Malabar Hill division, off Bomanji Petit Road, Mumbai. There exists old Hospital compound with old existing buildings on site under reference.

The Authority noted that proposal involves one new additional wing by demolishing two existing servants quarters structures, two doctors quarters buildings, two old staff quarters buildings, old canteen dining hall building, Maintenance department with their work shop and changing room and some other ancillary structure. The proposed wing comprises of Basement + Ground + 1st to 7th floor with total height of 31.90 m upto terrace level slab. The proposed wing is interconnected to the main hospital building.

As per the approved CZMP, the plot under reference falls in CRZ II area and situated on landward side of existing Bhulabhai Desai road in existence prior to 19.2.1991. The plot falls in Residential zone and reserved for designated hospital and also situated in the Heritage list for conservation purpose. Area of the plot is 39,276.04 Sqm.

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


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1. Proposed extension should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. The Local Body to ensure that FSI for the proposed construction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
3. PP to ensure that new hospital building is available for all general public.
4. All other required permission from different statutory authorities should be obtained.

Item No. 56: Proposed redevelopment of Siddharth Nagar Harshavardhan C.H.S.L dilapidated building no. 2 on CTS No. 27/A/1, 27/A/17 to 27/A/25 of village Goregaon MHADA layout, Siddharth Nagar, S. V. Road, Goregaon (W), Mumbai by M/s Marwin Construction Company.


The Project Proponent was present for the meeting and presented before the Authority. The Authority noted that the proposal is for redevelopment of existing dilapidated building on CTS No. 27/A/1, 27/A/17 to 27/A/25 of village Goregaon MHADA layout, Siddharth nagar, Goregaon (W), Mumbai under DCR 33(6) to be read with 33(5), in accordance with para 8.v.1(c) of the CRZ Notification, 2011.

The Authority noted that, the PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, which shows that as per approved CZMP, the plot area admeasuring 31.8 Sqm is situated in CRZ II area and rest of the plot is situated outside CRZ area. The plot under reference is in Residential zone and not reserved for any reservation, as per current DP of 1967 and DP of 1991.

The Authority noted that building on site under reference was declared dilapidated as per the MHADA letter dated 3.9.2010. Public hearing was conducted on 28.9.2016 by the MPCB and report is submitted.

The Authority noted that proposed building comprises of basement for parking+ Gr floor for shops + 1st floor for offices+ 2nd floor part for parking, fitness centre & Society office + 3rd to 19th + 20th (pt) upper floor for residential use including refuse area on 6th and 13th floor on land under reference. The area of the plot is 1184.00 Sqm.

The Authority after detailed deliberation decided to recommend the


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proposal to concerned planning Authority from CRZ point of view subject strict compliance of following conditions:

1. Proposed redevelopment should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. Local body to ensure that proposed construction is as per DCR prevailing as on the date on which the project is granted approval by the competent Authority.
3. All other required permission from different statutory authorities should be obtained.

Item No. 57: Proposed erection of fire escape staircase on plot bearing CS. No. 1606, plot no. 170, 'A' ward, at Suraksha building Tata Road, Churchgate, Mumbai by Shri. Vijay Tillu

Project proponent was absent for the meeting. The Authority decided to defer the matter.

Item No. 58: Proposed redevelopment of building on plot bearing C.T.S No. 79 of village Juhu, Tal. Vile-Parle, at existing layout road off Military Road, K/W ward, Vile-parle (West), Mumbai by Shri. Ram Khatry.

The project proponent was present for the meeting and presented before the Authority. The proposal is for redevelopment of existing building on plot bearing C.T.S No. 79 of village Juhu, Tal. Vile-Parle, at existing layout road off Military Road, Vile-parle (West), Mumbai by demolishing existing structure. Proposed building comprising of two level basement, both are proposed for parking & ancillary uses, the stilt floor is for parking with meter room + 1st parking floor + 2nd & 3rd upper floors for residential purpose. The MCGM has issued IOD dated 29.7.2016 to the project. As per DP 1967, the plot under reference falls in residential zone. The plot falls within 500 yards from the crest of outer boundary wall of military signal transmission station at Juhu, the development on the plot under reference is restricted (to height of 15.24mtrs subject to Juhu Wireless NOC).

The Authority noted that, the plot under reference falls in CRZ II, Plot under reference falls on landward side of existing Military Road prior to 1991. Plot area is 1003.20 Sqm.


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

1. Proposed reconstruction should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. Local Body to ensure that FSI for the proposed construction should be as per the DCR existing as on 19.2.1991 before issuing commencement certificate to the project.
3. All other required permissions from different statutory authorities should be obtained.

Item No. 59: Proposed extensive repairs amounting to reconstruction & proposed lift on medical ground to the existing building no. 11/13 & 119-A Mint Road situated on C. S. No. 1218 & 1219 of Fort Division in 'A' ward, Mumbai by Shri. Moti G. Bhatia

The project proponent was present for the meeting and presented before the Authority. The proposal is for 100% repairs amounting to reconstruction and proposed lift on medical ground to the existing building no. 11/13 and 119-A mint road situated on C.S. No. 1218 and 1219 of Fort Division, Mumbai. The proposed building comprises of Ground + 1st to 5th upper floors + 6th part upper floor on plot under reference. New lift is proposed within building profile, except new proposed lift on medical ground. The proposal is to rebuilt /recast existing building 'exactly as it is where it is' on same foot print and same height to re-house the existing tenants as per repair policy dated 15.5.1996. The existing building is 'A' category cessed building and unsafe for residing therein therefor proposal is submitted as per para 8.V.1.(c) of CRZ Notification, 2011.

The Authority noted that, the plot under reference is in residential zone and is not reserved for any public purpose. The plot is situated in CRZ II area and situated on landward side of existing road, as per approved CZMP of the Mumbai. Plot area is 520.91 Sqm and total construction area is 2550 Sqm.

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


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1. Proposed reconstruction should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. Local Body to ensure that FSI for the proposed construction should be as per the DCR existing as on 19.2.1991 before issuing commencement certificate to the project.
3. All other required permissions from different statutory authorities should be obtained.

Item No. 60: Application for seeking permission to excavate land for laying electric service cable at S. No. 1824, 212, 798, 611 & other plot at Gorai village, Mumbai by M/s Reliance Infrastructure Ltd.

Officials from M/s Reliance Infrastructure Limited were present for the meeting and presented proposal before the Authority. The proposal is for excavation of land for laying electric service cable at S. No. 1824, 212, 798, 611 & other plot at Gorai village, Mumbai by M/s Reliance Infrastructure Ltd.

It was informed that, an application was received from Hon'ble MLA Shri. Prakash Surve, Shri. Ganesh Naidu & other residents of Gorai village. RInfra needs to lay electric cables in the area, since the premises of the applicant are situated in the CRZ / NDZ area, hence permission as per the CRZ regulations to excavate land to lay cable and release electric supply to the premises.

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

1. Proposed activity should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. This recommendation is only for proposed excavation of land & laying electric cable for electric supply on site under reference.
3. Local body to ensure that no construction is allowed on site under reference.
4. Local body to ensure no destruction/ cutting of the mangroves is allowed.
5. All other required permissions from different statutory authorities should be obtained.


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Item No.61: **Proposed advertising hoardings**

The Authority noted the policy matter regarding Advertisement hoardings in CRZ area was considered in the 96th meeting of MCZMA held on 17th January, 2015. Details of the Application received before the MCZMA are as follows:

Sr. No.	Application	Location and Size of Hoarding
1	M/s On Media LLP	Advertisement hoarding of size 30' X 20' in the compound of Ekvira apt. CHSL, Dadar (W), Mumbai.
2	M/s Square Inch	Two nos. of advertisement hoardings of size 30' X 20' bearing Permit Nos. 761100276 & 761103956 on government land bearing C S No. 1505, Mahim Causeway, Mahim, Mumbai.
3	M/s V. R. Advertisers	Two nos. of advertisement hoarding of size 30' X 30' on the terrace of Dev Prakash CSL, Girgaun Chowpatty, Mumbai.
4	M/s. Outdoor Plus (India) Pvt Ltd.	Advertisement hoarding of size 20' X 20' bearing Permit No. 761101492 on the east side wall of the building known as Radhe Vallabh CHSL situated opp. To Opera House, Mumbai.
5	M/s. R D Advertisers	Advertisement hoarding of size 60' X 20' bearing Permit No. 761101276 on the terrace of Sheela Apt, Mahalaxmi, Mumbai.
6	M/s. R D Advertisers	Advertisement hoarding of size 40' X 20' bearing Permit No. 761138004 on the terrace of Prabhadevi Industrial Estate, Dadar, Mumbai.
7	M/s. R D Advertisers	Advertisement hoarding of size 60' X 20' bearing Permit No. 761101267 on the dead wall of Sheela Apt, Mahalaxmi, Mumbai.
8	M/s. Fulchand Kasturchand Trust	Advertisement hoarding of size 40' X 20' bearing Permit No. 761101898 on the terrace of Fulchand Niwas, 25, Chowpatty, Mumbai.


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9	M/s. Art Advertising Bureau	Advertisement hoarding of size 40' X 20' bearing Permit No. 761102392 on the terrace of Prabhadevi Industrial Estate, Dadar, Mumbai.
10	M/s Paramount Advertising Services	Advertising hoarding of size 20'x20' bearing Permit No. 761101432 situated on the outhouse known as Erwan Structure at Bhulabhai Desai Road, CS No. 1/787, Mumbai

The Authority observed that, all above advertisement hoarding proposals need to submit through concerned Planning Authority along with permissibility as per advertisement policy of 96th Meeting of MCZMA. The Authority after detailed deliberation decided to delist the above proposals for compliance of above observations.

11. Matter pertains of scrutiny fees for advertisement hoardings of M/s Sagar Lookout

Advertisement Hoardings	Request from PP	Decision
The proposal regarding of Advertisement hoardings at Love Grove Inter Change Space, Below Flyover at Worli in property of MSRDC, Mumbai was considered in 113 th meeting of the MCZMA held on 8 th to 11 th August, 2016. In the 113 th meeting of MCZMA, the Authority after discussion decided to recommend the proposal from CRZ point of view to concern Planning Authority subject to compliance of the certain conditions. Accordingly, recommendation letter dated 17 th October, 2016 was signed after approval.	M/s. Sagar Lookouts vide letter dated 15.11.2016 requested to reduce the amount to Rs. 2 Lakhs for 118 nos of hoardings based on size of the hoardings and requested issue the recommendation letter.	The Authority after deliberation decided to take the scrutiny fees from the PP, as per the existing MCZMA policy


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The proposal of advertisement hoardings at Segment -1, Mahim Interchange, CTS No. A791 & 792 Part, Mumbai was considered in 109 th & 113 th meeting of the MCZMA held on 19 th December, 2016 & 8 th to 11 th August, 2016 respectively. In the 113 th meeting of MCZMA, the Authority after discussion decided to recommend the proposal from CRZ point of view to concern Planning Authority subject to compliance of the certain conditions. Accordingly, recommendation letter dated 17 th October, 2016 was signed after approval.	M/s. Sagar Lookouts vide letter dated 14.11.2016 requested to reduce the amount to Rs. 4 Lakhs for 25 nos of hoardings based on size of the hoardings and requested issue the recommendation letter.	The Authority after deliberation decided to take the scrutiny fees from the PP, as per the existing MCZMA policy.
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Item No. 62: Complaint regarding Illegal construction of the residence building at CTS No. 997 & 997A of Juhu, Mumbai filed by Shri. Santosh Daundkar

The Authority noted that, Shri. Santosh Daundkar has filed a complaint dated 7th March, 2017 regarding illegal construction of residence building at CTS No. 997, and 997A of Juhu, Mumbai. The said complaint alleged the CRZ violation in the construction of said residence building. The complaint further alleged FSI violations in the matter.

The Authority observed that MCZMA has forwarded said complaint to MCGM and requested to take action, if violations of CRZ Notification, 1991 and 2011 are observed and submit action taken report to MCZMA. Reply from the MCGM is awaited in the matter. After deliberation, the Authority decided to request MCGM once again to submit the detail report as above in the matter at the earliest.


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Item No 63: CRZ Status of plot bearing F. P. 1210 TPS IV, Mahim Division, at Veer Savarkar marg, Prabhadevi, Mumbai by M/s. Lodha Developers Pvt. Ltd.

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

Item No 64: CRZ status of proposed for housing scheme at S. No. 96, H No. 11,14 & 8,15,5,12,1A,7, 10,2,4A,13,3,9,1B,4B & 6 of Village Chaune, Tal. Vasai, Dist. Thane by Mr. Rakesh Kumar Wadhawan

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking the land bearing the CRZ status of proposed for housing scheme at S. No. 96, H No. 11,14 & 8,15,5,12,1A,7, 10,2,4A,13,3,9,1B,4B & 6 of village Chaune, Tal. Vasai, Dist.

The Authority observed that the PP need to submit the CRZ map of IRS, Chennai in 1:4000 scale, indicating the approved HTL & new draft HTL and CRZ setback area as per provisions of the CRZ Notification, 2011.

After deliberation, the Authority decided to defer the proposal for compliance of stated information by the PP.

Item No 65: CRZ status of Gut no. 267 & 268 at Manor, Tal. Palghar, Dist. Palghar by M/s River View Enclave

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status of Gut no. 267 & 268 at Manor, Tal. Palghar, Dist. Palghar.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated 27.3.2015, as per which:

- The HTL demarcated by the IRS, Chennai for Vaitarna River corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for River/ Creek as per Para (ii) of CRZ Notification, 2011. In this case,


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the project site of M/s Riverview Enclave falls partly within the 100m buffer from HTL for Vaitarna River. The area within and outside CRZ is tabulated below.

Description	Area in sqm
Total Area	103,844.00
Area within CRZ II	31,493.00
Area outside CRZ	72,351.00

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is partly within the 100m buffer from HTL for Vaitarna River.

After deliberation, the Authority decided to confirm that site bearing Gut No. 267 & 268 at Manor, Tal. Palghar, Dist. Palghar is partly falls within CRZ setback of the Vaitarna River and partly outside CRZ area, as per approved CZMP.

Item No 66: CRZ Status of plot bearing C T S no. 195 of Andheri Village, ESIC Nagar, Cosmopolitan Education Society Marg, D N Nagar, Andheri (W), Mumbai by Employees State Insurance Corporation

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of plot bearing C T S no. 195 of Andheri Village, ESIC Nagar, Cosmopolitan Education Society Marg, D N Nagar, Andheri (W), Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated 7.8.2015, as per which:

- The HTL demarcated by the IRS, Chennai for Arabian Sea and Creek corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site in CTS No. 195 (pt) of Andheri Village, K/West ward, Mumbai


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falls fully outside the 100m buffer from HTL for Creek. The project site is also falls outside 500m buffer from HTL of Arabian Sea.

- The project site in CTS No. 195 (pt) of Andheri Village falls outside 50m buffer from Mangroves with area more than 1000sqm as per GPS survey.
- The project site in CTS No. 195 (pt) of Andheri Village partly falls inside CRZ Boundary indicated in approved CZMP

The Authority observed the above said CRZ map of the IRS, Chennai and noted that there is 500 m CRZ setback line and the site is shown inside the said 500 m CRZ setback line.

After deliberation, the Authority decided that plot bearing C T S no. 195 of Andheri Village, ESIC Nagar, Cosmopolitan Education Society Marg, D N Nagar, Andheri (W), Mumbai falls in CRZ II area, as per approved CZMP.

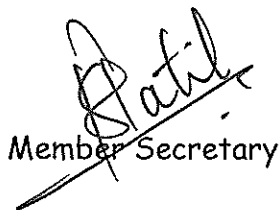
Item No.67: CRZ status of plot bearing S. No. 1817 of Fort Division in A ward, Mumbai by M/s Suvidha city Pvt Ltd

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status of plot bearing S. No. 1817 of Fort Division in A ward, Mumbai.

The Authority noted that the PP has submitted CRZ map in the scale of 1:4000 and report dated 25.6.2015, as per which:

- The HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalisation error caused by the variation in the scale of mapping.
- In this case, the project site bearing C.S. No. 1817, Fort Division, A ward, Mumbai is outside the 100 buffer from HTL of Back Bay. It is also observed that the above said site is outside the 100m from HTL of Back Bay as per approved CZMP 1991.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Back Bay, as indicated in approved CZMP of Mumbai.


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After deliberation, the Authority decided to confirm that plot bearing C.S. No. 1817, Fort Division, A ward, Mumbai is beyond 100 m CRZ setback line from Back Bay.

Item No 68: CRZ status of plot bearing S no. 155/1 of mauje Chikni Tal-Roha, Dist Raigad by Mr. Ravindra V Tale & Others

The Authority noted that the PP is seeking the CRZ status of plot bearing S no. 155/1 of mauje Chikni Tal-Roha, Dist Raigad.

The Authority noted the remarks from the Town Planning and Valuation Department, Alibag, which mentions that the plot is outside 100 m CRZ setback line from the HTL of the Creek as indicated in approved CZMP. The Authority observed the Coastal land use of SAC, as per which, the plot is situated beyond 100 m from the HTL of the creek.


After deliberation, the Authority decided to confirm that plot bearing S No. 155/1 of mauje Chikni Tal. Roha, Dist. Raigad is situated beyond 100 m CRZ setback line from Creek.

Item No 69: CRZ status of project site bearing C.S. No. 1776 (Sai Prasad Building), Mahim Division, G/N Ward, situated at Keluskar Road, Dadar (W), Mumbai by M/s. Vijaya Associates

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status of project site bearing C.S. No. 1776 (Sai Prasad Building), Mahim Division, G/N Ward, situated at Keluskar Road, Dadar (W), Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated September, 2015, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay/ Creek as per para (ii) of CRZ Notification, 2011. In this case, the project site containing C. S. No. 1776 (Sai Prasad Building) of Mahim


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Division, Mumbai does not fall within the 100m buffer from HTL for Mahim Bay

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is beyond 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that site bearing C. S. No. 1776 (Sai Prasad Building) of Mahim Division, Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay.

Item No 70: CRZ Status of plot bearing Gut No. 61/2A, 61/2B, 61/2C of Kharigaon Kalwa, Dist. Thane by M/s. Siddhi Gourav Enterprises

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking the CRZ Status of plot bearing Gut No. 61/2A, 61/2B, 61/2C of Kharigaon Kalwa, Dist. Thane.

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale & report dated October, 2015 for project site bearing Gut No. 61/2 of Kharigaon Kalwa village, Dist. Thane. As per the report,

- HTL demarcated by IRS, Chennai for Ulhas River does not corresponds to the HTL shown in the approved CZMP subject to the generalized error caused by the variation in scale of mapping in the vicinity of project site due to filling activity along the Ulhas River.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O.19(E), dated 06.01.2011. In this case, the project site in Gut no. 61/2, Kharigaon, Kalwa, Thane District, Maharashtra falls partly inside the 100m buffer from HTL for Ulhas River as per GPS Survey.
- The above mentioned project site is also falls partly inside 100m buffer from HTL of Ulhas River indicated in approved CZMP subject to generalization and scale error.
- The area statistics of project site indicating area within and outside 100m buffer from HTL demarcated as per GPS Survey as well as HTL as approved CZMP subjected to superimposition error caused due to generalization and scale change are as follows:


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Area Statistics as per GPS Survey		
Gut no.	Within CRZ Area (Sq.m)	Outside CRZ Area (sqm)
Gut no. 61 Hissa no.2A	2275.55	524.45
Gut no. 61 Hissa no.2B	Nil	400.00
Gut no. 61 Hissa no.2C	Nil	5097.00

Area Statistics as per approved CZMP		
Gut no.	Within CRZ Area (Sq.m)	Outside CRZ Area (sqm)
Gut no. 61 Hissa no.2A	2800.00	Nil
Gut no. 61 Hissa no.2B	400.00	Nil
Gut no. 61 Hissa no.2C	2017.28	3079.72

After deliberation, the Authority observed that approved HTL and new draft HTL demarcated by IRS, Chennai as per CRZ Notification, 2011. The Authority decided to apply stringent criteria in the case. The Authority noted that approved CZMP is stringent and decided to confirm the CRZ status of the plots as follows:

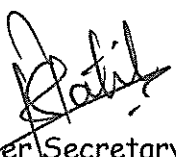
Area Statistics as per approved CZMP		
Gut no.	Within CRZ Area (Sq.m)	Outside CRZ Area (sqm)
Gut no. 61 Hissa no.2A	2800.00	Nil
Gut no. 61 Hissa no.2B	400.00	Nil
Gut no. 61 Hissa no.2C	2017.28	3079.72

Item No 71: CRZ status of plot bearing C.S. No. 1541 & 1543, K.M. Munshi marg, Girgaon Chowpatty, Girgaon Division, D Ward, Mumbai by M/s. Jariwala CHSL

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking the CRZ status of plot bearing C.S. No. 1541 & 1543, K.M. Munshi marg, Girgaon Chowpatty, Girgaon Division, D Ward, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated 11.09.2015, as per which:

- The project site in C S No. 1541 / 1543, K M Munchi Marg, Girgaon Chowpatty, Girgaon Division, D ward, Mumbai falls outside the 100m from HTL for Back Bay as per approved CZMP & CRZ Notification, 2011.


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The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Back Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that plot bearing C. S. No. 1541 / 1543, K M Munchi Marg, Girgaon Chowpatty, Girgaum Division, D ward, Mumbai is situated beyond 100 m CRZ setback line from Back Bay.

Item No 72: CRZ Status of plot No. 6, Sector 21, Ghansoli, Navi Mumbai by Arch. P. S. Govindrajan

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of plot No. 6, Sector 21, Ghansoli, Navi Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated 05.10.2015, as per which:

- The HTL demarcated by the IRS, Chennai for Thane Creek corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site in plot no. 6 of sector 21, Ghansoli Node, Navi Mumbai falls outside the 100m buffer from HTL of Creek for Thane Creek as per GPS survey.
- The project site is also outside 100m buffer from HTL of Creek for Thane Creek indicated in approved CZMP.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Thane Creek, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that site bearing plot no. 6 of sector 21, Ghansoli Node, Navi Mumbai is situated beyond 100 m CRZ setback line from Thane Creek.


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Item No 73: CRZ Status of project site bearing CS No. 1592 of Mahim Division, Plot No. 6, situated at D.V. Deshpande Road, Shivaji park, Dadar (West), Mumbai by M/s. Sugree Developers Pvt Ltd

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of project site bearing CS No. 1592 of Mahim Division, Plot No. 6, situated at D.V. Deshpande Road, Shivaji park, Dadar (West), Mumbai.

The Authority noted that PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.01.2016, as per which:

- The proposed project site bearing C. S. No. 1592 of Mahim Division, G/N ward, plot no. 6 situated at D. V. Deshpande Road, Shivaji Park, Dadar (W) Mumbai is falling completely outside CRZ area according to approved CZMP as per CRZ Notification, 1991 (beyond 100m from HTL) and also as per CRZ Notification, 2011.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai.

After deliberation, the Authority decided to confirm that site bearing C. S. No. 1592 of Mahim Division, G/N ward, plot no. 6 situated at D. V. Deshpande Road, Shivaji Park, Dadar (W) Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay.

Item No 74: CRZ Status of plot bearing CTS No. 1325 of village Versova, Four Bungalow Road, Andheri (W), Mumbai by M/s. Sai Project Consultant

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of plot bearing CTS No. 1325 of village Versova, Four Bungalow Road, Andheri (W), Mumbai.

The Authority noted the CRZ map in the scale of 1:4000 & report dated 22.12.2015 submitted by the PP. As per the said report:


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- The HTL demarcated by the IRS, Chennai for Arabian Sea and Creek corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Creek as per Para (ii) of CRZ Notification, 2011. In this case, the project site in CTS No. 1325 of Versova Village, K/W Ward, Mumbai falls fully outside the 100m buffer from HTL for Creek and also falls outside 500m buffer from HTL of Arabian Sea.
- The project site in CTS No. 1325 of Versova village falls outside 50m buffer from Mangroves with area more than 1000sqm as per GPS survey and partly falls inside CRZ Boundary indicated in approved CZMP.

The Authority observed the above said CRZ map dated 27.12.2015 of the IRS, Chennai and noted that the plot under reference is shown partly inside 500 m CRZ setback line.

After deliberation, the Authority decided that plot bearing CTS No. 1325 of village Versova, Four Bungalow Road, Andheri (W), Mumbai is partly falls in CRZ II area, as approved CZMP.

Item No 75: CRZ Status of project site bearing CTS No. A/149A & A/150 at S.V. Road, Bandra (W), Mumbai by M/s. Yataha Estate Developers

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of project site bearing CTS No. A/149A & A/150 at S.V. Road, Bandra (W), Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 20.01.2016, as per which:

- The HTL for Mahim Creek demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping, except for the changes due to implementation of sea link road.
- The CRZ II is 100m from HTL for bay and creek areas, as per the guidelines of CRZ Notification, 2011, as against 500m for bays and 150 for creek from HTL according to approved CZMP. The project site is on the northern side


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of Mahim creek and north east of Mahim bay. The distance from HTL of Mahim Bay as well as distance from HTL of Mahim Creek is more than 100m. The project site is also situated beyond 100m from HTL of Mahim Bay (i.e. HTL as per approved CZMP as well as revised CRZ Notification, 2011). The site is not affected by 50m buffer zone of Mangroves. There is a road on the creek ward side of the project site.

- In view of the above, it is concluded that project site falls outside 100m from HTL of Mahim Bay as well as Mahim Creek; as per both the approved CZMP and CRZ Notification, 2011, therefore the site is conclusively not affected by CRZ guidelines.
- The distance of the project site from Mahim bay is 183m and Mahim Creek is 178m.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay as well as Mahim Creek, as indicated in approved CZMP of Mumbai and CRZ Notification, 2011.


After deliberation, the Authority decided to confirm that sitebearing CTS No. A/149A & A/150 at S.V. Road, Bandra (W), Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay as well as Mahim Creek.

Item No 76: CRZ Status of plot bearing F.P. No. 743 of TPS Mahim No. IV, Mumbai for Institute of Hotel Management, Catering Technology and Applied Nutrition

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of plot bearing F.P. No. 743 of TPS Mahim No. IV, Mumbai for Institute of Hotel Management, Catering Technology and Applied Nutrition.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated September, 2015 superimposing site bearing F. P. No. 743 of TPS Mahim IV of Mahim Division, Mumbai prepared by NIO, Goa. As per the report of NIO, Goa:

- As per NHO chart No. 2016 the tidal influenced water body at coastal front of Dadar is Mahim Bay. The plot under reference is fronting the Mahim Bay


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which is a tidally influenced body and as per CRZ Notification, 2011, the CRZ area from Bay (tidally influenced body) is 100 m.

- The CRZ map indicates that the proposed construction of building on land bearing F. P. No. 743 of TPS Mahim IV within the existing premises of Institute of Hotel Management does not fall within the CRZ boundary of 100m from the Mahim Bay. Thus the property does not fall in the ambience of CRZ legislation as defined by the MoEF.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai and CRZ Notification, 2011.


After deliberation, the Authority decided to confirm that site bearing F.P. No. 743 of TPS Mahim No. IV, Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay.

Item No 77: CRZ Status of project site bearing Plot No. 49 of Shivaji Park Estate Scheme in G/N Ward of the Municipal Corporation bearing C.S. No. 1759 of Mahim Division at Dr. M. B. Raut Road, Shivaji Park, Dadar, Mumbai by Shri. Surykant B. Desai

The Authority noted that the PP is seeking CRZ Status of project site bearing Plot No. 49 of Shivaji Park Estate Scheme in G/N Ward of the Municipal Corporation bearing C. S. No. 1759 of Mahim Division at Dr. M. B. Raut Road, Shivaji Park, Dadar, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 20.01.2016, as per which:

- The HTL demarcated by the IRS, Chennai for Mahim Bay corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in map scale.
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay as per Para (ii) of CRZ Notification, 2011. In this case, the project site in C. S. No. 1759 of Mahim Division, G/N ward, Mumbai falls outside the 100m buffer from HTL for Mahim Bay.
- The project site in C. S. No. 1759 of Mahim Division, G/N ward, Mumbai falls outside 100m buffer from HTL of Mahim Bay indicated in approved CZMP.


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The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai and CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing C. S. No. 1759 of Mahim Division, G/N ward, Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay.

Item No 78: CRZ Status of project site bearing F. P. No. 70 of TPS II of Mahim Division, G/ North Ward, Mumbai by Shri. Jayesh K. Shah

The Authority noted that the PP is seeking CRZ Status of project site bearing F. P. No. 70 of TPS II of Mahim Division, G/ North Ward, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 19.01.2016, as per which:

- The HTL demarcated by the IRS corresponds to the HTL shown in the approved CZMP subject to the generalized error of variation in the scale of mapping.
- The CRZ II is 100m from the HTL for bay areas, as per the CRZ Notification, 2011, as against 500m from HTL according to approved CZMP. Therefore, the site on landward side of Mahim Bay falls outside the CRZ area as per CRZ Notification, 2011.
- The project site falls outside the 100m line from the HTL of Mahim Bay and not affected by CRZ II as per approved CZMP and as well as CRZ Notification, 2011. The distance of the property from the HTL of Mahim Bay is 199.46m

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai and CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing F. P. No. 70 of TPS II of Mahim Division, G/ North Ward, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.


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Item No 79: CRZ Status of project site bearing F.P. No. 844, 865 to 868 of TPS IV, Mahim Division, G/N Ward, Mumbai by M/s. Siraj Developers

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of project site bearing F.P. No. 844, 865 to 868 of TPS IV, Mahim Division, G/N Ward, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 23.11.2015 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP subject to generalized error of variation in the scale of mapping as well as geomorphologic and anthropogenic cause.
- For Mahim Bay, as per the CRZ Notification, 2011, 100m buffer line was drawn and the site is 445.18 m away from the HTL and hence it is outside the CRZ area. Also 100 m buffer line was drawn on the approved CZMP and it is outside the CRZ area.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai and CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing F.P. No. 844, 865 to 868 of TPS IV, Mahim Division, G/N Ward, Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay.

Item No 80: CRZ Status of property bearing Survey No. 120, 121, 122, 137 in Awas Village, Alibag, Dist. Raigad by Shri. Dadiba Pundale & Others

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ Status of property bearing Survey No. 120, 121, 122, 137 in Awas Village, Alibag, Dist. Raigad.

The Authority noted that, PP has submitted the CRZ map in the scale of 1:4000 & report dated 09.07.2015. The Authority noted from the said CRZ map that, the plots under consideration is fronting to Arabian Sea as well as creek. The plots are


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shown situated outside 500 m CRZ setback line from the approved HTL of Arabian Sea and beyond 100 m CRZ setback line from the approved HTL creek.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is situated beyond 500 m CRZ setback from the Arabian Sea and 100 m CRZ setback from the creek, as per approved CZMP.

Item No 81: CRZ status for site bearing S No. 53/3/1, plot no. 1 of mauje Umberpada-Nandade, Tal. & Dist. Palghar by M/s Shri. Kishor Lalji Shah.


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

Item No 82: CRZ status for site bearing F P No. 17, 18, 19 & 19 A of TPS III of Mahim Division, G/North Ward, Mumbai by M/s Rizvi Builders.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing F P No. 17, 18, 19 & 19 A of TPS III of Mahim Division, G/North Ward, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated December, 2015 as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error of variation in the scale of mapping.
- The CRZ II is 100m from the HTL for bay areas, as per the 2011 CRZ guidelines, as against 500m from HTL according to 1991 CZMP. Therefore the site on landward side of Mahim Bay falls outside the CRZ II area as per 2011 CRZ guidelines.
- The project site falls outside the 100m line from the HTL of Mahim Bay and not affected by CRZ II as per 1991 CZMP and as well as 2011 CRZ guidelines. There are no mangroves present in the vicinity. The distance of the property form HTL is 405m.


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The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated in approved CZMP of Mumbai and CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing F.P. No. 844, 865 to 868 of TPS IV, Mahim Division, G/N Ward, Mumbai is beyond 100 m CRZ setback line from Mahim Bay.

Item No 83: CRZ status for site bearing CTS No. A/617/10, Village Bandra, Bandra (E), Mumbai by Shri. Rajendra Choudhary & Shri. Manoj C. Jain.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing CTS No. A/617/10, Village Bandra, Bandra (E), Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated July, 2015, as per which:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP 1991 subject to the generalized error cause by the variation in the scale of mapping.
- CRZ shall be applied for the land area from HTL to 500m on the landward side along the sea front as per Para (i) and CRZ shall be applied for the land area from HTL to 100 m on the landward side along the sea front as per Para (ii) of CRZ Notification, 2011. In this case, the project side containing CTS No. 617/10 of Bandra - A division, Mumbai is outside the 500m buffer from HTL for Arabian Sea and it is also outside the 100m buffer from HTL for Mahim Bay as per approved CZMP 1991 and away from 100 m line.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 500m buffer from HTL for Arabian Sea and it is also outside the 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated as per approved CZMP.

After deliberation, the Authority decided to confirm that site bearing CTS No. A/617/10, village Bandra, Bandra (E), Mumbai is situated beyond 500m CRZ setback line from Arabian Sea and 100 m CRZ setback line from Mahim Bay.


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Item No 84: CRZ status for site bearing CTS No. B/269, B/270, B/271 of Bandra Village, off Waroda Road, Bandra (W) situated in H-W ward, Mumbai by M/s Saachi Associates.


The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing CTS No. B/269, B/270, B/271 of Bandra Village, off Waroda Road, Bandra (W) situated in H-W ward, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated January, 2016 as per which:

- The HTL demarcated by IRS, Chennai for Arabian Sea corresponds to the HTL as per approved CZMP, in the vicinity of project site subjected to the generalization error caused by the variation the scale of mapping. However, the HTL demarcated by IRS, Chennai for Mahim Bay does not corresponds to the HTL as per approved CZMP due to Bandra Reclamation
- CRZ shall be applied for the land/site within the 100m buffer zone from HTL for Bay as per Para (ii) of CRZ Notification, 2011. In this case, the project site in at CTS. No. B/269, B/270 and B/271 of Bandra, H/W ward, Mumbai falls entirely outside the 100m buffer from HTL for Mahim Bay.
- The project site falls outside the 500m buffer HTL for Arabian Sea as indicated in Approved CZMP. The project site also falls outside the 100m buffer HTL for Mahim Bay as indicated in Approved CZMP.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 500m buffer from HTL for Arabian Sea and it is also outside the 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated as per approved CZMP.

After deliberation, the Authority decided to confirm that site bearing CTS No. B/269, B/270, B/271 of Bandra Village, off Waroda Road, Bandra (W) situated in H-W ward, Mumbai is situated beyond 500m CRZ setback line from Arabian Sea and 100 m CRZ setback line from Mahim Bay.


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Item No 85: CRZ status for site bearing CTS No. B/156 of village Bandra, on Chapel Road, Bandra (W), situated in H-W ward, Mumbai by M/s Saachi Associates.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing CTS No. B/156 of village Bandra, on Chapel Road, Bandra (W), situated in H-W ward, Mumbai.

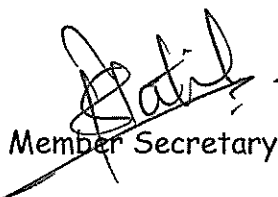
The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated January, 2016 as per which:

- The HTL demarcated by IRS, Chennai for Arabian Sea corresponds to the HTL as per approved CZMP, in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping. However, the HTL demarcated by IRS, Chennai for Mahim Bay does not corresponds to the HTL as per approved CZMP due to Bandra Reclamation.
- CRZ shall be applied for the land/site within the 500m buffer zone from HTL for Sea and 100m buffer zone from HTL for Bay as per Para (ii) of CRZ Notification, 2011. In this case, the project site in at CTS No. B/156 of Bandra, H-W ward, Mumbai falls entirely outside the 500m buffer from HTL for Arabian Sea and 100m buffer from HTL for Mahim Bay.
- The project site falls outside the 500m buffer HTL for Arabian Sea as indicated in Approved CZMP. The project site also falls outside the 100m buffer HTL for Mahim Bay as indicated in Approved CZMP.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the plot is outside 500m buffer from HTL for Arabian Sea and it is also outside the 100 m CRZ setback line from the HTL of the Mahim Bay, as indicated as per approved CZMP.

After deliberation, the Authority decided to confirm that site bearing CTS No. B/156 of Bandra, H-W ward, Mumbai is situated beyond 500m CRZ setback line from Arabian Sea and 100 m CRZ setback line from Mahim Bay.

Item No 86: CRZ status for proposed construction of GSE Bridge at CSIA, Mumbai by Mumbai International Airport Pvt. Ltd.


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The project proponent was present for the meeting and presented the matter before the Authority. The PP is seeking CRZ status for proposed construction of GSE Bridge at CSIA, Mumbai by Mumbai International Airport Pvt. Ltd.

The Authority noted that the PP has submitted CRZ map in 1:10000 scale & report dated Feb, 2016 prepared by NCSCM, Chennai. As per the report, the proposed bridge across the Mithi River is located out of CRZ such as CRZ-I, II, III & IV and beyond the tidal limit. The Authority noted that NCSCM has demarcated the HTL as per the CRZ Notification, 2011. The NCSCM has not delineated the HTL as per the approved CZMP and its CRZ setback area.

The Authority observed the approved CZMP of the Greater Mumbai and noted that the site is partly in CRZ area.

The Authority observed that HTL of the approved CZMP differs from the HTL demarcated by the NCSCM, Chennai. The Authority decided to adopt the stringent criteria, as per which, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm that the proposed bridge across the Mithi River is situated partly in CRZ area, as per the approved CZMP.

Item No 87: CRZ status for site bearing S. No. 321, 33/2 and 115 of village Vasundari, Tal. Kalyan, Dist. Thane by Shri. Uday Devji Malap.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing S. No. 321, 33/2 and 115 of village Vasundari, Tal. Kalyan, Dist. Thane.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report prepared by NCSCM, Chennai dated December, 2015 as per which:

- The HTL, LTL and CRZ categories are presented in 1:4000 scale cadastral maps with survey plot information whereas the base map is of 1:5000 schemes.
- The HTL and LTL are demarcated from aerial photographs/satellite images by taking into consideration different signatures such as boundaries of


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embankments, vegetation and bunds as existed at the aerial photo/satellite image.

- Mangroves, which are CRZ IA, are not present at the site or adjacent areas.
- The proposed project site is located outside of CRZ such as CRZ I, II, III and IV.
- HTL, CRZ line landward of HTL, 100m CRZ line and proposed project site is superimposed on CZMP /landuse map provided by the project proponent, which indicates that the proposed project site falls outside the CRZ landward of HTL and 100m line.

The Authority noted that as per the CRZ map in the scale of 1:4000 of NCSCM, Chennai, the plot is outside 100 m CRZ setback line from the HTL of the Kalu River.

After deliberation, the Authority decided to confirm that site bearing S. No. 321, 33/2 and 115 of village Vasundari, Tal. Kalyan, Dist. Thane is situated beyond 100 m CRZ setback line from Kalu River.

Item No 88: CRZ status for site bearing S. No. 31/0 mauje Khari, Tal. Roha, Dist. Raigad by Sou. Kusum Dilip Solanky.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing S. No. 31/0 mauje Khari, Tal. Roha, Dist. Raigad.

The Authority noted that the remarks of the Town Planning and Valuation Dept., Alibag which mentions that as per coastal land use map SAC, Ahmedabad in the scale of 1:25000 & MRSAC, Nagpur in the scale of 1:5000, the site bearing S. No. 31/0 mauje Khari, Tal. Roha, Dist. Raigad is situated beyond 200m from the HTL of the creek and within 500m from the HTL of the Creek.

After deliberation, the Authority decided to confirm that site bearing S. No. 31/0 mauje Khari, Tal. Roha, Dist. Raigad is situated beyond 100 m CRZ setback line from Creek.

Item No 89: CRZ status for plot bearing S. No. 198 (pt), CTS No. 1, 2 (1-13) of village Kurla, C.S.T Road, Kurla, Mumbai M/s Twin Developers.


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The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for plot bearing S. No. 198 (pt), CTS No. 1, 2 (1-13) of village Kurla, C.S.T Road, Kurla, Mumbai M/s Twin Developers.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 17.02.2016 as per which:

- The HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP subject to the generalization of error caused by the variation in scale of mapping
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011. In this case, though the project area is near to Mithi River, It is observed that the project area is not affected by CRZ II and also as per approved CZMP
- There are no mangroves in the vicinity of the project site.

The Authority noted the above said CRZ map and observed that the project site is fronting to Mithi River. The said demarcates the approved HTL and applicable CRZ area as per provisions of CRZ Notification, 2011, as per which, the site is situated beyond CRZ area.

After deliberation, the Authority decided to confirm that site bearing S. No. 198 (pt), CTS No. 1, 2 (1-13) of village Kurla, C.S.T Road, Kurla, Mumbai is situated beyond CRZ area, as per approved CZMP.

Item No 90: CRZ status for site bearing S. No. 66, 67, 68, 69, 70, 75, 76, 77, 78, 79, 80, 81, 97, 98 and 100 of village Purne, Tal., Bhiwandi, Dist. Thane by M/s My Home Foundation Group.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking site bearing S. No. 66, 67, 68, 69, 70, 75, 76, 77, 78, 79, 80, 81, 97, 98 and 100 of village Purne, Tal., Bhiwandi, Dist. Thane.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.02.2016 as per which:


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- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991 subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land area within the width / 100m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011. In this case, the project site is not affected by CRZ. It is also observed that the project site is affected by CRZ due to 100m buffer from HTL (creek) is as per approved CZMP, 1991 and there is a change of HTL (creek) as per CRZ Notification, 2011 and approved CZMP 1991 due to the geomorphological changes occurred from 1991 to 2011.
- The details about the area not affected by CRZ (Non CRZ area) and affected by CRZ-1A, CRZ-1B and CRZ III as per 1991 and 2011 CRZ Notifications by considering CRZ buffer of maximum of 100m as the proposed project site is CRZ of creek as per 1991/ 100m or width of the creek whichever is less as per CRZ Notification, 2011.
- There are no Mangroves in the vicinity of the project site.

Classification	Area in Sqm
As per CRZ Notification, 2011	
CRZ IB	9823
CRZ III	21124
Non CRZ (W)	25511
Non CRZ (E)	86212
As per approved CZMP, 1991	
CRZ IB	54585
CRZ III	47914
Non CRZ	40458

The Authority noted the CRZ map and observed that CRZ status of the approved CZMP differs from the new draft CZMP. Authority decided to adopt the stringent criteria. In this case, the approved CZMP is stringent.

After deliberation, the Authority decided to confirm the CRZ status of the sites as follows:

CRZ IB	54585
CRZ III	47914
Non CRZ	40458


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Item No 91: CRZ status for site bearing S. No. 13 to 23, 32 & 34 of village Kalambusre, Tal. Uran, Dist. Raigad by M/s International Cargo Terminal and Infrastructure Private Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing S. No. 13 to 23, 32 & 34 of village Kalambusre, Tal. Uran, Dist. Raigad.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated March, 2016 as per which:

- The HTL demarcated by IRS, Chennai for Karanja Creek corresponds to the HTL as per approved CZMP in the vicinity of project site subjected to the generalization error caused by the variation in scale of mapping.
- CRZ shall be applied for the Creek / creeklet as per Para (ii) of CRZ Notification, 2011. In this case the project site in survey nos. 13 to 23, 32 & 34 of Kalambusre village, Tal. Uran of Raigad District, Maharashtra falls outside the 100m/width of Creek buffer from HTL (Creek) for Karanja Creek and Creeklets in the vicinity of project site as per GPS survey.
- The project site falls inside 500m buffer from HTL (Creek) for Thane Creek indicated in approved CZMP.

After deliberation, the Authority decided to confirm that site bearing S. No. 13 to 23, 32 & 34 of village Kalambusre, Tal. Uran, Dist. Raigad is situated beyond 100 m CRZ setback line from Creek.

Item No 92: CRZ status for site bearing Gut No. 1388/1 at mauje Narvan, Tal. Guhagar, Dist. Ratnagiri by Shri. Anant Sakharam Kulye.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for site bearing Gut No. 1388/1 at mauje Narvan, Tal. Guhagar, Dist. Ratnagiri.

The Authority noted that the Collector Office, Ratnagiri dated 11.03.2016 has submitted the landuse map SAC, Ahmedabad in the scale of 1:25000 & MRSAC, Nagpur in the scale of 1:5000, as per which, the plot is situated beyond 100m from the HTL of the Creek and within 500m from the HTL of the Creek. As per the


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remarks of Town Planning, Ratnagiri, the site under reference is beyond 100m from the HTL of the Creek.

After deliberation, the Authority decided to confirm that site bearing Gut No. 1388/1 at mauje Narvan, Tal. Guhagar, Dist. Ratnagiri is beyond 100m from the HTL of the Creek.

Item No 93: CRZ status for proposed underground steel pipeline project at Uran, Dist. Raigad by M/s Mahanagar Gas Ltd.

The Officials from Mahanagar Gas Ltd was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for proposed underground steel pipeline project at Uran, Dist. Raigad.

The Authority observed that the coastal land use map of SAC in 1:25000 scale indicating the site submitted by PP and noted that the site is situated outside CRZ area. Further, however, the Authority decided to direct PP to submit the following:

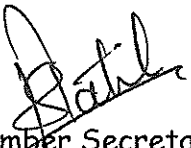
1. Alignment of Pipeline superimposed on approved CZMP in 1:4000 scale prepared by one of the MoEF authorized agency. The said CRZ map should also demarcate the new draft HTL as per the CRZ Notification, 2011.

The Authority, subject to submission of the above said CRZ map, decided to confirm that site of proposed underground steel pipeline project at Uran, Dist. Raigad is outside CRZ area.

Item No 94: CRZ status for site bearing S. No. 321 & 322 at village Saphale, Tal. & Dist. Palghar by Shri. Ravindra Hira Patil & Others.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 28.03.2016 superimposing the S. No. 321 & 322 at village Saphale, Tal. & Dist. Palghar prepared by IRS, Chennai. As per the report of IRS, Chennai:

- The total area of proposed project site in S. No. 321 & 322 at Saphale village is 11,310sqm. The proposed project site falls completely outside CRZ as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.


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- No Mangroves or any other eco-sensitive entity is present at the project site.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the project site falls completely outside CRZ area as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing Survey No. 321 & 322 at village Saphale, Tal. & Dist. Palghar is situated beyond 100m from the HTL of the Creek.

Item No 95: CRZ status for site bearing S. No. 79/2 at village Khanivade, Tal. Vasai, Dist. Palghar by Shri. Sanjay Pathak.

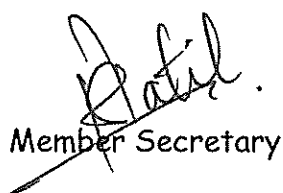
The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 28.03.2016 superimposing the S. No. 79/2 at village Khanivade, Tal. Vasai, Dist. Palghar prepared by IRS, Chennai. As per the report of IRS, Chennai:

- The total area of proposed project site in S. No. 79/2 at Khanivade Village is 5,052sqm. The proposed project site falls completely outside CRZ as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.
- No Mangroves or any other eco-sensitive entity is present at the project site.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the project site falls completely outside CRZ area as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing S. No. 79/2 at village Khanivade, Tal. Vasai, Dist. Palghar is situated beyond 100m from the HTL of the Creek.

Item No 96: CRZ status for land bearing Gut No. 2417, 2418 & 2280 at Chinchni village, Tal. & Dist. Palghar by Shri. Hemant Anant Patil.


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The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 dated 06.10.2015 superimposing the Gut No. 2417, 2418 & 2280 at Chinchni village, Tal. & Dist. Palghar prepared by IRS, Chennai. As per the map of IRS, Chennai:

- As per the CRZ map of IRS, Chennai, it seems that the project site under reference is does not fall within the 100m setback line from HTL as per approved CZMP, 1991 and CRZ Notification, 2011.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the project site under reference is does not fall within the 100m setback line from HTL as per CRZ Notification, 1991 and also as per CRZ Notification, 2011.


After deliberation, the Authority decided to confirm that site bearing Gut No. 2417, 2418 & 2280 at Chinchni village, Tal. & Dist. Palghar is situated beyond 100m from the HTL of the Creek.

Item No 97: CRZ status for land bearing plot no. A-3, CTS No. 195 (pt) of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai by M/s Sai Project Consultant.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for land bearing plot no. A-3, CTS No. 195 (pt) of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 21.03.2016, as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991, subject to the generalization error caused by the variation in the scale of mapping.
- In this case, the project site bearing CTS No. 195 (pt), plot no. A-3 at Andheri, K/W ward, Mumbai does not fall within the 100m buffer from HTL as per approved CZMP, 1991 and from HTL of CRZ Notification, 2011. Hence the plot under reference is free from CRZ for both approved CZMP, 1991 and CRZ Notification, 2011 regulations of MoEF.


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The Authority observed the CRZ map in 1:4000 scale of the IRS, and noted that the plot is shown situated inside 500 m CRZ setback line from the HTL, as per approved CZMP.

After deliberation, the Authority decided to confirm that land bearing plot no. A-3, CTS No. 195 (pt) of village Andheri, MHADA layout at D N Nagar, Andheri (W), Mumbai is situated in CRZ II area, as per approved CZMP.

Item No 98: CRZ status for plot bearing C. S. No. 344 (pt), 343 (pt) and 335 (pt) of Dharavi Division, G/N ward at V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai by M/s Kay Bee Developers Pvt. Ltd.

The project proponent was present for the meeting and presented the matter before the Authority. The PP is seeking CRZ status for plot bearing C. S. No. 344 (pt), 343 (pt) and 335 (pt) of Dharavi Division, G/N ward at V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai.

The PP has submitted the CRZ map in the scale of 1:4000 & report dated 15.03.2016, as per the report of IRS, Chennai:

- The HTL demarcated by IRS corresponds to the HTL as shown in the approved CZMP, subject to the generalized error of variation in the scale of mapping.
- The CRZ II is 100m from the HTL of bay as well as from HTL of creek, as per the 2011 CRZ guidelines, as against 500m from HTL of bay & 150 m from HTL of creek as per 1991 CZMP.
- The project site is located north of Mahim Creek and east of Mahim Bay. The distance from HTL of Mahim Bay as well as distance from HTL of Mahim Creek is more than 100m as shown in the map. The project boundary bearing C. S. No. 343 (pt) is not affected by CRZ II as per approved CZMP considering HTL of approved CZMP and 100m buffer from that considering creek, but a mere 0.85% area of C. S. 343 (pt) i.e., 2.172 sqm falls in CRZ II as per 2011 CRZ guidelines. The boundary of plot bearing C. S. No. 344 (pt) & 335 (pt) fall completely outside 100m buffer zone (CRZ II) considering both 1991 approved CZMP HTL as well as HTL as per 2011 CRZ guideline. The entire project area is not affected by mangrove buffer. There is a road on the creek ward side of the project site.


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- In view of the above, it can be concluded that only a very small portion (2.172 sqm) of C. S. No. 343 (pt) is affected by CRZ II, as per 2011 CRZ guidelines. Other two C. S. Nos. viz C. S. No. 344(pt) & 335 (pt) fall completely outside 100m buffer zone (CRZ II) considering both 1991 approved CZMP HTL as well as HTL as per 2011 CRZ guidelines. The distance of the project site from Mahim Bay and Mahim Creek is 125 m as per approved CZMP and 99m as per CRZ Notification, 2011.

The Authority observed the CRZ map in 1:4000 scale of the IRS, and noted that CRZ status of the plot as per approved CZMP differs from the new draft CRZ map of the IRS, Chennai. In the instant case, the new draft HTL demarcated by the IRS, Chennai as per CRZ Notification, 2011 is stringent, and as per which, 0.85% area of C. S. 343 (pt) i.e., 2.172 sqm falls in CRZ II as per 2011 CRZ guidelines.

After deliberation, the Authority decided to confirm that land bearing C. S. No. 344 (pt), 343 (pt) and 335 (pt) of Dharavi Division, G/N ward at V. K. Wadi, Dharavi Main Road, Dharavi, Mumbai i.e. 2.172 sqm falls in CRZ II area and rest of the plot is outside CRZ area.

Item No 99: CRZ status for site bearing plot no. 99, village Purne, Tal. Bhiwandi, Dist. Thane by M/s Tarang Developers.

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 12.04.2016 superimposing the plot no. 99, village Purne, Tal. Bhiwandi, Dist. Thane prepared by IRS, Chennai. As per the report of IRS, Chennai:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping.
- CRZ shall be applied for the land area within the width / 100m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011.
- In this case, the project site is not affected by CRZ as per CRZ Notification, 2011. It is also observed that the project site is affected by CRZ due to 100m buffer from HTL (creek) is drawn as per approved CZMP, 1991 and there is a change of HTL (creek) as per CRZ Notification, 2011 and


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approved CZMP, 1991 due to the geomorphological changes occurred from 1991 to 2011.

- There are no mangroves in the vicinity of the project site.

The Authority observed the above said CRZ map of IRS, Chennai and noted that HTL of the approved CZMP differs from the new HTL demarcated by the IRS as per CRZ Notification, 2011. The Authority decided to adopt the stringent criteria, as per which, the approved HTL is stringent in the case.


The Authority noted that the PP has submitted the CRZ map in 1:4000 scale as per which, the site bearing plot no. 99, village Purne, Tal. Bhiwandi, Dist. Thane is situated within the HTL i.e. in CRZ I area, as per approved CZMP.

Item No 100: CRZ status for plot bearing C. S. No. 1/430, 75, Chandanwadi, Bhuleshwar Division, C-ward, Mumbai by M/s Reliable Investment & Developers.

The project proponent was present for the meeting and presented the matter before the Authority. As presented, the PP is seeking CRZ status for plot bearing C. S. No. 1/430, 75, Chandanwadi, Bhuleshwar Division, C-ward, Mumbai.

The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 20.04.2016 as per which:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP, 1991 subject to the generalization error caused by the variation in the scale of mapping. There is a change in the HTL while comparing the CRZ Notification, 2011 with approved CZMP and it is mainly due to geomorphological changes occurred during 1991 & 2011.
- CRZ shall be applied for the land / site within the 100m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011. In this case, the project site containing C. S. No. 1/430 of Bhuleshwar Division, Mumbai does not fall within the 100m buffer from HTL for Back Bay. It is also stated that above said site does not fall within the 100m as per approved CZMP. 1991.
- The distance from HTL for Back Bay to the nearest corner to the project site under reference as per CRZ Notification, 2011 & approved CZMP is 307m.


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After deliberation, the Authority decided to confirm that site bearing C. S. No. 1/430 of Bhuleshwar Division, Mumbai is situated beyond 100 m CRZ setback line from Back Bay.

Item No 107: CRZ status of plot bearing F. P. No. 755 of TPS IV of Mahim Division in G/N ward situated at Swatantray Veer Savarkar Road, Mumbai by M/s Universal Estate Developers

The project proponent was present for the meeting and presented the matter before the Authority. The Authority noted that the PP has submitted the CRZ map in the scale of 1:4000 & report dated 25.06.2016 superimposing the F. P. No. 755 of TPS IV of Mahim Division in G/N ward situated at Swatantray Veer Savarkar Road, Mumbai prepared by IRS, Chennai. As per the report of IRS, Chennai:

- The HTL demarcated by IRS corresponds to the HTL shown in the approved CZMP, 1991 subject to the generalized error of variation in the scale of mapping.
- The CRZ II is 100m from the HTL for Bay areas, as per the CRZ guidelines, as against 500m from HTL according to approved CZMP, 1991. The CRZ II area is upto 100m from the HTL of Mahim Bay from the HTL of CZMP, 2000 and also from the HTL of 2011 demarcation. Based on the survey, the site is about 259m from the Mahim Bay HTL. Therefore, the site falls completely outside the CRZ II of both Creek and Sea, according to both scenarios (2000 CZMP of Greater Mumbai and 2011 guidelines)
- There is no Mangroves vegetation seen in the vicinity. Roads are existing on the seaward side of the project site as per 1991 conditions.

The Authority noted that as per the CRZ map in the scale of 1:4000 of IRS, Chennai, the site falls completely outside the CRZ II of both Creek & Sea as per approved CZMP of Mumbai and CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing F. P. No. 755 of TPS of Mahim Division in G/N ward situated at Swatantray Veer Savarkar Road, Mumbai is situated beyond 100 m CRZ setback line from Mahim Bay.


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Item No 176: CRZ remarks pertaining to Proposed Slum Redevelopment Scheme of Sant Dnyaneshwar Nagar CHS on plot No. 629(pt) at F- Block of BKC, Bandra (E), Mumbai by M/s. Akshay Sthapatya

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

Item No. 177: CRZ status of CTS No.1/A(pt), S.No. 161(pt), Plot No. D/7 to D/10, and D/15 to D/22, D/22A, D/25, D/26,D/27 of village PahadiGoregaon, at Link Road, Goregaon, West, Mumbai by M/s. Wellcity Real Estate Pvt.Ltd.

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

Item No. 178: CRZ Status of the Project Site in S. No. 89, 94 & 95 at village Nate, Tal. Rajapur, Dist. Ratnagiri by P.K. Tendulkar

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

Item No.179: CRZ Status of project site bearing CTS No. 3249, Survey No. 205, Hissa No. 4 in Khed Village, Tal- Khed, Dist- Ratnagiri by M/s. Keystone Group

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status of project site bearing CTS No. 3249, Survey No. 205, Hissa No. 4 in Khed Village, Tal- Khed, Dist- Ratnagiri.

The Authority noted the earlier decision taking in the matter during its 103rd meeting and noted the CRZ map in 1:4000 & revised report dated 6.1.2016, as per which:

- a. The area of project site in CTS No. 3249, S. No. 205, Hissa No. 4 in Khed Village, Tal. Khed, Dist. Ratnagiri, Maharashtra within 100m buffer from HTL as per approved CZMP is 302 sqm.


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- b. The area of project site in CTS No. 3249, S. No. 205, Hissa No. 4 in Khed Village, Tal. Khed, Dist. Ratnagiri, Maharashtra outside 100m buffer from HTL as per approved CZMP is 6628sqm.

After deliberation, the Authority decided to confirm that plot area admeasuring 302 Sqm is situated inside 100 m CRZ belt of the Jagbudi River and plot area admeasuring 6628 Sqm is outside CRZ area, as per the approved CZMP.

Item No. 180: CRZ status of project site bearing C.S.No. 1322/1 and 1376(pt) of village Versova, in K/W ward, situated at Juhu Versova Link Road, Mumbai by M/s. One Up Developers Pvt. Ltd

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status of project site bearing C.S.No. 1322/1 and 1376(pt) of village Versova, in K/W ward, situated at Juhu Versova Link Road, Mumbai.

The Authority noted the earlier decision taking in the matter during its 103rd meeting and noted the CRZ map in 1:4000 & revised report dated 15.6.2016. As per the said report of IRS:

- There is variation in the HTL as shown in approved CZMP of year 2000 of Greater Mumbai & that as shown as per 2011 CRZ Survey & guidelines.
- Approved CZMP of year 2000 of Greater Mumbai does not show HTL of sea & creek separately and a general blanket 500m buffer is marked from HTL, in approved CZMP of year 2000 of Greater Mumbai.
- As per 2011 CRZ provisions, the CRZ -II is upto 500m buffer from Arabian Sea and 100m buffer from the Versova creek which is shown in the map. According to this property falls outside CRZ -II area.
- The CRZ-II area in the vicinity of the property is shown as 500m from Arabian Sea and versova creek, as per the approved CZMP of year 2000 of Greater Mumbai. But, 1991 guideline provides for 100m or 150m only from the creek depending upon the width of the creek. This may please noted.
- The provisions of 2011 and the features of approved CZMP of year 2000 of Greater Mumbai with 100 m CRZ buffer from HTL of Versova creek and 500m buffer from HTL of Arabian sea are shown separately in the map, from which, it may be concluded that property falls completely outside the CRZ II area, considering HTL as per approved CZMP and HTL as per 2011 mappings (Both Scenarios).


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- The property is also not affected by 50m mangroves buffer. There is a road existing in the creekward side.

The Authority noted that as per the report of the IRS, the plot is fronting to 'Versova Creek' and hence, 100 m CRZ buffer line applies. However, in the approved CZMP of the Mumbai, the said coastal water body is classified as 'Arabian Sea', hence 500 m CRZ buffer area is demarcated in approved CZMP. The site is situated inside 500 m from the HTL of the Arabian Sea, as per approved CZMP. It is observed that plot under reference is fronting to Arabian Sea near the Versova beach and IRS has not delineated HTL of the sea for this portion and agency has only delineated HTL of creek.


The Authority further noted that M/s One up has file a WP before the Hon'ble High Court of Mumbai, wherein the MCZMA has filed an affidavit stating that the Authority cannot decide the matter since in the approved CZMP, the coastal water body is classified as 'Arabian sea' as against the report of the IRS which states it is 'Versova creek'. Further, the draft CZMPs of Mumbai are in public domain. The matter is sub-judiced in the High Court.

In the light of above, the Authority decided to defer the matter, since there is dispute on classification of coastal water body, and therefore, decided to wait till the finalization of CZMP as per 2011 CRZ Notification, draft of which is already published and open in public domain for suggestions and objections, as per the procedure stipulated in CRZ Notification, 2011.

Item No. 181: Proposals of property bearing CTS No. G/397/3 of village Bandra 'G' situated in H/West Ward, 17th Road, Santacruz West, Mumbai by M/s Ankur Premises Developers Pvt. Ltd.

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status of land bearing CTS No. G/397/3 of village Bandra 'G' situated in H/West Ward, 17th Road, Santacruz West, Mumbai.

The Authority noted the earlier decision taking in the matter during its 107th meeting and noted the CRZ map in 1:4000 & letter dated 12.10.2015 of IRS, Chennai in the matter, as per which:


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- The HTL demarcated by IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to generalized error of variation in the scale of mapping, as well as geomorphologic and anthropogenic cause.
- The site is beyond the 100 m buffer of the creek and the shortest distance from 500 m buffer of Sea HTL to the site is 1.4 m and the same is 17.4m in the map prepared by IRS.
- The mangrove and its 50 m buffer also have been indicated on the map. However, the site is away from the 50 m buffer of the mangroves.

The Authority further noted that the MCGM vide letter dated 29.1.2016 submitted that the cadastral Scale Survey for HTL / LTL with CRZ clarification has been carried out by the M/s. Ankur premises Developers Pvt Ltd., Mumbai, through MoEF authorized agency i.e. IRS, Chennai. The IRS Chennai by their letter dated 12.10.2015 addressed to M/s. Ankur Premises Developers Pvt. Ltd. is submitted. As per the Authority observation the maps is prepared showing the original HTL as per the CZMP sanctioned by MoEF (2009) with 100 mt setback line, output cadastral map with scale 1:4000 showing the HTL for plot bearing bearing CTS No. G/397/3 of village Bandra 'G' situated in H/West Ward, 17th Road, Santacruz West, Mumbai. As per the CRZ map prepared by MCGM, the plot under reference falls beyond HTL as per the CZMP sanctioned by MoEF (2009).

After detailed discussion and deliberation and considering the remarks of the MCGM, the Authority decided to confirm that plot bearing CTS No. G/397/3 of village Bandra 'G' situated in H/West Ward, 17th Road, Santacruz West, Mumbai is situated beyond applicable CRZ setback from the creek i.e. outside CRZ area

Item No.182: CRZ Status for plot bearing gut no. 3 to 17, 18A, 18B, 18C, 19,20 , 22 to 27, 29 to 34,35 part,36, 37,40, 41 A, 41B, 46, 197, 240, 249 to 253, 254/1, 262, 263/1, 264 & 270 of Mauje Bagmala, Survey no. 51/1, 51/2, 55 (pt), 56/0, 57/0, 58/1 of Mauje Mandwe, S.no. 632/1,632/2,632/3 pt , 644 pt,645/0 of Mauje Chaule, S.no. 192/1, 192/2, 192/3,192/4, 193/0, 194/1, 194/2, 203/9B, 203/17 and 204/5 of Mauje Revdanda by M/s Dynamix Vacation Resort Pvt Ltd. (108th compliance)

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


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Item No.183: CRZ status of property bearing F P No. 625, TPS IV of Mahim Division, Situated at L J Road, Mahim Mumbai by M/s Suraj Estate Developers Pvt. Ltd.

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status for S. No. 116/1 to 116/6, 117/3C, 153/1 & 1544/3/1P at Village Malodi, Kharbhav, Taluka- Bhiwandi, Dist: Thane.

The Authority noted the earlier decision taking in the matter during its 109th meeting and noted the CRZ map in 1:4000 & letter dated 1.2.2016 of IRS, Chennai in the matter. As per said CRZ map, the plot under reference is situated beyond 100m from the HTL of the Mahim Bay as per 1991 CZMP and CRZ Notification, 2011 also.

After deliberation, the Authority decided to confirm that site bearing F P No. 625, TPS IV of Mahim Division, situated at L J Road, Mahim Mumbai is situated beyond 100 m CRZ setback line from the Mahim Bay.

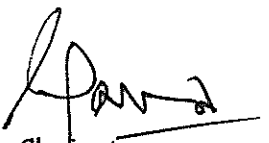
Item No. 184: CRZ Status of S. No. 116/1 to 116/6, 117/3C, 153/1 & 1544/3/1P at Village Malodi, Kharbhav, Taluka- Bhiwandi, Dist Thane by Mr. Sonesh L. Dedhia.

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status for S. No. 116/1 to 116/6, 117/3C, 153/1 & 1544/3/1P at Village Malodi, Kharbhav, Taluka- Bhiwandi, Dist: Thane.

The Authority noted the earlier decision taking in the matter during its 110th meeting and noted the CRZ map in 1:4000 & letter dated March, 2016 of IRS, Chennai in the matter. As per report of IRS, Chennai:

1. The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to generalized error caused by variation in the scale of mapping


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2. CRZ shall be applied for the land/site within the 100 m buffer zone from HTL for Bay/Creek as per para (ii) of CRZ Notification, 2011 of MoEF vide S.O. 19(E) dated 6.1.2011
3. In this case, the project site containing S. No. 116/1 to 116/6, 117/3C, 153/1 and 154/3/1P does not fall within the 100 m buffer from HTL as per 1991 approved CZMP and from HTL of 2011. Hence plot under reference S. No. 116/1 to 116/6, 117/3C, 153/1 and 1544/3/1P Malodi, Kharbao village in Bhiwandi Taluka, Thane District, Maharashtra is free from CRZ for both 1991 and 2011 regulation of MoEF

After deliberation, the Authority decided to confirm that land bearing S. No. 116/1 to 116/6, 117/3C, 153/1 & 1544/3/1P at Village Malodi, Kharbhav, Taluka-Bhiwandi, Dist Thane is beyond 100 m CRZ setback line from the creek.

Item No. 185: CRZ status of plots situated at Bandra, Mumbai by Dr. Akhtar H. Rizvi.


The project proponent presented the matter before the Authority, as per which, the PP is seeking CRZ status of following plots situated at Bandra, Mumbai.

- a. CTS No. B/1052 and B/1053
- b. CTS No. 1096 to 1101
- c. CTS No. 1007, 1008, 1009 & 1010
- d. CTS No. A/344, A/345, A/348 to A/351
- e. CTS No. 178 to 190 , 197 to 199
- f. CTS No. 217 to 223

The Authority noted the decision taken in 110th meeting and noted the CRZ map in 1:4000 scale and letter dated 22nd January, 2016 of NCESS, Thiruvanthpuram. As per report of the NCESS:

Sr. No.	CTS No.	Distance from HTL in Meter (Mapped by CESS)	Distance from HTL in Meter (Approved VZMP)
1.	CTS No. B/1052 and B/1053	325	342
2.	CTS No. 1096 to 1101	468	232
3.	CTS No. 1007, 1008, 1009 & 1010	530	257


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4.	CTS No. A/344, A/345, A/348 to A/351	357	241
5.	CTS No. 178 to 190 , 197 to 199	503	355
6.	CTS No. 217 to 223	328	217

After deliberation, the Authority decided to confirm the CRZ status of the plots as follows:

Sr. No.	CTS No.	Status as per approved CZMP
1	CTS No. B/1052 and B/1053	CRZ II
2	CTS No. 1096 to 1101	Outside CRZ
3	CTS No. 1007, 1008, 1009 & 1010	Outside CRZ
4	CTS No. A/344, A/345, A/348 to A/351	Outside CRZ
5	CTS No. 178 to 190 , 197 to 199	Outside CRZ
6	CTS No. 217 to 223	Outside CRZ

Item No. 186: CRZ status of project site bearing CTS no. C/474 of Bandra Village, H/W Ward, on St. Cyril Road, Bandra, Mumbai by Shri. Rohit Lobo.

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status for site bearing CTS no. C/474 of Bandra Village, H/W Ward, on St. Cyril Road, Bandra, Mumbai. The PP has submitted the CRZ map in the scale of 1:4000 dated 16.12.2015 superimposing the project site under reference & report prepared by IRS, Chennai.

The Authority noted the earlier decision taking in the matter during its 110th meeting and noted the CRZ map in 1:4000 & letter dated 1.6.2016 of IRS, Chennai in the matter. As per report of IRS, Chennai:

1. The HTL demarcated by the IRS corresponds to the HTL of the approved CZMP with respect to the plot under reference subject to generalized error due to scale of mapping. The satellite imagery of 1991 superimposed with HTL of Arabian Sea as per approved CZMP, HTL demarcated by IRS is submitted.


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2. The project site bearing CTS no. C/474 of Bandra Village, Mumbai is beyond 500 m from HTL of Arabian Sea as per CRZ map prepared by IRS using GPS survey as per provisions of CRZ Notification, 2011.
3. The project site bearing CTS no. C/474 of Bandra Village, Mumbai is also beyond 500 m from HTL of Arabian Sea as per approved CZMP.

After deliberation, the Authority decided to confirm that site bearing S no. CTS No. C/474 of Bandra Village, H/W Ward, on St. Cyril Road, Bandra is beyond 500 m from HTL of Arabian Sea as per approved CZMP as well as new demarcation done by IRS, Chennai, under CRZ Notification, 2011.

Item No. 187: CRZ Status of project site bearing S No. 247,250,251,253 to 259,276 to 279, 283, 284 & 291 of Varsoli village of Alibaug Taluka in Dist. Raigad by Mrs.Shilpa Pratap Gambhir & Others

The Project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status for site bearing S No. 247,250,251,253 to 259,276 to 279, 283, 284 & 291 of Varsoli village of Alibaug Taluka in Dist. Raigad.

The Authority noted the earlier decision taking in the matter during its 111th meeting and noted the CRZ map in 1:4000 scale dated 20.4.2016 and report of IRS, Chennai, submitted by PP. As per the conclusion of the report:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in the approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping and also changes in the Geomorphology.
- CRZ shall be applied for the land/ site within the width / 100m buffer zone from HTL for Bay/Creek as per Para (ii) of CRZ Notification, 2011 of MoEF vide S. O. 19(E), dated 06.01.2011. In this case, the details about the area not affected by CRZ (Non CRZ Areas) and affected by CRZ - IB and CRZ III (CRZ areas) as per CRZ Notifications, 1991 and CRZ Notifications, 2011 are given in the Annexure - I by considering CRZ buffer width of the creek.
- It is also observed that Survey Nos. 247, 254, 255, 256, 257, 258, 259, 276,277,278, 279, 283, 284 & 291 of Varsoli village, Tal. Alibag, Dist. Raigad are conclusively beyond CRZ based on CRZ buffer width of the Creek from HTL shown in the approved CZMP as well as CRZ Notification, 2011.


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- The area given in this table is calculated based on percentage area obtained from GIS using P-Line method and converted to Square Meters using the area found in the Property Card / Revenue Records.

Survey No.	Based on 100m width or width of the Creek whichever is less Criteria						Total area as per city survey record / revenue records (Sqm)
	Area as per CRZ Notification, 1991			Area as per CRZ Notification, 2011			
	Not Affected (Sqm)	CRZ I B (Sqm)	CRZ III (Sqm)	Not Affected (Sqm)	CRZ I B (Sqm)	CRZ III (Sqm)	
250	275.65	15.40	908.95	150.06	30.30	1019.64	1200.00
251	11724.78	-	235.22	11136.42	-	823.58	11960.00
253	6500.00	-	-	6048.76	-	451.24	6500.00

After deliberation, the Authority decided to confirm the CRZ status of the plots as follows:

- Survey Nos. 247, 254, 255, 256, 257, 258, 259, 276, 277, 278, 279, 283, 284 & 291 of Varsoli village, Tal. Alibag, Dist. Raigad are beyond applicable CRZ setback from the HTL of the creek, as per approved CZMP as well as new demarcation under CRZ Notification, 2011, carried by IRS, Chennai.
- With respect to Survey No. 250, 251 and 253, the Authority decided to apply the stringent criteria. It is observed that, in the instant case, CRZ status as per the demarcation done by the IRS, Chennai is stringent. Hence, the CRZ status is as follows:

Area as per CRZ Notification, 2011			Total area as per city survey record / revenue records (Sqm)
Not Affected (Sqm)	CRZ I B (Sqm)	CRZ III (Sqm)	
150.06	30.30	1019.64	1200.00
11136.42	-	823.58	11960.00


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6048.76	-	451.24	6500.00

Item No. 188: CRZ status for survey no. 81/1/3 & 81/1/12 at Village Vangaon, Tal- Dahanu, Dist: Palghar by Shri. Birendra Brijraj Thakur.

The project proponent was present for the meeting and presented the proposal before the Authority. The Authority noted that the PP is seeking the CRZ status for site bearing S. No. 81/1/3 & 81/1/12 at village Vangaon, Tal. Dahanu, Dist. Palghar.

The Authority noted the earlier decision taking in the matter during its 111th meeting and noted the CRZ map in 1:4000 scale and report of IRS, Chennai submitted by PP. As per the said report:

- Total area of proposal project site in survey nos. 81/1/3 & 81/1/12 at Vangaon village is 15,372sqm. As per CRZ Notification 1991, an area of 9,429.28 sqm in the proposed project site falls under CRZ III and the remaining area falls outside CRZ. As per CRZ Notification, 2011, an area of 656.12sqm in the proposed project site falls under CRZ III and the remaining area falls outside CRZ.

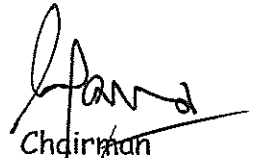
After deliberation, the Authority decided to confirm that Out of total area of project site survey no. 81/1/3 & 81/1/12 at Village Vangaon, Tal- Dahanu, Dist: Palghar, an area of 9,429.28 sqm in the proposed project site falls under CRZ III and the remaining area falls outside CRZ, as per approved CZMP.

Item No. 189: CRZ status of S no. 216, 217A/2, 240/1 at Village Panchali, Tal- Palghar, Dist. Palghar by Centennial Enterprises.

The Project proponent was present for the meeting and presented the matter before the Authority. The PP is seeking the CRZ status for site bearing S. No. 216, 217A/2, 240/1 at village Panchali, Tal. Palghar, Dist. Palghar.

The Authority noted that the PP has submitted the the CRZ map in the scale of 1:4000 dated 19.10.2015 and revised report of the IRS, Chennai. The report of the IRS mentions as follows:


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- As per the conclusion, the total area of proposed project site in survey nos. 216, 217 & 240 in Panchali Village is 11,075 sqm. As per CRZ Notification, 1991, an area of 250.13sqm in the proposed project site falls under CRZ III and the remaining area falls outside CRZ. As per the CRZ Notification, 2011, the proposed project site falls completely outside CRZ.
- No Mangroves or any other eco-sensitive entity is present at the project site.

After deliberation, the Authority decided to confirm that Out of total area of project site S no. 216, 217A/2, 240/1 at Village Panchali, Tal- Palghar, Dist. Palghar, an area of 250.13 sqm in the proposed project site falls under CRZ III and the remaining area falls outside CRZ as per approved CZMP.

Item No.190: CRZ status of S no. 153, 154, 186 at Village Saravli, Tal- Palghar, Dist: Palghar by Shri. Bajirao Padmakar & Others.

The Project proponent was present for the meeting and presented the matter before the Authority.


The Authority noted that the PP vide its letter dated 01.04.2016 submitted CRZ map in the scale of 1:4000 and report of IRS, Chennai along with conclusion with respect to CRZ status of the plot as per approved CZMP of the area.

- As per the conclusion, the proposed project site bearing Survey nos. 153, 154 & 186 in Saravali Village falls completely outside CRZ area as per CRZ Notification, 1991 as well as CRZ Notification, 2011.

After deliberation, the Authority decided to confirm that site bearing S no. 153, 154, 186 at Village Saravli, Tal- Palghar, Dist: Palghar is situated beyond 100 m CRZ setback line from the creek.

Item No. 191: CRZ status of S no. 92/2 at Village Zai, Tal. Talasari, Dist. Palghar by Shri. Shivkumar Rawal

The Project proponent was present for the meeting and presented the matter before the Authority. The PP presented that there is CRZ demarcation dated 19.10.2016 done in 1:4000 scale by the IRS, Chennai for the plot bearing S. No. 147


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at Village Zai, Tal. Talasari, Dist. Palghar. The said CRZ map also shows the S. No. 92/2 of village Zai, for which the PP is seeking the CRZ status.

The Authority observed the said CRZ map of the IRS, Chennai and noted that the plot bearing survey No. 92/2, at village Zai, Tal. Talasari, Dist. Palghar is situated beyond 100m from HTL as per approved CZMP and as per CRZ Notification, 2011 also.

After deliberation, the Authority decided to confirm that site bearing S no. 92/2 at Village Zai, Tal. Talasari, Dist. Palghar is beyond 100 m CRZ setback line from the creek.

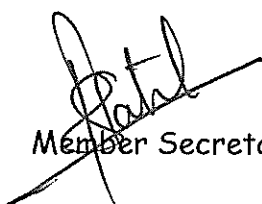
Item No.192: CRZ status at plot bearing survey no. 12, 13 & others of village Majiwada, Thane (W) by M/s Kapstone Constructions

The project proponent was presented for the meeting and presented the matter. The PP presented that there is earlier Environment clearance dated 15th May, 2012 from MoEF, New Delhi for the development on the plot bearing survey no. 12, 13 & others of village Majiwada, Thane (W). Now, the PP is seeking the CRZ status of the plot, considering the 100 m CRZ buffer area from the HTL of the creek as per the provisions of the CRZ Notification, 2011.

The Authority noted the CRZ map and report of IRS, Chennai pertaining to land comprising survey Nos. 35(pt), 36(pt), 37(pt), 38(pt), 45(pt), 46(pt), 327(pt), 328(pt), 329(pt), 345(pt), 423(pt) and and 424(pt) village of Majiwade, Thane.

During the meeting, the Authority observed the followings:

1. PP to submit the CRZ map which has been considered by the MoEF, New Delhi for granting the earlier CRZ clearance in the year 2012.
2. PP to submit the survey nos. for which the CRZ clearance has been granted by the MoEF, New Delhi.
3. PP to clarify whether there is any earlier reclassification done by the MoEF for the site.
4. PP to submit report from the planning authority delineating the existing construction of the PP.


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After deliberation, the Authority decided to defer the matter for the submission of the compliance as stated above. In the meanwhile the TMC is prohibited from according any approvals/ clearances to this project.

Table item.1: Proposed construction of Ghodbundar Jetty, Thane by MMB

Officials from Maharashtra Maritime Board presented the proposal of construction of Ghodbunder jetty, Thane. The proposal is for construction of Ghodbunder jetty, bund wall and slope at Ghodbunder road, Thane. The size of the jetty is 50 m x 10 m horizontally and 40 m x 10 m vertically. The land under reference falls in CRZ IA, CRZ-III & CRZ IVB area. It is observed that no land is available on the opposite side of the creek for the jetty. The PP has submitted the rapid EIA/ EMP for the project.

The Authority after detailed deliberation decided to recommend the proposal to SEIAA from CRZ point of view subject strict compliance of following 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. Hon. High Court permission should be obtained, since the project involves destruction / cutting of the mangroves.
3. Five times the number of mangroves destroyed / cut during the construction process shall be replanted.
4. Environment Management Plan should be implemented in order to conserve and protect the coastal environment.
5. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
6. MMB to ensure that local fisherman will have access for the jetty.
7. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

Table item no.2: Clarification for additional construction on plot bearing C. No. 832 of Worli Division, Worli Estate Scheme No. 52, Khan Abdul Gaffar Khan Road, Mumbai by M/s Karp Estate Private Limited


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The Project Proponent was present for the meeting and presented that the MCZMA in its 114th meeting granted the CRZ recommendation for redevelopment on dilapidated building on plot bearing C. No. 832 of Worli Division, Worli Estate Scheme No. 52, Khan Abdul Gaffar Khan Road, Mumbai in CRZ II area, under DC Reg no. 33(6) of DCR 1991.

Now, the PP has presented that DC Reg no. 33(24) shall be made applicable for the project and for the same, revised clearance from the MCZMA is not required, in the light of Clarification letters dated 10th March, 2015 and 30th June, 2016 of the MoEF, New Delhi.

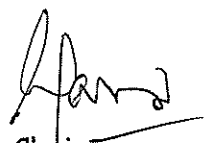
The PP presented that in view of above mentioned clarification from MoEF to Hon. MC, MCGM dated 30th June, 2016, subsequent appraisal and recommendation of MCZMA is not required once the said proposal has already been approved as per para 8(v)(1)(ii)(c) of CRZ Notification, 2011 wherein the proposal is eligible for TCPR / DCR prevailing on the date on which the project is granted approval by competent Authority.

The Authority noted the background of the matter and noted the earlier decisions of the MCZMA taken in its 86th, 93rd and 99th meeting held on 27th November, 2013, 25th August, 2014 and 16th May, 2015 respectively, regarding applicability of DC Reg No. 33(24) in CRZ II area. The Authority further noted the opinion of Law & Judiciary department thorough Advocate General and WP No. (L) No. 144/2015 filed by M/s HBS before the Hon'ble High Court. AG confirmed the opinion with regards to applicability of prevailing DCR as on 6.1.2011 for redevelopment of dilapidated, cessed and unsafe buildings. MoEF vide the clarification dated 10th March, 2015 permitted prevailing DCR for redevelopment of dilapidated, cessed and unsafe buildings.

Provisions of the CRZ Notification, 2011 stipulates that for redevelopment of dilapidated, cessed and unsafe buildings, the DCR prevailing as on the date on which the project is granted approval by the competent Authority is applicable to enable the redevelopment of dilapidated, cessed and unsafe buildings project viable in Mumbai.

Further, the Authority noted the MoEF vide letter dated 10th March, 2015 which clarifies that *"according to CRZ Notification, 2011 the development / redevelopment of dilapidated, cessed and unsafe buildings is to be taken up in*


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accordance with the local Town & Country Planning Regulations of MCGM / UDD, GoM prevailing as on the date of grant of approval to such projects. Accordingly, it is informed that CRZ Notification, 2011 permits development/ redevelopment of dilapidated, cessed and unsafe buildings in accordance with all the DCRs which have been issue before the date of grant of approval by the competent Authority"

Further, the MCZMA noted the clarification letter F. No. 11-70/2007-IA.III dated 30.6.2016 of MoEF, New Delhi issued to Municipal Commissioner, MCGM which states as follows:

"the necessity of appraisal and recommendation of MCZMA on subsequent occasion after first recommendation is not required in view of para 8(v)(1)(ii)(c) of CRZ Notification, 2011 which relates to redevelopment / reconstruction of old and dilapidated, cessed and unsafe buildings in CRZ areas falling within the limits of Greater Mumbai which is eligible for TCPR prevailing as on the date on which the project is granted approval by the competent Authority"

In the light of above clarifications issued by the MoEF, opinion of Advocate General obtained through Law & Judiciary department of Govt of Maharashtra, the Authority after detailed discussion and deliberation decided to communicate the clarification issued by MoEF, New Delhi in the instant matter under consideration to MCGM in the matters wherein MCZMA recommended cases under para 8.V.1.(ii)(c) of CRZ Notification, 2011 with prevailing town and country planning regulations following the procedure as stipulated in the CRZ Notification of 2011 (amended from time to time). The concerned planning Authority may decide the instant under para 8.v. (1) (c) of CRZ Notification, 2011 on subsequent occasion after first recommendation from the MCZMA is obtained, as clarified by the MoEF, New Delhi vide its letter dated 30th June, 2016 to MC.

Discussion item:

As per the MoEF Notification dated 23rd March, 2017, approved CZMP is valid till 31st July, 2017. However, at present, new draft CZMP of Mumbai, Raigad and Ratnagiri under CRZ Notification, 2011 has been published. Further, draft CZMPs of Thane and Sindhudurg districts would be published soon.


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In the light of approved CZMP and draft CZMPs, the Authority after deliberation decided that, stringent of the two CZMPs should be considered, henceforth, for scrutinizing the proposals from CRZ point of view.

Considering the provisions of the CRZ Notification, 2011, approved CZMP and draft CZMPs, CRZ buffer area of 500 m from the stringent HTL of Seafront and 100 m or width of the creek whichever is less from the stringent HTL of the tidally influenced water bodies such as creek/ river etc. would be considered.

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

Annexure I

List of the members present during the meeting -

- 1) Mr. Dilip Shinde, Commissioner, Fisheries
- 2) Mr. Chavan, Dy. Che. Eng. (DP), MCGM,
- 3) Dr. Mahesh Shindikar, CoEP, Pune
- 4) Dr. B. N. Patil, Director , Environment & Member Secretary, MCZMA


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