

**Minutes Of The 160<sup>th</sup> (Day 2) Meeting Of Maharashtra Coastal Zone  
Management Authority Held On 11<sup>th</sup> August, 2022**

**MINUTES OF THE 160<sup>th</sup> (Day 2) MEETING OF MAHARASHTRA COASTAL  
ZONE MANAGEMENT AUTHORITY HELD ON 11<sup>th</sup> AUGUST, 2022**

The 160<sup>th</sup> meeting (Day 2) of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 11<sup>th</sup> August, 2022

List of members present in the meeting is at **Annexure-I**.

At item no. 32 in 159<sup>th</sup> meeting of the MCZMA held on 22<sup>nd</sup> July, 2022, geo-coordinates of the IEX and IAX in table shall be read with interchange.

**Item No.1:** Proposed addition, alterations, restoration work of external facade, interior work and installation of lift and change from residential user to departmental stores, along with in existing building known as 'Contractor Residence' on plot bearing C. S. no. 566 of Malbar Hill Division, Kemps Corner, August Kranti Marg, D ward, Mumbai by Shri. Saroosh Cowasjee Dinshaw

The project proponent presented the proposal before the Authority. The PP presented that There is existing building on site comprised with G + 2 (Pt) & G + 3 (pt) existed prior to 1962 known as 'Contractor Residence' on plot bearing C. S. no. 566 of Malbar Hill Division, Kemps Corner, August Kranti Marg, D ward, Mumbai. The proposal is for addition, alterations, restoration work of external facade, interior work and installation of lift and change from residential user to departmental stores, along with in existing building known as 'Contractor Residence' on plot bearing C. S. no. 566 of Malbar Hill Division, Kemps Corner, August Kranti Marg, D ward, Mumbai. Total area of plot is 1965.43sqm and existing BUA is 1915.35sqm.

The Authority noted that as per the approved CZMP under CRZ Notification, the plot under reference is falls in CRZ II area. It is situated on landward side of existing road



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The Authority further noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved and signed. Hence, as per approval letter dated 29<sup>th</sup> Sep, 2019 of MoEF&CC, New Delhi, "all proposals in Mumbai City and Mumbai Suburban received henceforth for CRZ clearance shall be considered as per CRZ Notification, 2019 only. However, pending proposal under CRZ Notification 2011, if any, may be considered at the discretion of project proponent"

The Authority asked the PP whether the PP wish to consider the proposal under CRZ Notification, 2011 or 2019. The PP presented that the proposal is submitted under CRZ Notification, 2011 and requested the Authority to consider the proposal under CRZ Notification, 2011.

The Authority from the remarks of MCGM noted that regulation 8(e) of DCR 1967 (ii) permits - "Stores or shops for the conduct of retail business including Departmental stores are allowed"

Hon'ble MC, MCGM has approved concessions as required for the proposal on 10.2.2021 and 24.2.2021. Mumbai Heritage Conservation Committee (MHCC) has granted Haritage NOC on 23.03.2018, since the existing structure is listed Grade III Heritage structure.

The PP further presented that the proposal does not involve reconstruction and user is permissible in town & country planning regulations existing as on 19.2.1991 (DCR 1967), as per remarks of the MCGM. The Authority noted the same.

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning Authority subject to compliance of following conditions:

1. Proposed activities should be in accordance with provision of the CRZ Notification, 2011
2. MCGM should strictly ensure that the proposed activities are within the limit of permissible FSI as per DCR 1967
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.

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

**Item No.2:** Proposed redevelopment of existing dilapidated building on plot bearing C. S. no. 8/738 of Malabar Hill Division, situated at the Junction of Bhulabhai Desai Road and Padder Road, D ward, Mumbai by M/s Shree Somnath Infra Pvt Ltd.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of existing dilapidated building on plot bearing C. S. no. 8/738 of Malabar Hill Division, situated at the Junction of Bhulabhai Desai Road and Peddar Road, D ward, Mumbai.

MCZMA vide letter dated 5<sup>th</sup> Feb, 2020 has granted the CRZ recommendation for the proposal of reconstruction of existing dilapidated building on plot under reference.

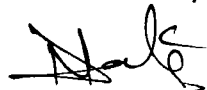
Now, the current proposal is expansion of the earlier proposal. Proposed high rise residential building comprising of residential block comprising of ground floor for entrance lobby and Convenience shops + 1<sup>st</sup> level for Cottage industries + 1<sup>st</sup> to 7<sup>th</sup> podium floor + 8<sup>th</sup> part podium and part IT office + 1<sup>st</sup> amenity floor + 2nd Amenity floor + service floor + 1st floor to 3rd floor residential floor + service floor + 4<sup>th</sup> to 12<sup>th</sup> residential floor + service floor + 15<sup>th</sup> to 19<sup>th</sup> upper residential with total height of wing 127.65 mt from general ground level to terrace level & IH block for inclusionary housing provision comprising of ground floor + 1<sup>st</sup> to 8<sup>th</sup> upper residential, as per DCPR 2034.

As per MCGM, Total plot Area is 4595.06 Sqm, Permissible BUA is 15481.37 sqm and Total Proposed BUA is 15392.60 Sqm.

As per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road.

As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose. Further Plot is partly affected by Green Belt (EOS 2.7)

The Authority noted that the proposal was earlier deliberated in 159<sup>th</sup> (Day 2)

  
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meeting of the MCZMA held on 7<sup>th</sup> June, 2022 wherein the Authority sought the details of the industrial activities proposed in the proposal and clarification whether the construction is proposed on the area affected by the green belt.

The PP vide letter dated 21.7.2022 submitted clarification as follows:

1. Clarification regarding cottage industry:

As per DCPR 2034, existing Bhulabhai Desai Marg, the proposal was to provide cottage industry related user shops. However, the project proponent would (provide only shops in current project as permissible in DCPR 2034 under Reg 34. As such industry was not proposed, user of shops was proposed under cottage industry user ( Similar to Fab India as an example). There will not be creation of any industries, which complies with the provisions of the CRZ Notification, 2019.

2. Clarification regarding BMC remarks:

Currently the proposal has obtained concession approval (No. CHE / CTY / 1189/D337 (New) dated 25.10.2021) total construction area of 39,842.38 Sqm (15392.60 Sqm + 24449.78 Sqm). This proposal already had CRZ clearance which was obtained on 5.2.2020 and currently there is expansion in the project, hence, we are seeking revised CRZ approval.

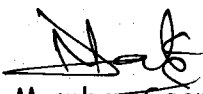
3. Clarification regarding construction proposed on said plot area i.e. Green Belt area CRZ III (NDZ) area:

There is no construction in CRZ III (NDZ). Construction activities are constructed on Non NDZ zone.

The Authority noted that the MCGM vide letter dated 5.8.2022 has clarified that now cottage industry is not proposed and in amended IOD dated 13.7.2022 same has been replaced with NR as per permissible user in DCPR 2034. MCGM has further clarified that new construction proposed under this proposal is not on green belt.

The PP during the meeting states that FSI in the proposal is as per town & Country planning regulations existing as on 18<sup>th</sup> January, 2019 i.e DCPR upto 18<sup>th</sup> January, 2019. The Authority noted the same.

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



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*applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."*

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. Local body to ensure that the seaward side plinth of the existing structure is maintained for redevelopment.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
6. All other required permission from different statutory authorities should be obtained

**Item No.3:** CRZ status for proposed SRA scheme on plot bearing CS no. 1984 corresponding to plot no. 143 (pt), 146 (pt), 147 (pt) pf Block III & IV of Backbay Reclamation, PP Marg, Mumbai by M/s Neumec Estate

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ status for proposed SRA scheme on plot bearing CS no. 1984 corresponding to

  
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plot no. 143 (pt), 146 (pt), 147 (pt) pf Block III & IV of Backbay Reclamation, PP Marg, Mumbai

The PP submitted report & CRZ map in 1:4000 scale prepared by IRS, Chennai dated April, 2022. As per the said CRZ map and Report:

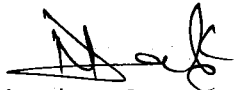
- The project site falls partially in CRZ II and remaining outside CRZ area as per approved CZMP map vide CRZ Notification, 2019.
- The proposed building (sale building) inside the project site falls entirely in CRZ II area as per approved CZMP map vide CRZ Notification, 2019.
- The proposed building (Rehab. bldg 1 & 2) inside the project site falls entirely outside CRZ area as per approved CZMP map vide CRZ Notification, 2019.
- Proposed project site details are as follows:

Sr. No.	Description	CRZ Classification	Area in Sqm	Total area in Sqm
1	Proposed project site boundary	CRZ II	2498.70	4312.30
		Outside CRZ	1813.60	
2	Proposed building (Sale bldg)	CRZ II	488.17	488.17
3	Proposed building (Rehab. Bldg 1)	Outside CRZ	480.61	480.61
4	Proposed building (Rehab. Bldg 2)	Outside CRZ	40.14	40.14

The Authority further noted that the State Govt vide letter dated 8<sup>th</sup> Feb, 2019 has requested for clarification from competent Authority about the permissibility of the Slum Rehabilitation Scheme in CRZ II areas as per CRZ Notification, 2019. The Authority further noted that the clarification from the competent Authority is awaited. Till that time, the SRA scheme in CRZ areas could not be allowed.

As request of the PP, only the CRZ status of the matter is being issued, considering report dated April, 2022 of the IRS, Chennai, as per CZMP under CRZ Notification, 2019, which is as follows:

Sr. No.	Description	CRZ Classification	Area in Sqm	Total area in Sqm
1	Proposed project site boundary	CRZ II	2498.70	4312.30
		Outside CRZ	1813.60	
2	Proposed building	CRZ II	488.17	488.17

  
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	(Sale bldg)			
3	Proposed building (Rehab. Bldg 1)	Outside CRZ	480.61	480.61
4	Proposed building (Rehab. Bldg 2)	Outside CRZ	40.14	40.14

In the instant matter, the above stated CRZ status shall not be construed as CRZ recommendation for carrying out any work related to proposed SRA scheme. The Planning Authority should take note and strictly ensure the same. The clarification from the MoEF&CC, New Delhi regarding permissibility of the SRA schemes is awaited. After receipt of the said clarification from the MoEF&CC, New Delhi, the PP need to apply afresh for seeking CRZ recommendation for proposed SRA scheme.

**Item No.4:** Propose redevelopment on plot bearing CTS No. 583 of village Juhu, Vile Parle (W), Mumbai by Mr. Yogesh Shah

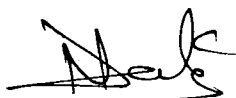
The project proponent presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. 583 of village Juhu, Vile Parle (W), Mumbai. There is existing ground + 1<sup>st</sup> to 9<sup>th</sup> upper floors structure is to be demolished.

The PP presented that proposed building is comprising of stilt for entrance lobby + 1<sup>st</sup> to 7<sup>th</sup> upper floor as podium for car parking + 8<sup>th</sup> to 12<sup>th</sup> + 14<sup>th</sup> + 15<sup>th</sup> + 16<sup>th</sup> (pt) + mezzanine upper floor for residential use, as per DCPR-2034.

As per remarks of the MCGM, Total plot Area is 656.70 Sqm, Built up area proposed (FSI)- 2127.41 Sqm, BUA free of FSI - 4525.08 Sqm and Total construction area is 6652.49 Sqm. Hon'ble MC, MCGM has approved various concessions on 13.12.2021.

The PP during the meeting states that FSI in the proposal is as per town & Country planning regulations existing as on 18<sup>th</sup> January, 2019 i.e DCPR upto 18<sup>th</sup> January, 2019. The Authority noted the same.

As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.



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As per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road prior to 1991.

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

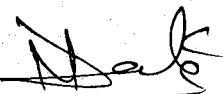
The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Item No.5:**

Revalidation of CRZ NoC for the proposed redevelopment on plot bearing C. S. no. 4/441 of Malbar Hill Division, off Little Gibbs road, Malabar Hill, D ward, Mumbai by M/s Barai Architects.

  
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The project proponent presented the proposal before the Authority. The PP is seeking the revalidation of the earlier CRZ recommendation dated 31.3.2017 granted to the proposal of redevelopment on plot bearing C. S. no. 4/441 of Malbar Hill Division, off Little Gibbs road, Malabar Hill, D ward, Mumbai. The PP states that work was stalled for 2 years due to covid protocols. At present, work is at last stage of completing the stage.

The Authority noted that as per para 4.2 of the CRZ Notification, 2011 amended on 6<sup>th</sup> March, 2018, *the clearance accorded to the projects under this notification shall be valid for a period of seven years from the date of issue of such clearance:*

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

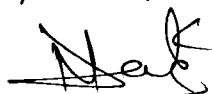
*Provided further that the period of validity may be extended for a maximum period of three years in case an application is made to the concerned authority by the applicant within the validity period, along with recommendation for extension of validity of the clearance by the concerned State / Union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

After deliberation, the Authority decided to revalidate the CRZ recommendation dated 31.3.2017 for 7 years i.e. upto 30.3.2024

**Item No.6:** Proposed redevelopment of property bearing CTS no. 600 of village Juhu, plot no. 26 of Jai Hind CHS at N. S. Road no. 12, JVPD Scheme, Vile Parle (W), Mumbai by Mr. Jayesh K. Shah & others

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of dilapidated property bearing CTS no. 600 of village Juhu, plot no. 26 of Jai Hind CHS at N. S. Road no. 12, JVPD Scheme, Vile Parle (W), Mumbai.

There existed a dilapidated category structure of ground floor + 1<sup>st</sup> floor to 3<sup>rd</sup> upper floor and the same has been demolished as per the pull down notice issued by MCGM, but the work has not commenced yet on site as on date.

  
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The PP presented that proposed building comprises of parking other amenities and entrance lobby + 1<sup>st</sup> to 2<sup>nd</sup> floor for parking and Society Office room + 3<sup>rd</sup> to 5<sup>th</sup> for residential use + part 6<sup>th</sup> floor for fitness centre and refuge area + 7<sup>th</sup> to 11<sup>th</sup> floor as residential user with total height of 43.50 mt. upto terrace level slab, as per DCPR-2034

As per remarks of the MCGM, Total plot Area is 669.80 Sqm, Built up area proposed (FSI)- 1989.16 Sqm, BUA free of FSI - 1051.34 Sqm and Total construction area is 3040.50 Sqm. Hon'ble MC, MCGM has approved various concessions on 8.12.2021.

The PP during the meeting states that FSI in the proposal is as per town & Country planning regulations existing as on 18<sup>th</sup> January, 2019 i.e DCPR upto 18<sup>th</sup> January, 2019. The Authority noted the same.

The plot falls in Residential zone as per old 1967 DP and sanctioned DP (1993) as well as DP 2034 and is not under any reservation as per all these development plans.

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

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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



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1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Item No.7:** Proposed redevelopment on plot bearing CS no. 3D/755 of Malabar Hill Division known as Geetanjali CHSL, in D ward, Mumbai by Shri. Prashant Girish Choksey

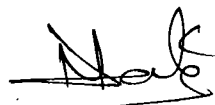
The project proponent presented the proposal before the Authority. The proposal is for redevelopment property (M/s Geetanjali CHS Ltd) on plot bearing CS no. 3D/755 of Malabar Hill Division in D ward, Mumbai.

The PP presented that proposed residential building comprising of single level basement for services & car parking by way of 01 no. of car lift + Stilt and entrance lobby + 1<sup>st</sup> podium floor for parking by way of 1 no. of car lift & services i.e. sub-station, meter room and D.G. set + 2<sup>nd</sup> to 7<sup>th</sup> podium for car parking + 8<sup>th</sup> podium for car parking & fitness centre + Service floor + 1<sup>st</sup> to 8<sup>th</sup> + 9<sup>th</sup> floor for residential user + Service floor for filtration tank of swimming pool + terrace floor with swimming pool open to sky as per DCPR 2034.

Plot area is 1314.39 Sqm and Proposed built up area (FSI) is 4657.13 Sqm, The MC, MCGM has approved various concessions on 25.2.2022.

The PP during the meeting states that FSI in the proposal is as per town & Country planning regulations existing as on 18<sup>th</sup> January, 2019 i.e DCPR upto 18<sup>th</sup> January, 2019. The Authority noted the same.

As per DP 2034 the plot under reference is situated in Residential Zone and not reserved for any public purpose.

  
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The remarks of the MCGM states that, the site falls in CRZ II area, as per approved CZMP and situated on landward side of the exiting road.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Item No.8:** Proposed redevelopment of building on plot bearing CTS no. 590 of village Juhu, Plot no. 16 at N. S. Road no. 12, JVPD Scheme, Vile parle (W), K/W ward, Andheri, Mumbai by Shri, Parimal Kantilal Shroff & Others

The project proponent presented the proposal before the Authority. On the site, Bungalow comprising Gr + 4 floor is existing on the site which has been

  
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declared unsafe and notice u/ sec 354 of MMC Act is served by Asst Commissioner, MCGM on 10.8.2021.

Proposed building comprising of Basement for parking, fitness centre and ancillary uses + Stilt + 1<sup>st</sup> to 4<sup>th</sup> podium floors for parking + 1<sup>st</sup> to 4<sup>th</sup> floors quadruples + 5<sup>th</sup> to 10<sup>th</sup> duplex floors for residential users as per DCPR 2034.

As per MCGM remarks, Plot area is 669.80 Sqm, Proposed built up area (FSI)- 1989.31Sqm, BUA as free of FSI is 2726.69 Sqm and Total construction area is 4716.00 Sqm. The proposal has received various concessions from the Hon'ble MC on 3.12.2021

The PP during the meeting states that FSI in the proposal is as per town & Country planning regulations existing as on 18<sup>th</sup> January, 2019 i.e DCPR upto 18<sup>th</sup> January, 2019. The Authority noted the same.

As per DP remarks, falls in Residential zone. The plot is abutting 12.20 meter wide existing Perry cross road.

As per approved CZMP, 2019, the site falls in CRZ II area and situated on landward side of existing road.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

  
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1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Item No.9:** Proposed redevelopment of residential building on plot bearing CTS No. C/332 to C/335 of village Bandra at Perry Cross Road HW Ward Bandra West Mumbai by M/s. Lalit Prakash CHSL

The project proponent presented the proposal before the Authority. The proposal of redevelopment of old building which is demolished on the site. The same is allowed to be demolished after IOD and work will be commenced after grant of the CC As per DP remarks, falls in Residential zone. The plot is abutting 12.20 meter wide existing Perry cross road.

Proposed Residential building comprising of one basement + Ground floor + 1<sup>st</sup> to 6<sup>th</sup> floor part and podiums part + 7<sup>th</sup> floor part + 8<sup>th</sup> to 17<sup>th</sup> & 18<sup>th</sup> part upper floors for residential user as per DCPR 2034.

As per MCGM remarks, Plot area is 1055.70 Sqm, Proposed built up area (FSI)- 3130.91 Sqm, BUA as free of FSI - 4299.09 Sqm, Total construction area is 7430.00 Sqm. The proposal has received various concessions from the Hon'ble MC on 29.12.2021.

  
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The PP during the meeting states that FSI in the proposal is as per town & Country planning regulations existing as on 18<sup>th</sup> January, 2019 i.e DCPR upto 18<sup>th</sup> January, 2019. The Authority noted the same.

As per approved CZMP, 2019, the site falls in CRZ II area and situated on landward side of existing road.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Local body to ensure that the seaward side plinth of the existing structure is maintained for redevelopment.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
6. All other required permission from different statutory authorities should be obtained.

  
Member Secretary

  
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**Item No.10:** Proposed SR Scheme on slum plot bearing CTS No. 1165, 1166/1 to 7, 1167, 1168, 1168/1 to 11, 1169, 1169/1 to 5, 1170, 1170/1 to 11, 1171, 1172, 1172/1 to 4 of village Versova Tal. Andheri, Mumbai by M/s. One Stop Business Service LLP.

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

The Authority noted that the State Govt vide letter dated 8<sup>th</sup> Feb, 2019 has requested for clarification from competent Authority about the permissibility of the Slum Rehabilitation Scheme in CRZ II areas as per CRZ Notification, 2019. The Authority further noted that the clarification from the competent Authority is awaited. Accordingly, the matter is deferred.

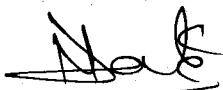
**Item No.11:** Proposed redevelopment of existing residential building on plot bearing CTS No. C/1395, 1396 & 1397 of village Bandra (C) at pali Hill Road, Bandra West, Mumbai by Shri Ajay Ashar

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of exiting residential building on plot bearing CTS No. C/1395, 1396 & 1397 of village Bandra (C) at pali Hill Road, Bandra West, Mumbai. As per DP 2034 the plot under reference is in residential zone and is not reserved for any public purpose. There existed one ground floor + 1<sup>st</sup> upper floor structure (prior to 1961) of residential use

Proposed residential building comprises of 3 level basement + Ground (pt)/ stilt (pt) + 1<sup>st</sup> to 12<sup>th</sup> + 13<sup>th</sup> (pt) upper floors as per DCPR 2034.

As per MCGM remarks, Area of plots is 2115.90 Sqm, Proposed built up area (FSI) is 4324.87 Sqm, BUA as free of FSI is 7096.89 Sqm and Total construction area is 11422.76 Sqm. The proposal has received various concessions from the Hon'ble MC on 20.12.2019.

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

  
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The PP has submitted the CRZ map (1:4000 scale) prepared by IRS, Chennai in the year 2017, as per which, said plot is partly affected by CRZ II area, admeasuring to 373.43 sqm and the remaining area, admeasuring to 1593.13 sqm falls in Non CRZ areas.

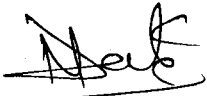
The PP during the meeting presented that the for the CRZ II portion, FSI as per DCR 1967 is proposed and for Non CRZ portion, FSI as per prevailing DCR 2034 is proposed. The Authority noted the same.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is as per FSI in accordance with DCR 1967 and for Non CRZ portion, FSI is as per prevailing DCR 2034, as proposed by the PP.
3. Local body to ensure that the seaward side plinth of the existing structure is maintained for redevelopment.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
6. All other required permission from different statutory authorities should be obtained.

  
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**Item No.12:** CRZ status for plot bearing CTS no. 7247 of Kole Kalyan Village, H/E ward, Santacruz (E), Mumbai by M/s Kailash Parbhat CHSL

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ status for plot bearing CTS no. 7247 of Kole Kalyan Village, H/E ward, Santacruz (E), Mumbai.

PP submitted report & CRZ map in 1:4000 scale prepared by IRS, Chennai dated May, 2022. As per the said CRZ map and Report, the project site entirely falls outside CRZ area as per approved CZMP map vide CRZ Notification 2019. The shortest distance of the site corner is 1312.63m from HTL.

The Authority after deliberation decided to confirm that as per the CRZ map and Report of IRS, Chennai, the project site located on plot bearing CTS no. 7247 of Kole Kalyan Village, H/E ward, Santacruz (E), Mumbai entirely falls outside CRZ area as per approved CZMP map vide CRZ Notification 2019.

**Item No.13:** Proposed redevelopment of existing structure on plot bearing CTS no. C/328, C/329 of Bandra C village, Perry Road, Bandra (W), Mumbai by Yasmina Apt. CHSL

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of existing structure on plot bearing CTS no. C/328, C/329 of Bandra C village, Perry Road, Bandra (W), Mumbai.

There is existing ground + 4<sup>th</sup> upper floors structure is proposed to be demolished.

The proposal is now for single building comprising of Stilt floor (for entrance lobby + society office + fitness centre) + 1<sup>st</sup> to 4<sup>th</sup> podium floor for car parking + 5<sup>th</sup> service floor + 6<sup>th</sup> to 12<sup>th</sup> + 14<sup>th</sup> to 21<sup>st</sup> floors for residential purpose. Proposed development by claiming FSI under Regulation 33(7) (B) + Fungible Compensatory Area + claiming staircase, lift, lift lobby area free of FSI, by proposing to demolish old existing ground + 4<sup>th</sup> upper floor building as per DCPR 2034

  
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As per MCGM remarks, Area of plots is 1381.30 Sqm, Proposed built up area (FSI)- 4231.37, BUA as free of FSI - 5365.14 Sqm and Total construction area is 9596.51 Sqm. The proposal has received various concessions from the Hon'ble MC on 26.4.2022.

As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.

As per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road prior to 1991.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.

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

**Item No.14:** Proposed construction of Row House on plot no. 146, RSC 13, MHADA layout, Village Charkop, Sector 8, Kanivali (W), Mumbai by Shri. Devraj Balisti

The project proponent presented the proposal before the Authority. The proposal is for construction of Row House (Stilt + 2 upper floors) on plot no. RSC 13, MHADA layout, Village Charkop, Sector 8, Kanivali (W), Mumbai. Plot area is 63.12 Sqm, FSI permissible is 63.12 Sqm and proposed BUA is 63.12 Sqm

The PP further presented that the said plot is allotted by the MHADA and is part of developed charkop layout, substantially developed with amenities and existing road.

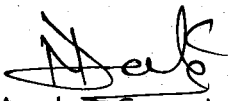
The PP during the meeting presented that the site is affected by 50 m mangroves buffer zone area and distance of the site from the mangroves is around 38 m.

The Authority after deliberation decided that in view of the Hon'ble High Court order dated 18<sup>th</sup> Sep, 2018 in PIL 87/2006 wherein construction in 50 m mangrove buffer zone area is prohibited except for public interest projects. However, the proposal is of development of self-dwelling unit for the project proponent and plot is situated within developed charkop layout, substantially developed with amenities and existing road.

In view of the fact, the PP may approach the Hon'ble High Court for approval. Accordingly, the matter is delisted. After obtaining Prior High Court Noc, the PP may apply afresh.

**Item No.15:** Proposed reconstruction of residential building on plot bearing CTS no. 1065 of village Juhu, Plot no. 30D of TPS II, Juhu Tara Road, Santacruz (W), Mumbai by Mrs. Ranjanaben Patel

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of residential building on plot bearing CTS no.

  
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1065 of village Juhu, Plot no. 30D of TPS II, Juhu Tara Road, Santacruz (W), Mumbai.

There existed a dilapidated category structure of Ground floor + 1<sup>st</sup> upper floor and the same has been demolished as per the pull down notice issued by MCGM, but the work has not commenced yet on site as on date.

Proposed single building comprises stilt for car parking + double entrance lobby + 1<sup>st</sup> to 2<sup>nd</sup> floor + 3<sup>rd</sup> & 4<sup>th</sup> floor duplex flat + 5<sup>th</sup> & 6<sup>th</sup> floor duplex flat + 7<sup>th</sup> and 8<sup>th</sup> floor duplex flat for residential user + terrace with landscape and multipurpose room as per policies in force as on date and CRZ Notification, 2019 as on 18<sup>th</sup> Jan, 2019.

As per MCGM remarks, Area of plots is 2626.50 Sqm, Proposed built up area (FSI)- 2622.70 Sqm, BUA as free of FSI - 895.18 Sqm and Total construction area is 3457.56 Sqm. The proposal has received various concessions from the Hon'ble MC on 17.12.2021

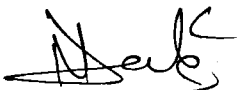
As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.

As per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area.

The PP presented that the plinth of the building is not proposed beyond the plinth of the demolished. The Authority noted the same and noted that MCGM should ensure that plinth of the proposed building should not exceed on seaward side.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January,



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2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

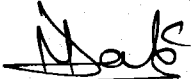
1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. MCGM should ensure that plinth of the proposed building should not exceed on seaward side.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
6. All other required permission from different statutory authorities should be obtained.

**Item No.16:** Proposed redevelopment of building on plot bearing CTS no. 340 of village Juhu, N. S. Road no. 12, JVPD Scheme, Vileparle (W), K/W ward, Andheri, Mumbai by Mr. Himanshu B. Kanakia

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of building on plot bearing CTS no. 340 of village Juhu, N. S. Road no. 12, JVPD Scheme, Vileparle (W), K/W ward, Andheri, Mumbai. As per DP remarks, the plot under reference is not reserved for any public purpose and falls in Residential zone.

Earlier on site bungalow was existed comprising of Gr + 2<sup>nd</sup> floors which was declared unsafe and notice u/section 354 of MMC Act dated 24.5.2010. Accordingly, the existing building was demolished and redevelopment is proposed.

The project has earlier received CRZ clearance from MCZMA vide letter dated 5<sup>th</sup> Feb, 2018. Now the Architect has proposed internal changes in plan.

  
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As per approved plan dated 27.2.2020, building comprising of Basement floor for parking + 2 level podium floor for fitness centre and ancillary uses + Stilt + 1<sup>st</sup> to 10<sup>th</sup> for residential uses. Full CC is granted on 1.11.2021 and accordingly on site proposed building is under construction as per full CC.

Lastly, amended plans are for FSI 2.20 as per DCPR 2034 for building comprising of Basement floor for parking + 2 level podium floors for fitness centre and ancillary uses + Stilt + 1<sup>st</sup> to 10<sup>th</sup> floor for residential use

As per MCGM remarks (Plans are as per DCPR 2034), Plot area is 904.00 Sqm, Proposed built up area (FSI)- 2675.02 Sqm, BUA as free of FSI - 2716.47 Sqm and Total construction area is 5391.49 Sqm

As per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing structure

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.

  
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3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Item No.17:** CRZ status for the plot bearing CTS no. 1497, 1574, 1575, 1576 & 1577 of Malvani Village, P/N ward, Mumbai by M/s Shree Shakti Construction Company

The project proponent presented the proposal before the Authority. The PP is seeking CRZ status for the plot bearing CTS no. 1497, 1574, 1575, 1576 & 1577 of Malvani Village, P/N ward, Mumbai

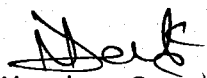
The PP submitted report & CRZ map in 1:4000 scale prepared by IRS, Chennai dated April, 2022. As per the said CRZ map and Report:

- The project site falls partly inside 50m setback line from Mangroves (CRZ-IA) and 50m setback line from HTL (CRZ II) as per approved CZMP published vide CRZ Notification 2019. Major part of the property falls out of CRZ.
- The area details project site are as follows:

Sr. No.	CRZ Classification	Area in Sqm
1	CRZ IA (50m Mangrove buffer zone)	821.64
2	CRZ II	428.29
3	Outside CRZ	6567.07
Total		7817.00

After deliberation, considering the report of the IRS, Chennai, the Authority decided to confirm that CRZ status as per approved CZMP under CRZ Notification, 2019, of the project site bearing CTS no. 1497, 1574, 1575, 1576 & 1577 of Malvani Village, P/N ward, Mumbai as follows:

Sr.	CRZ Classification	Area in Sqm
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No.		
1	CRZ IA (50m Mangrove buffer zone)	821.64
2	CRZ II	428.29
3	Outside CRZ	6567.07
Total		7817.00

**Item No.18:** CRZ Status of the project site of redevelopment for Omkar CHSL situated at CS no. 1505 (pt), Mahim village in G/N ward, Mumbai by M/s SLK Housing & Development

The Authority noted that the PP is seeking CRZ status of project site of redevelopment for Omkar CHSL situated at CS no. 1505 (pt), Mahim village in G/N ward, Mumbai. As per presentation, the site is situated partly in CRZ III and partly in outside CRZ area. PP shall not carry out work in CRZ III portion.

The PP submitted report & CRZ map in 1:4000 scale prepared by IRS, Chennai dated June, 2022. As per the said CRZ map and Report:

- The project site falls partly inside open / green space as per approved CZMP map vide CRZ Notification, 2019. Hence, the project site and proposed construction falls partly in CRZ III (NDZ within CRZ II Greater Mumbai) with the remaining portion outside CRZ.
- The area details project site are as follows:

Sr. No.	CRZ Classification	Area in Sqm
1	CRZ III (NDZ within CRZ II - Greater Mumbai)	283.60
2	Outside CRZ	2822.98
Total		3106.58

After deliberation, considering the report of the IRS, Chennai, the Authority decided to confirm that CRZ status of the project site as per approved CZMP under CRZ Notification, 2019, of redevelopment for Omkar

  
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CHSL situated at CS no. 1505 (pt), Mahim village in G/N ward, Mumbai as follows:

Sr. No.	CRZ Classification	Area in Sqm
1	CRZ III (NDZ within CRZ II - Greater Mumbai	283.60
2	Outside CRZ	2822.98
Total		3106.58

**Item No.19:** Proposed 1000 MW + 320 kv HVDC VSC based link between MSETCL 400 kV EHV substation and AEML 220 Kv Aarey EHV substation, Mumbai by M/s Adani Electricity

The project proponent presented the proposal before the Authority. The project involves laying of extra high voltage direct current transmission line of 1000 MW.

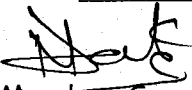
The proposed transmission line starts from the MSETCL Kudus EHV station and extends up to Aarey EHV station. O/H line of 30km start from MSETCL Dudus EHV station and terminates at Shirsad transition station and underground cable of 50km starts at Shirsad Transition station and end at AEIML Aarey EHV station.

Total length of the project is approximately 80 km, out of which approx. 2.22km length of HDD falls in CRZ areas near Vasai and Kaman Creek.

The proposed transmission line will not lead to changes landcover of the region as the technique of HDD will be used for laying of underground cable.

As per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ I (A), CRZ I(B), CRZ II and CRZ IV(B) area.

Description	CRZ classification	Area in sqm	Total area in sqm
Proposed Horizontal	CRZ IA	561.39	4318.39

  
Member Secretary

  
Chairperson

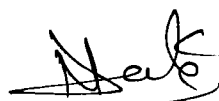
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Direction Drilling Corridor (Kaman Creek)	CRZ IA (50m mangrove buffer zone)	3662.46	
	CRZ II	94.54	
Proposed Horizontal Direction Drilling Area (Vasai Creek)	CRZ IA	1218.24	3396.79
	CRZ IA (50m mangrove buffer zone)	2178.55	
Proposed Horizontal Direction Drilling Corridor (Vasai Creek)	CRZ IA	15102.41	29326.95
	CRZ IA (50m mangrove buffer zone)	5316.88	
	CRZ II	4570.75	
	CRZ IB	2391.82	
	Outside CRZ	821.08	
	CRZ IA	1124.01	
Proposed Trench & Access Road	CRZ IA (50m mangrove buffer zone)	504.43	532.56
	CRZ IA	28.12	

The Authority noted that the PP has submitted the EIA report prepared by M/s Building enviro (MoEF accredited consultant). As per report, HDD will be carried out across vasai creek and Kaman creek which is small branch of vasai creek in Thane District. The drilling process will be carried out through the vasai and kaman creek bed and hence the surrounding vegetation and marine ecosystem will not be disturbed due to project. However, HDD machinery set up area will be cleared off vegetation near vasai creek and kaman creek.

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

As per EIA report, HDD will be carried out across vasai creek and Kaman creek which is small branch of vasai creek in Thane District. The drilling process will be carried out through the vasai and kaman creek bed and hence the surrounding vegetation and marine ecosystem will not be disturbed due to



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project. However, HDD machinery set up area will be cleared off vegetation near Vasai creek and Kaman creek.

The PP during the meeting presented that The proposed cable line will pass below Vasai Creek and Kaman Creek and will be laid at the depth of 17 m below creek bed via HDD drilling. Dr. Mahesh Shindikar, Expert Member, MCZMA suggested that the said depth should be 20 m, as it is well accepted norms in scientific community. The PP agreed to explore the same.

The PP further informed that around 79 mangrove trees would require to be cut for the proposed activities, for which, forest clearance is under process.

The Authority noted the project is vital infrastructure project for ensuring the power supply to Mumbai City. As per para 4(ii) (d) of the CRZ Notification, 2011, transmission line; requires prior permission from MoEF, New Delhi.

In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to strict compliance of following conditions:

1. The proposed activities should be carried out strictly as per the provisions of CRZ Notification, 2011 as amended from time to time.
2. PP to ensure that mangroves cutting should be restricted to minimum.
3. PP to explore that proposed cable below Vasai Creek and Kaman Creek shall be laid at the depth of 20 m below creek bed via HDD drilling.
4. PP to obtain the NoC from the mangrove cell. Compensatory afforestation of the mangroves 5 times should be carried out with the help of the forest Dept
5. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980 for diversion of the forest land.
6. PP to obtain the prior High Court permission since, the project involve cutting of the mangroves.
7. Proposed cable line should pass below Vasai Creek and Kaman Creek at the depth of 20 m below creek bed via HDD drilling.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
10. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and

  
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efficiently during construction and operational phase of the project to ensure that coastal environment is protected.

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

**Item No.20:** Proposed redevelopment scheme under Regn. 33 (7) of DCPR 2034 on plot bearing CS No. 4/600 of Malabar Camballa Hill Division situated at 153, August Kranti Marg, Mumbai by M/s Sambhav Estate Pvt. Ltd.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of CESS category residential cum commercial building on plot bearing CS No. 4/600 of Malabar Camballa Hill Division situated at 153, August Kranti Marg, Mumbai.

The existing building structure of Ground Floor + 1<sup>st</sup> to 4<sup>th</sup> Upper floors and room on terrace is standing on site and work is not commenced yet on site as on date. Old structure was having "Residential cum commercial" use.

Proposal is for single building comprising of Basement for services, Ground floor + 1<sup>st</sup> to 2<sup>nd</sup> Floor for Non-Residential use and car parking 3<sup>rd</sup> to 6<sup>th</sup> floor for car parking 7<sup>th</sup> floor for Residential flats & lift machine room. 8<sup>th</sup> floor for Residential flat and Refuge, 9<sup>th</sup> floor to 14<sup>th</sup> floors for residential flat, 15<sup>th</sup> floor for residential flat & refuge floor and 16<sup>th</sup> to 21<sup>st</sup> floor for residential flats and 22<sup>nd</sup> floor for Fitness Centre, Society Office & part terrace with total height of 67.00m upto terrace level, with FSI 3.00 or 50% incentive whichever is more as per Regn. 33(7) & fungible FSI admissible as per Regn. 31(3) of DCPR 2034 as per DCPR 2034 and policies in force as on 18<sup>th</sup> January, 2019, i.e. publication of CRZ Notification, 2019.

Architect has submitted the MHADA NOC for the redevelopment with FSI 3.00 or FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more as per Reg 33(7) of the DCPR 2034.

As per MCGM remarks, Plot area is 345.22 Sqm, Proposed built up area (FSI) is 2232.80 Sqm , BUA as free of FSI - 2002.92 Sqm and Total construction area is 4235.72 Sqm

As per DP 2034 the plot under reference is situated in Residential Zone.

  
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The remarks of the MCGM states that the plot falls in CRZ II area, as per approved CZMP and situated on landward side of existing road

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Table Item:** Proposed redevelopment of school building on plot bearing CTS.No. 4(pt) & 5 (pt) (old CS No. 249) at Adarsh Nagar Layout, Worli Division, Mumbai.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of school building on plot bearing CTS. No. 4(pt) & 5 (pt) (old CS No. 249) at Adarsh Nagar Layout, Worli Division, Mumbai. The PP

  
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presented that as per decision of the MCZMA in its 159<sup>th</sup> (Day 1) meeting dated 6<sup>th</sup> June, 2022, the PP has resubmitted the proposal under CRZ Notification, 2019.

The PP presented that the present school is operating since 1976 and redevelopment is proposed by demolishing the same.

The proposed school building will be of G + 7 upper floor, as per Reg. No. 10(2) of DC Rule 2034.

As presented by the PP, Plot Area 2953.58 Sqm, Total Built up Area (Proposed) 7661.09 Sqm and Total Construction Area 11659.50 Sqm

The remarks of the MCGM states that the plot falls in CRZ II area, as per approved CZMP and situated on landward side of existing road.

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

The Authority noted that reconstruction of authorized building could be permissible in CRZ II area subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. Local body should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. Local body to ensure that the seaward side plinth of the existing structure is maintained for redevelopment.

  
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4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Local body to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
6. All other required permission from different statutory authorities should be obtained.

**Annexure- I**

**List of members/officials present in the online meeting:**

1. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
2. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
3. Dr. Anish Andheria, Expert Member, MCZMA
4. Dr. A. K. Chaubey, Ex Regional Director NIO, Expert Member, MCZMA
5. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
6. Mr. Narendra Toke, Director, Environment &CC and Member Secretary, MCZMA.

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

  
Member Secretary

  
Chairperson