

*Minutes of 166th meeting of the Maharashtra Coastal Zone Management Authority
held on 12th and 13th April, 2023*

The 166th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 12th & 13th April, 2023. List of members present in the meeting is at **Annexure-I**.

Item No.1: **Proposed construction of jetty and allied facilities at Madh, Tal. Borivali, Dist. Mumbai by Maharashtra Maritime Board (MMB)**

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB has proposed proposal construction of jetty and allied facilities at Madh, Tal: Borivali, District Mumbai Suburban.

The proposal involves construction of passenger solid jetty of length 20 meter and width 4 meter with platform (27 meter x 10.5 meter) with shed (23 meter x 7.50 meter) on site under reference.

The small scale project involves the construction of solid jetty of 20 m x 4 meter to replace the existing floating pontoons and the public facilities provided will be on existing land.

Currently the passenger movement is done by two sides. About 15000-2000 passengers travel every day. The commuting between Madh Island and Versova is tedious and time consuming due to long waiting period. One ferry service is operated from Solid jetty constructed by MMB in Versova and another is from Floating pontoon laid by local society in Madh. These pontoons are highly unsafe for passengers and maintenance cost is also high. Hence, construction of new solid jetty at the place of the existing pontoons are proposed by the MMB for providing better facilities to passengers with safe boat movement.

DELIBERATIONS:

The Authority noted that the MMB has submitted the EIA report prepared by M/s Building enviro (Nabet Accredited consultant). EIA report states that passenger movement across the Versova Madh is very high. Currently the passenger movement is done by two sides. One ferry service is operated from Solid jetty constructed by MMB in Versova and another is from floating pontoon laid by local society in Madh. These pontoons are highly unsafe for passengers and maintenance cost is also too high. There are no basic facilities available (including toilets) for the passengers in the vicinity. Travelling by road takes around 1 hour including traffic cohesion. Hence, construction of new solid jetty at the place of the existing pontoons have been proposed by MMB for providing better facilities to passengers with safe boat movement.

Dr. Kudale, Expert Member asked whether the MMB has carried out the Hydrodynamic study, since MMB has proposed solid jetty. MMB officials replied that proposed jetty is small admeasuring length 20 meter and width 4 meter and hence, it may not cause much impact on the



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flow of the creek water. Moreover, pipes would be placed in solid jetty to lessen the impact on the flow.

The Authority instructed the MMB to submit the Hydrodynamic study. The MMB officials agreed to submit the same.

The Authority further noted that the site of the proposed jetty is situated in CRZ I (B) and CRZ IV (B) area.

The Authority further noted that as per para 5.1.2 (i)(a) of CRZ, 2019, following shall be regulated or permissible in CRZ IB area, "*foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc*"

As per para 5.2 of CRZ Notification, 2019, in CRZ II area, Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable.

As per para 7(iii) of the CRZ Notification, 2019:

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

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

DECISION:

In the light of above, the Authority after deliberation decided to grant clearance from CRZ point of view subject to following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Construction of jetty should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. MMB to install the Bio-toilets so that sewage is not disposed in creek water.
4. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
5. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.


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6. Natural course of creek/river water should not be hampered due to proposed activities.
7. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
8. The Project proponent should be effectively implement the mitigation measure and Environment Management Plan during construction and operation phase of the project.
9. All other required permission from different statutory authorities should be obtained

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Item No.2: Proposed construction of approach road to Thal jetty at Thal, Tal. Alibag, Dist. Raigad by MMB

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB has proposed construction of Approach Road to Thal Jetty at village Thal, Tal: Alibaug, District Raigad.

Length of concrete road is 400 meter and width is 5.50 meter. Concrete road will be constructed by clearing mangrove trees. This will reduce travelling time to access underi fort and Thal jetty from Navgoan road.

As per submission, the project site falls in CRZ IA area i.e. Mangrove and 50 m buffer zone area as per CZMP, 2011.

DELIBERATIONS:

The Authority noted that as submission of the MMB, mangrove species observed on the proposed approach road location area *Avicenia Marina*, *Acanthus ilicifolius*, *Avicennia Officinalis*. The total 2000 mangrove area will be cleared for the construction of approach road.

Dr. Shindikar, Expert Member observed that proposed road is passing through dense mangrove which will bifurcate the mangrove into south and north portion side thereby hampering the creek ecosystem.

Expert Member from BNHS opined that, instead of constructing the road through mangroves, encroachments on approach road to Thal jetty at Thal which needs to be removed.

Dr. Chaubey, Expert Member opined that the proposed approach road is not advisable since it is passing through mangroves. MMB need to explore other options.

DECISION:

Considering the deliberations of the Expert Members, the Authority after deliberation decided to reject the proposal from CRZ point of view.


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Item No.3: **Extension of Validity of CRZ clearance for dredging to clear Navigational waterways and channels of the creeks and rivers of erstwhile Thane District (Thane & Palghar) by MMB**

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB is requesting an extension of CRZ clearance for dredging to clear Navigational waterways and channels of the creeks and rivers of Erstwhile Thane District (Thane & Palghar) by MMB

The MCZMA in its 103rd meeting held on 20.8.2015 deliberated the proposal of maintenance dredging works to clear Navigational waterways and the channels of the creeks and rivers of the Thane District. After deliberations, the proposal was recommended to SEIAA subject to certain conditions.

The SEIAA vide letter dated 18.3.2016 granted the clearance for the proposal subject to certain conditions.

The MMB states that the validity of the EC is for seven years which expires on 17.3.2023. As per para 4.2 clause v, the validity period of the clearance of seven years may be further extended for a maximum period of three years. MMB has requested for extension of the CRZ clearance granted for the proposal.

DELIBERATIONS:

The MMB officials presented that dredging will be executed for a 28.8 km stretch in Vasai Creek and 9.75 km in Ulhas river to achieve depth of 5 meter in the navigational channel falling in these creeks. The said dredging is necessary to clear the Navigational waterways & channels and it is a continuous activity which is required to be done due to siltation in the creek.

Expert Members instructed MMB that dredged material should not be dumped in creek/ river channel and should not be disposed in CRZ area.

The Authority noted that As per CRZ amendment dated 6th 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";


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DECISION:

In the light of CRZ amendment Notification dated 6th March, 2018, dated, the Authority after deliberation decided to recommend the matter to SEIAA for grant of extension of the CRZ clearance dated 18.3.2016 granted for the proposal by the SEIAA for further 3 years i.e. upto 17.3.2026. All the conditions of the earlier CRZ clearance should be complied with. MMB should not dispose the dredged material in creek and CRZ area. MMB to finalize the fix location for disposal of dredged material with the support of District Collector, Thane & Palghar.


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Item No.4: **Extension of Validity of CRZ clearance for dredging to clear Navigational waterways and channels of the creeks and rivers of Raigad District by MMB**

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB is requesting an extension of CRZ clearance for dredging to clear navigational waterways and channels of the creeks and rivers of the Raigad District.

The MCZMA in its 103rd meeting held on 20.8.2015 deliberated the proposal of maintenance dredging works to clear Navigational waterways and the channels of the creeks and rivers of the Raigad District. After deliberations, the proposal was recommended to SEIAA subject to certain conditions.

The SEIAA vide letter dated 18.3.2016 granted the clearance for the proposal subject to certain conditions.

The MMB states that the validity of the EC is for seven years which expires on 17.3.2023. As per para 4.2 clause v, the validity period of the clearance of seven years may be further extended for a maximum period of three years. MMB has requested for extension of the CRZ clearance granted for the proposal.

DELIBERATIONS:

The MMB officials presented that dredging will be executed for a 59.8 km stretch of Bankot creek channel in 6 sub blocks and in 51 km stretch of Revdanda creek channel in 356 sub blocks of various dimensions to achieve depth of 5 meter. The said dredging is necessary to clear the Navigational waterways & channels and it is a continuous activity which is required to be done due to siltation in the creek.

Expert Members instructed that dredging material should not be dumped in creek/ river channel and should not be disposed in CRZ area.

The Authority noted that as per CRZ amendment dated 6th 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";


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DECISION:

In the light of CRZ amendment Notification dated 6th March, 2018, dated, the Authority after deliberation decided to recommend the matter to SEIAA for grant of extension of the CRZ clearance dated 18.3.2016 granted for the proposal by the SEIAA for further 3 years i.e upto 17.3.2026. All the conditions of the earlier CRZ clearance should be complied with. MMB should not dispose the dredged material in creek and CRZ area. MMB to finalize the fix location for disposal of dredged material with the support of District Collector, Raigad.


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Item No.5: **Extension of Validity of CRZ clearance for dredging to clear Navigational waterways and channels of the creeks and rivers of Ratnagiri District by MMB**

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB is seeking Extension of CRZ clearance for dredging to clear navigational waterways and channels of the creeks and rivers of the Ratnagiri District

The MCZMA in its 105th meeting held on 15th & 16th October, 2015 deliberated the proposal of maintenance dredging works to clear Navigational waterways and the channels of the creeks and rivers of the Thane District. After deliberations, the proposal was recommended to SEIAA subject to certain conditions.

The SEIAA vide letter dated 18.3.2016 granted the clearance for the proposal subject to certain conditions.

The MMB states that the validity of the EC is for seven years which expires on 17.3.2023. As per para 4.2 clause v, the validity period of the clearance of seven years may be further extended for a maximum period of three years. MMB has requested for extension of the CRZ clearance granted for the proposal.

DELIBERATIONS:

The MMB officials presented that dredging will be executed in 37.3 km stretch of Jaigad Creek navigational channel in 9 sub blocks and in 42 km stretch of Vijaydrug creek channel in 18 sub block of various dimensions to achieve depth of 5 meter. The said dredging is necessary to clear the Navigational waterways & channels and it is a continuous activity which is required to be done due to siltation in the creek.

Expert Members instructed that dredging material should not be dumped in creek/ river channel and should not be disposed in CRZ area.

The Authority noted that As per CRZ amendment dated 6th 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"



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Item No.6: Proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Jivana, Tal. Shrivardhan, Dist. Raigad by MMB

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB has proposed construction of Jetty and essential infrastructure facilities for Development of Fishing Harbour at Jivana, Tal: Shrivardhan, District Raigad. Currently Shrivardhan Bay is used by Fishermen for anchoring boats. The existing jetty is used for fish landing.

The project involves development of fisheries harbour with breakwater and reclamation of about 5.4 ha area to construct allied facilities such as admin building, water tank, power supply system, sewage treatment plant, sheds, radio communication centre etc. The project involves reclamation of 5.4 Ha intertidal area. Fish handling capacity is 11,291 TPA

As per submission, the site of fishing harbour falls at Jivana in CRZ IB, CRZ III and CRZ IB area. MMB has submitted the Rapid EIA project prepared by M/s Building enviro (Nabet accredited consultant)

DELIBERATIONS:

Dr. Chaubey, Expert Member suggested that sedimentation pattern in and around project site need to be studied in order to understand the impact of the reclamation on the surrounding coastline.

Dr. Shindikar, Expert Member opined that sufficient land is available wherein certain activities could be shifted, so that quantum of reclamation could be reduced. He further felt that sedimentation study would be required to understand the impact of the project on surrounding area/ beach area.

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

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issue in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fisheries harbour is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MMB while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment


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Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.

The Authority opined that MMB need to optimize the area of reclamation by shifting non-essential activities on land area.

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

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

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.
3. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
4. Proposed construction should be as per the recommendations of the CWPRS report.
5. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
6. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
7. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
8. MMB to ensure that Beach area should not be reclaimed.
9. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
10. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.


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11. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
12. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
13. All other required permission from different statutory authorities should be obtained.



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Item No.7: Proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Harne, Tal. Dapoli, Dist. Ratnagiri by MMB

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB has proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Harne, Tal: Dapoli, District Ratnagiri. Currently Harnai bay is used by fishermen for anchoring boats. The existing jetty is used for fish landing.

The proposed project involves development of fishing harbour. Waterfront construction is proposed to provide a rubblemound breakwater of 375 m length for protection and full-fledged fisheries harbour facilities such as berthing and landing quays, dredged harbour basin, sloping ramps, auction halls, net mending sheds etc.

There is reclamation of about 12.5 Ha of area between the high-water line and low water line to accommodate land side facilities. Fish handling capacity is 79,970 TPA

As per submission, the site of fishing harbour falls in CRZ IB, CRZ III (NDZ) and CRZ IV A area.

DELIBERATIONS:

Dr. Chaubey, Expert Member suggested that sedimentation pattern in and around project site need to be studied in order to understand the impact of the reclamation on the surrounding coastline.

Dr. Shindikar, Expert Member opined that sufficient land is available wherein certain activities could be shifted, so that quantum of reclamation could be reduced. He further felt that sedimentation study would be required to understand the impact of the project on surrounding area/ beach area.

Dr. Kudale, Expert Member opined that the development of fisheries harbor is important infrastructure facilities for the State. Fishing Harbour at Harne is long pending issue, considering the requirement of the fishing harbour for the local fishermen. Various studies have been carried out for the fishing harbour. CWPRS has extensively studied the fishing harbour project at Harne.

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issue in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fisheries harbour is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the


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observations of the EIA report and mitigation measures proposed in the project. The MMB while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.

The Authority noted that as per para 4(i)(f) of CRZ, 2011, following is permissible:

Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities

As per para 7(e) of EIA Notification, 2006 (amended on 14th July, 2022), for the category- "Ports, Harbour, Breakwater, Dredging",

Harbour having >30,000 TPA of fish handling capacity requires Environment Clearance from SEIAA.

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.
3. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
4. Proposed construction should be as per the recommendations of the CWPRS report.
5. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
6. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
7. MMB to obtain the Environment Clearance under EIA Notification, 2006 from competent Authority since Fish handling capacity is more than 30,000 TPA
8. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
9. MMB to ensure that Beach area should not be reclaimed.
10. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.


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11. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
12. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
13. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
14. All other required permission from different statutory authorities should be obtained



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DECISION:

In the light of CRZ amendment Notification dated 6th March, 2018, dated, the Authority after deliberation decided to recommend the matter to SEIAA for grant of extension of the CRZ clearance dated 18.3.2016 granted for the proposal by the SEIAA for further 3 years i.e. upto 17.3.2026. All the conditions of the earlier CRZ clearance should be complied with. MMB should not dispose the dredged material in creek and CRZ area. MMB to finalize the fix location for disposal of dredged material with the support of District Collector, Ratnagiri.


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Item No.8: Proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Bharadkhol, Tal. Shrivardhan, Dist. Raigad by MMB

INTRODUCTION:

The MMB officials presented the proposal before the Authority. MMB has proposed construction of Jetty and essential infrastructure facilities for Development of Fishing Harbour at Bharadkhor, Tal: Shrivardhan, District Raigad. Currently Bharadkhol Bay is used by Fishermen for anchoring boats. The existing jetty is used for fish landing.

The project involves development of fisheries harbour with breakwater and reclamation of about 4 ha area to construct allied facilities such as admin building, water tank, power supply system, sewage treatment plant, sheds, radio communication centre etc. The project involves reclamation of 4 Ha intertidal area. Fish handling capacity is 26,146 TPA

As per submission, the site of fishing harbour falls at Bharadkhor in CRZ IB area.

DELIBERATIONS:

Dr. Chaubey, Expert Member suggested that sedimentation pattern in and around project site need to be studied in order to understand the impact of the reclamation on the surrounding coastline.

Dr. Shindikar, Expert Member opined that sufficient land is available wherein certain activities could be shifted, so that quantum of reclamation could be reduced. He further felt that sedimentation study would be required to understand the impact of the project on surrounding area/ beach area.

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

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issue in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fisheries harbour is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MMB while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.


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The Authority noted that as per para 4(i)(f) of CRZ, 2011, following is permissible:

Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities

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

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.
3. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
4. Proposed construction should be as per the recommendations of the CWPRS report.
5. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
6. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
7. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
8. MMB to ensure that Beach area should not be reclaimed.
9. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
10. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
11. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
12. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
13. All other required permission from different statutory authorities should be obtained


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Chairman

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Item No.9: Proposed construction of jetty and essential infrastructure facilities for development of fishing harbour at Sakharinate, Tal. Rajapur, Dist. Ratnagiri by MMB

INTRODUCTION:

The MMB officials presented the proposal before the Authority. The MMB has proposed construction of Jetty and essential infrastructure facilities for Development of Fishing Harbour at Sakharinate, Tal Rajapur, District Ratnagiri. Currently, Rajapur bay is used by Fishermen for anchoring boats. The existing jetty is used for fish landing

The project involves development of fishery harbour with breakwater and reclamation of about 2.85 Ha area to construct allied facilities such as admin building, water tank, power supply system, sewage treatment plant, sheds, radio communication centre etc. Fish handling capacity is 35,050 TPA.

As per submission, the site of fishing harbour falls at Sakharinate in CRZ IV and CRZ III area.

DELIBERATIONS:

Dr. Chaubey, Expert Member suggested that sedimentation pattern in and around project site need to be studied in order to understand the impact of the reclamation on the surrounding coastline.

Dr. Shindikar, Expert Member opined that sufficient land is available wherein certain activities could be shifted, so that quantum of reclamation could be reduced. He further felt that sedimentation study would be required to understand the impact of the project on surrounding area/ beach area.

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

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issued in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fisheries harbour is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. However, at the same time, its impact on coastal environment needs to be taken into consideration. The Authority further noted the observations of the EIA report and mitigation measures proposed in the project. The MMB while carrying out project activities, should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.



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The Authority noted that as per para 4(i)(f) of CRZ, 2011, following is permissible:

Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities

As per para 7(e) of EIA Notification, 2006 (amended on 14th July, 2022), for the category- "Ports, Harbour, Breakwater, Dredging",

Harbour having >30,000 TPA of fish handling capacity requires Environment Clearance from SEIAA.

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MMB should engage an experienced organization / agency to carry out the sedimentation study and also monitor the sedimentation pattern around the project area post construction. Adequate measure should be implemented considering the sedimentation study.
3. MMB to optimize the reclamation for development of fisheries harbour by shifting non-essential activities on land.
4. Proposed construction should be as per the recommendations of the CWPRS report.
5. Construction of fishing harbour should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
6. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
7. MMB to obtain the Environment Clearance under EIA Notification, 2006 from competent Authority since Fish handling capacity is more than 30,000 TPA
8. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
9. MMB to ensure that Beach area should not be reclaimed.
10. MMB should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
11. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
12. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
13. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
14. All other required permission from different statutory authorities should be obtained


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Item No.10: Proposed construction of Bridge from Lagoon Road to Infinity Mall, Mumbai by MCGM

INTRODUCTION:

The MCGM officials along with consultant presented the proposal before the Authority. The proposal is for construction of bridge from Lagoon Road to Infinity Mall, P/N ward, Mumbai.

The construction of bridge is aim of the project is to ease the flow of traffic and smooth the vehicular congestion. MCGM has proposed to construct the missing links of the bridges and roads which are in Development Plan (DP) of MCGM.

The proposed bridge is part of approved development plan (DP) under DP, 2034 Proposed bridge is an important link for connectivity of Malvani area to Link Road.

Length of the Bridge is 380 meter and width is 36.6 meter. Proposed Right of Way is 18.3m and Road on Stilt with 30m/12m span

DELIBERATIONS:

The Authority noted that the MCZMA in its 157th meeting held on 4.2.2022 deliberated the proposal and decided that the MCGM need to submit separate proposal for each bridge with site specific EIA report covering alternative site analysis with matrix. The EIA report should cover a detailed chapter on socio-economic impact of bridges especially, impact of bridges on local fishermen/fishing point of view by consulting local fishermen.

The Authority noted that the MCGM vide letter dated 31.01.2023 submitted a separate proposal of Bridge from Lagoon Road to Infinity Mall in P/N ward along with EIA report. Public consultation for the bridge was conducted on 12.1.2023.

The MCGM officials presented that 2 alignments were explored. However, Most preferred alignment involves proposed bridge connects the lagoon road to infinity mall which is supported by the majority of the fishermen.

The MCGM official informed that in consultation with the Mangrove Cell, 1 Ha land has been identified for Compensatory afforestation.

The proposed bridge is passing through CRZ IA (mangrove and 50 m buffer zone area), CRZ IB, CRZ II, CRZ III and CRZ IV area

Mangroves area required for diversion of the proposed bridge project is 0.9984 Ha and approximate mangrove trees required to be felled is 198.

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


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As per para 7(iii) of the original CRZ Notification, 2019:

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

DECISION:

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

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

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Item No.11: **Proposed construction of Bridge at Dharivali Village at Marve Road in P/N ward by MCGM**

INTRODUCTION:

The MCGM officials along with consultant presented the proposal before the Authority. The proposal is for construction of bridge at Dharivali Village at Marve Road in P/N ward by MCGM. The existing bridge is located on Madh-Marve Road at Dharivali village.

Currently the width of the bridge is 6.5 m hence playing of two buses/trucks at the same time is not possible. Hence, existing bridge needs to be widen from 6.5 meter to 27.5 meter i.e. as per RL. The proposed bridge is designed as per the Development plan of MCGM and the right of way matches the Madh-Marve DP road. Widening of the bridge will help in free vehicular movement and help local people.

DELIBERATIONS:

The MCZMA in its 157th meeting held on 4.2.2022 deliberated the proposal and decided that MCGM need to submit separate proposal for a bridge with site specific EIA report. The EIA report should cover a detailed chapter on socio-economic impact of bridges especially, impact of bridges on local fishermen/fishing point of view by consulting local fishermen.

Accordingly, the MCGM vide letter dated 31.01.2023 submitted a separate proposal of Bridge at Dharivali vilage at Marve road in P/N ward along with EIA report. MCGM has carried out consultation with the fishing community on 12.1.2023. Fishermen supported the construction of the bridge.

The proposed bridge is passing through CRZ IA (mangrove and 50 m buffer zone area), CRZ IB, CRZ II, CRZ III and CRZ IV area.

Mangroves area required for diversion of the proposed bridge project is 0.1703 Ha and approximate mangrove trees required to be felled is 93. Compensatory land has been identified at District Palghar.

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

As per para 7(iii) of the original CRZ Notification, 2019:

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



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DECISION:

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

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


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Item No.12: Proposal for development of security chowki, toilet blocks at Gateway of India Plaza on plot bearing CS no. Nil of Colaba Division, at junction of adam street & rajkavi bhushan Marg in A ward, Mumbai by MCGM

INTRODUCTION:

The MCGM officials along with consultant presented the proposal before the Authority.

The MCZMA in its 162nd meeting held on 7th December, 2022 deliberated the proposal for development of security chowki & toilets blocks at Gateway of India Plaze on plot bearing CS no. Nil of Colaba Division, at junction of Adam Street & Rajkavi Bhushan Marg, A ward, Mumbai by MCGM.

During the deliberations in 162nd meeting, the MCGM officials presented that footprint of the proposed activities is small and proposed activities are in the interest of the public. NoC from the Mumbai Heritage Committee has been obtained for the proposal. It was deliberated whether it also required clearance from the Archeological front point of view.

The Authority asked MCGM about the height of the proposed toilet. Architect of the proposal explained that overhead tank is also proposed over the toilet, hence, overall height of purposed toilet is 5.10 meter.

The Authority noted that as per para 7(iii) of the CRZ Notification, 2019:

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

The Authority noted that the proposal involves security chowki & toilets facility which are necessary public utilities. Considering the coastal security point of view, proposed works need to be permitted at the site. MCGM need to obtain all necessary approvals from various statutory authorities including archeological NoC, if applicable.

As per decision taken in the said meeting, the MCZMA vide letter dated 19th January, 2023 recommended the proposal to MoEF&CC, New Delhi.

DELIBERATIONS:

The Authority noted that M/s Abha Narayan Lamba Associates submitted a representation dated 14.2.2023 stating that the application for obtaining CRZ clearance was submitted to MoEF&CC on Parivesh Portal on 4th February, 2023. As per scrutiny remarks of the MoEF&CC, the remarks of the Essential Details Sought (EDS) are as follows:


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"The uploaded proposal IA/ MH/ CRZ/ 417008/2023 dated 4.2.2023 has been examined and noted that the activity is proposed not permissible in CRZ IA area and permissible. However, as per the CRZ Notification, 2019 the procedure for CRZ clearance in CRZ II and CRZ III area as including the small project in CRZ I and CRZ IV is delegated to all coastal state/ UT"

M/s Abha Narayan Lamba Associates has requested to process the application for issuance of final CRZ clearance.

DECISION:

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

1. The proposed activity should be undertaken strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. MCGM to ensure proper treatment / disposal of waste water from the toilet.
3. MCGM to obtain NoC from Archeological point of view from competent Authority, if applicable.
4. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

The Authority further decided to communicate the above decision to MoEF&CC, New Delhi with a request to inform its comments/ suggestions, if any on above said recommendations, within 1 month.

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Item No.13: Proposed construction of Fish Landing Centre at Korlai, Tal. Murud, Dist. Raigad by Maharashtra Fisheries Development Corporation (MFDC) Ltd.

INTRODUCTION:

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

The MFDC has proposed the fish landing centre at village Korlai, District Raigad. The proposal involves:

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

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

DELIBERATIONS:

The MFDC has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited consultant). The EIA report states that the marine environment and biodiversity includes the fishes, benthic flora- fauna and other marine organisms which may be affected by the proposed project activity. Since the proposed project comes in the intertidal region of the Revdanda Creek.

The Authority noted the observations and mitigation measures suggested in the EIA report prepared by Nabet accredited consultant (M/s Ghatpande Associates) for the proposed project.


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Dr. Kudale, Expert Member opined that the fish landing Centre at Korlai will help in boosting the infrastructure facilities for the local fishermen.

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issue in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fish landing centre is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. The MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.

The Authority noted that as per para 4(i)(f) of CRZ, 2011, following is permissible:

Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities

As per amended CRZ Notification dated 28th November, 2014 published by MoEF,

For the projects specified under 4(i) (except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA. Therefore, proposal requires permission from SEIAA based on MCZMA recommendation.

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP should optimize the reclamation area and non-essential activities should be shifted on land area
3. Proposed construction should be as per the recommendations of the CWPRS report.
4. Construction of fishing landing centre should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
7. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.



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8. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
9. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
10. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
11. All other required permission from different statutory authorities should be obtained


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Item No.14: Proposed construction of Fish Landing Centre at Dandi Makrebad, Tal. Malvan, Dist. Sindhudurg by Maharashtra Fisheries Development Corporation Ltd.

INTRODUCTION:

The MFDC officials along with consultant presented the proposal before the Authority. The MFDC has proposed development of Fish Landing Centre provide the infrastructural post harvesting facilities to fishermen at Dandi-Makrebad, Tal. Malvan, Dist. Sindhudurg. The infrastructure facilities planned to be developed at the proposed fish landing centre are as follows:

(water side & land side facilities)

- Landing Quay: retaining wall
- RC slopping Hard - 400sqm (20 m x 20 m)
- Beach Landing - 25m x 13 m
- Revetment - 44m
- Fish Auction Hall - 25 m x 10 m (10 loading area)
- Fish loading area - 25m x 10 m
- Net mending shed - 20 m x 10m
- Public toilet block - 8.7 m x 9 m
- Fresh water supply and distribution
- Internal roads
- Drainage and sewerage system
- Electric power and lighting system
- Compound wall
- Area for boat parking - 375 sqm

As per the submissions, the site falls in CRZ IA, CRZ IB, and CRZ II area

DELIBERATIONS:

The Authority noted the observations and mitigation measures suggested in the EIA report prepared by Nabet accredited consultant (M/s Ghatpande Associates) for the proposed project.

Dr. Kudale, Expert Member opined that the fish landing Centre at Dandi will help in boosting the infrastructure facilities for the local fishermen.

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issue in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fish landing centre is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. The MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment


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Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.

The Authority noted that as per para 4(i)(f) of CRZ, 2011, following is permissible:

Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities

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

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP should optimize the reclamation area and non-essential activities should be shifted on land area
3. Proposed construction should be as per the recommendations of the CWPRS report.
4. Noc from mangrove cell/ forest Dept from Malvan marine sanctuary point of view to be obtained by the PP.
5. Construction of fishing landing centre should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
6. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
7. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
8. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
9. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
10. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
11. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
12. All other required permission from different statutory authorities should be obtained


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Item No.15: Proposed construction of Fish Landing Centre at Taramumbri, Tal. Devgad, Dist. Sindhudurg by Maharashtra Fisheries Development Corporation Ltd.

INTRODUCTION:

The MFDC officials along with consultant presented the proposal before the Authority. The MFDC has proposed development of Fish Landing Centre provide the infrastructural post harvesting facilities to fishermen at Taramumbri, Tal. Deogad, Dist. Sindhudurg. The infrastructure facilities planned to be developed at the proposed fish landing centre are as follows:

(water side & land side facilities)

- Fish auction hall - 25m x 10 m
- Fish loading area - 25m x 10m
- Net mending sheds - 200 sqm (20m x 10m)
- Internal roads
- Fresh & sea water supply and distribution system
- Electric power and lighting system
- Compound wall
- Retaining wall
- Revetment - 44m
- Beach Landing
- Dredging of Navigational channel & basin

As per the submissions, the site falls in CRZ IB, CRZ III and CRZ IV B area

The EIA report been prepared by Nabet accredited consultant (M/s Ghatpande Associates) for the proposed project.

DELIBERATIONS:

The Authority noted the observations and mitigation measures suggested in the EIA report prepared by Nabet accredited consultant (M/s Ghatpande Associates) for the proposed project.

Dr. Kudale, Expert Member opined that the fish landing Centre at Taramumbri will help in boosting the infrastructure facilities for the local fishermen.

The Authority deliberated the project at length and felt that the project is important for the local fishermen and boosting the fisheries in the State. Development of essential infrastructure facilities Fisheries is a long standing issue in the State. One of the objectives of the CRZ Notification, 2011 is to conserve and protect the livelihood of the fisherfolks. The project of fish landing centre is in the interest of the local fishermen and would help in augmentation of fisheries production in the State. The MFDC should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment



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Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.

The Authority noted that as per para 4(i)(f) of CRZ, 2011, following is permissible:

Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities

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

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP should optimize the reclamation area and non-essential activities should be shifted on land area
3. Proposed construction should be as per the recommendations of the CWPRS report.
4. Construction of fishing landing centre should be constructed with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
5. PP to ensure that during construction and operation phase, ecologically sensitive features like mangroves if any, should not be cut/ damaged for the project. If the proposed activities are in 50 m mangrove buffer zone, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
6. PP to strictly ensure that activities of local fisherman communities should not be hampered due to the proposed project.
7. PP should implement the mitigation measure suggested in the EIA report. Further, Environment Management Plan & Environment Monitoring Plan should be implemented in letter and spirit. Specific budget should be allocated for the implementation of EMP.
8. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
9. The construction debris and dredged material should not be disposed off in the creek water to avoid any adverse impact on marine water quality.
10. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
11. All other required permission from different statutory authorities should be obtained


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Item No.16: **Extension of validity of CRZ Clearance for on-going development of offsite physical infrastructure related to Navi Mumbai International Airport (NMIA) by CIDCO**

INTRODUCTION:

The CIDCO officials presented the proposal before the Authority. The CIDCO is requesting extension of validity of CRZ Clearance for on-going development of offsite physical infrastructure related to Navi Mumbai International Airport (NMIA)

The CIDCO have applied for Environmental & CRZ Clearance for the airport and its related offsite infrastructure. However, MoEF vide letter dated 22.11.2010 granted the CRZ clearance for Airport area only. MoEF vide condition No. (XXXii) of clearance letter, CIDCO need to obtain the separate Environment & CRZ clearance for offsite physical infrastructure.

Accordingly, CIDCO has applied and MCZMA vide letter MCZMA-201/CR-6/TC4 on 15.02.2016 granted the CRZ clearance for following Offsite infrastructure facilities.

Sr No.	Component / Part	Description / Details	CRZ details
1	Arterial Road: (A-B as per submitted plan)	The road start at junction with Aamra Marg running on Northern boundary of the Airport and finally connecting to NH4B with cloverleaf junction having a length 7 km. This road would provide the accessibility to the aeronautical activities viz. General Aviation, Defense Enclave. Low-Cost Carrier (LOC) Terminal. Dedicated Cargo Terminal, MRO and support facilities located on North side of the Northern runway. The road would also provide connectivity between two access roads to Airport as well as operate as arterial road for smooth flow of traffic between Western and Eastern part of the city. The road has right of way (ROW) of 60m with 6 lane divided carriageway having roadway width of 30 m with central verge of 15 m to accommodate Metro in future.	The road traverses mainly over CRZ - I, CRZ-II and mangroves area of about 8.13 Ha.
2	Approach Road from Khandeshwar Railway Station (C-D as per submitted plan)	This road having length of 1 km is essential to provide connectivity to Airport from existing commuter rail line of Mankhurd-Belapur-Panvel for conveyance of Airport employees, air-	The road will run through CRZ-I, CRZ-II and mangroves area of about 1.27 Ha.


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		passengers and others. The road commences from forecourt the Gandhi River by bridge and connects the Airport Road at the boundary of the Airport the right of way of this road is 60m and having dual carriageway of 3 lanes each with central verge of 5m and footpath 4m on either side.	
3	Interchange (West) (E as per submitted plan)	The partial cloverleaf interchange with two arms has been planned with Amra Marg and accessroad to Airport to provide conflict-free traffic movement. The access road fly over the Amra Marg and with a provision of two loops gives conflict-free right turns from both the roads. The main road is planned with 8 lanes divided carriageway and lops and ramps are having three lanes. The interchange occupies an area of 7.5Ha.	The Interchange falls in CRZ-I, CRZ-II area and mangroves area of 0.20 Ha.
4	Interchange (East) (B as per submitted plan)	The interchange is planned to provide direct and conflict-free accessibility to Airport from the National Highway. The access road fly over the existing NH4B and loop road on each quadrant have been provided to take care of the conflict-free right turn from four arms of the road. The main roads are planned with 3 lanes dual carriageway with median 1.5 m whereas loops and ramps are of 3 lanes. The interchange occupies an area of 20 ha.	The Interchange falls in CRZ-I, CRZ-II area and mangroves area of 0.95 Ha.

In October, 2018 CIDCO submitted the proposal to EAC requesting part waiver of condition imposed to construct stilt bridges in mangrove patches for the section A-B (Mangrove area 3.05 ha) for the 60 m wide arterial road along Northern boundary of NMIA. The matter was considered in 202nd EAC meeting held on 1st November 2018 and EAC recommended the grant of the CIDCO's proposal and asked CIDCO to approach MCZMA in accordance with the provisions of CRZ Notification 2011. MCZMA vide letter no. MCZMA-2019/CR-16/TC4 dated 4th April 2019 granted amendment in CRZ Clearance regarding part waiver of condition imposed to construct stilt bridges in mangrove patches for the section A-B of the arterial road along Northern boundary of NMIA with condition to strict compliances of conditions stipulated by the MCZMA.

The planning / construction work for these offsite infrastructures are under process and are delayed due to the COVID 19 Pandemic & grant of Forest Stage-II clearance for the project.


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The above said CRZ clearance is expiring on 14th February 2023. Therefore, CIDCO has requested for extension of validity of the said CRZ clearance.

DELIBERATIONS:

During the meeting, the CIDCO officials presented that there is no change in project profile and CIDCO is seeking extension of the earlier CRZ clearance granted by the MCZMA.

The Authority noted that as per CRZ amendment dated 6th 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";

DECISION:

In the light of CRZ amendment Notification dated 6th March, 2018, the Authority after deliberation decided to recommend the matter to SEIAA for grant the extension to the CRZ clearance dated 15.2.2016 for further 3 years i.e upto 12.2.2026. All the conditions of the earlier CRZ clearance should be complied with by CIDCO.

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Item No.17: Proposal for board walk at Thane Creek Flamingo Sanctuary, Airoli, Navi Mumbai by Range Forest Office (Mangrove Conservation Unit)

INTRODUCTION:

The Mangrove cell officials along with consultant presented the proposal before the Authority. Mangrove Conservation Unit has proposed board walk at Thane Creek Flamingo Sanctuary, Airoli, Navi Mumbai by Range Forest Office.

Proposed Mangrove boardwalk (trail) at dive village survey no. 308 mangrove reserve forest in premises of marine biodiversity center. The proposed boardwalk having 2.5m width will be constructed between the empty spaces in mangrove area.

The proposed Design Supply and Installation of the Mangroves Trail Walk of Section 350 Meter Length and 2.5 Meter. Area under proposal is 915 Sqm. As per submission, the site falls in CRZ IA area

DELIBERATIONS:

During the meeting, the consultant presented that boardwalk is proposed in such a way that mangrove tree is not required to be cut. Only trimming of mangrove trees is proposed. Flooring and decking is proposed from Bamboo wood.

The Authority observed that the boardwalk proposed is a nature friendly initiative and would help in spreading the awareness about the mangrove and its associated ecosystem.

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

DECISION:

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Proposed activities are in 50 m mangrove buffer zone, Hence, prior High Court permission should be obtained, as per order dated 17th September, 2018 in PIL 87/2006.
3. Natural course of creek/river water should not be hampered due to proposed activities.
4. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
5. PP to obtain the Mangrove Cell NoC for the project
6. All other required permission from different statutory authorities should be obtained


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Item No.18: Proposed construction of Shed for Kabrastan at Alibag, Tal. Alibag, Dist. Raigad by Alibag Municipal Council

INTRODUCTION:

The Chief Officer, Alibag Municipal Council presented the proposal before the Authority. The Alibag Municipal Council has proposed construction of Shed for Kabrastan at Alibag, Tal. Alibag, Dist. Raigad.

As per the approved development plan of Alibag, the plot under reference is reserved for Public Utilities zone. As per remarks of Alibag Municipal Council, the site falls in CRZ II area.

DELIBERATIONS:

The Alibag CO during the meeting presented that there is existing shed. Proposed shed will have same footprint. Proposed shed will be 25 meter x 8 meter on the site under reference. The Authority noted that construction of shed is permissible in CRZ II area.

DECISION:

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

1. The Local Body to ensure that proposed shed should be strictly in CRZ II area only.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
4. All other required permission from different statutory authorities should be obtained.

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Item No.19: Proposed construction of anti-sea erosion bund at Nandiwade part 1 site, Dist. Ratnagiri by Harbour Engineer, Ratnagiri

INTRODUCTION:

The Harbour officials along with consultant presented the proposal before the Authority. The MCZMA in its earlier 160th meeting held on 5th August, 2022 sought separate proposal, Site specific EIA report prepared by NABET Accredited Consultant and Soft measures for the proposal.

Accordingly, Harbour Engineer (PWD), Ratnagiri vide letter dated 21.2.2023 submitted the fresh proposal along with site specific EIA Report prepared by M/s Terracon Ecotech Pvt Ltd (Nabet accredited consultant)

The PWD has proposed construction of Anti-Sea Erosion bund of total length 140 meter at Nandiwade part 1 site, Dist. Ratnagiri.

DELIBERATIONS:

The consultant presented that soft solutions at the site is not sustainable due to high wave action and continuous nature of erosion. The Anti sea erosion bund is proposed as per recommendation of the CWPRS which is a long term solution at the site. It was further presented that there is danger of loss of properties in monsoon season.

The Authority noted the mitigation measure suggested in the EIA report for the project. PWD need to implement recommendations of the EIA / EMP report for mitigation of environment impacts

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

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

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2011


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


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Item No.20: Proposed construction of anti-sea erosion bund at Pawas, Dist. Ratnagiri by Harbour Engineer, Ratnagiri

INTRODUCTION:

The Harbour officials along with consultant presented the proposal before the Authority. The MCZMA in its earlier 160th meeting held on 5th August, 2022 sought separate proposal, Site specific EIA report prepared by NABET Accredited Consultant and Soft measures for the proposal.

Accordingly, Harbour Engineer (PWD), Ratnagiri vide letter dated 21.2.2023 submitted the fresh proposal along with site specific EIA Report prepared by M/s Terracon Ecotech Pvt Ltd (Nabet accredited consultant)

PWD has proposed of construction of anti-sea erosion bund at Pawas, Dist. Ratnagiri. Total length of the anti-sea erosion bund is 320 mtr.

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

DELIBERATIONS:

The consultant presented that there are settlements and agricultural fields. In order to protect the settlement and agricultural fields, anti-sea erosion bund is most feasible option. Soft solutions are not a long lasting solution. The Anti sea erosion bund is proposed as per recommendation of the CWPRS which is a long term solution at the site.

The Authority noted the mitigation measure suggested in the EIA report for the project. PWD need to implement recommendations of the EIA / EMP report for mitigation of environment impacts

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

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

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2011


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

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Item No.21: Proposed construction of anti-sea erosion bund at Nandiwade part 2 site, Dist. Ratnagiri by Harbour Engineer, Ratnagiri

INTRODUCTION:

The Harbour officials along with consultant presented the proposal before the Authority. The MCZMA in its earlier 160th meeting held on 5th August, 2022 sought separate proposal, Site specific EIA report prepared by NABET Accredited Consultant and Soft measures for the proposal.

Accordingly, Harbour Engineer (PWD), Ratnagiri vide letter dated 21.02.2023 submitted the fresh proposal along with site specific EIA Report.

PWD has submitted the proposal for construction of anti-sea erosion bund at Nandiwade part 2 site, Dist. Ratnagiri by Harbour Engineer, Ratnagiri. Total length of the anti-sea erosion bund is 450 mtr.

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

DELIBERATIONS:

The consultant presented that soft solution at the site is not found to be feasible and practical option. The Anti sea erosion bund is proposed as per recommendation of the CWPRS which is a long term solution at the site.

The Authority noted the mitigation measure suggested in the EIA report for the project. PWD need to implement recommendations of the EIA / EMP report for mitigation of environment impacts


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

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

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2011
2. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline and at the High Water level. Beach area should not be reduced due to the proposed bund.


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

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Item No.22: Proposed construction of anti-sea erosion bund at Sandhakhhol part 1 site, Dist. Ratnagiri by Harbour Engineer, Ratnagiri

INTRODUCTION:

The Harbour officials along with consultant presented the proposal before the Authority. The MCZMA in its earlier 160th meeting held on 5th August, 2022 sought separate proposal, Site specific EIA report prepared by NABET Accredited Consultant and Soft measures for the proposal.

Accordingly, Harbour Engineer (PWD), Ratnagiri vide letter dated 21.02.2023 submitted the fresh proposal along with site specific EIA Report.

The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Sandhakhhol part 1 site, Dist. Ratnagiri. Total length of the anti-sea erosion bund is 125 mtr.

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

DELIBERATIONS:

The consultant presented that soft solution at the site is not found to be feasible and practical option. The Anti sea erosion bund is proposed as per recommendation of the CWPRS which is a long term solution at the site in order to protect the area from erosion.

The Authority noted the mitigation measure suggested in the EIA report for the project. PWD need to implement recommendations of the EIA / EMP report for mitigation of environment impacts

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

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

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2011
2. PWD to ensure that anti sea erosion bund is proposed on landward side of the High Tide Line of the coastline and at the High Water level. Beach area should not be reduced due to the proposed bund.


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


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Item No.23: Proposed construction of anti-sea erosion bund at Guhagar Bajarpeth site, Dist. Ratnagiri by Harbour Engineer, Ratnagiri

INTRODUCTION:

The Harbour officials along with consultant presented the proposal before the Authority. The MCZMA in its earlier 160th meeting held on 5th August, 2022 sought separate proposal, Site specific EIA report prepared by NABET Accredited Consultant and Soft measures for the proposal.

Accordingly, Harbour Engineer (PWD), Ratnagiri vide letter dated 21.02.2023 submitted the fresh proposal along with site specific EIA Report.

The Office of Harbour Engineering, PWD has submitted the proposal for construction of anti sea erosion bund at Guhagar Bajarpeth site, Dist. Ratnagiri. Total length of the anti-sea erosion bund is 450 mtr.

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

DELIBERATIONS:

The consultant presented that there is severe problem of water ingress in the agricultural fields due to coastal erosion. Soft measure is not found to be feasible. The Anti sea erosion bund is proposed as per recommendation of the CWPRS which is a long term solution at the site in order to protect the area from erosion.

The Authority noted the mitigation measure suggested in the EIA report for the project. PWD need to implement recommendations of the EIA / EMP report for mitigation of environment impacts

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

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

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2011


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


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Item No.24: **Proposed construction of anti-sea erosion bund at Sandhakhhol part 2, Dist. Ratnagiri by Harbour Engineer, Ratnagiri**

INTRODUCTION:

The Harbour officials along with consultant presented the proposal before the Authority. The MCZMA in its earlier 160th meeting held on 5th August, 2022 sought separate proposal, Site specific EIA report prepared by NABET Accredited Consultant and Soft measures for the proposal.

Accordingly, Harbour Engineer (PWD), Ratnagiri vide letter dated 21.02.2023 submitted the fresh proposal along with site specific EIA Report.

The Office of Harbour Engineering, PWD has proposed of construction of anti-sea erosion bund at Sandhakhhol part 2, Dist. Ratnagiri. Total length of the anti-sea erosion bund is 380 mtr. As per PWD remarks, the site of coastal protection works falls in CRZ I (B) area.

DELIBERATIONS:

The consultant presented that there is settlement and problem of water ingress in the agricultural fields due to coastal erosion. Soft measure is not practical solution at the site. The Anti sea erosion bund is proposed as per recommendation of the CWPRS which is a long term solution at the site in order to protect the area from erosion.

The Authority noted the mitigation measure suggested in the EIA report for the project. PWD need to implement recommendations of the EIA / EMP report for mitigation of environment impacts

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

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

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2011.


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

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Item No.25: Proposed Versova Sea front beautification project at village Versova, Andheri (W), Dist. Mumbai by Harbour Engineering Division, Mumbai.

INTRPODUCTION:

The PP along with consultant presented the proposal before the Authority. The Harbour Engineering Division has proposed Versova Sea Front Beautification project at village Versova, Andheri (W), Mumbai. Length of the beachfront is 1.5 km.

Versova beach development aim to maintain / improve the conditions of a beach as a recreational resources and a means of coastal protection while providing facilities that meets the demand of public for their socio-cultural benefits

Proposed activity involves as follows:

Sr No.	Features	Details
1	Length of seafront	1.5 km
2	Lawns and Garden	Stone pathway, Lawns, Trees, Shrubbery and rocketry, stone seating, rock garden, parapet granite cladding
3	Sculptures and Beautification	<ul style="list-style-type: none">Fish fibreglass, pentagon bollywood theme, mangrove tree, sea biodiversity, fishermen community, coral shell, pearl shell etcMain entrance gate with stones pillars galvanized iron gates, monuments (smriti stumbh), watch tower, selfi point, gazebo shade for seating, outdoor gym equipment
4	Electrification and security	Rooftop solar panels, solar street lights, CCTV, Security room, Security water tower, bio toilets, electronic display hoarding.

As per submission, the proposed project site falls in CRZ IB (Intertidal zone) / CRZ II area.

DELIBERATIONS:

During the meeting, the PP presented that there is bund at the site. Beautification works is proposed along the bund in the narrow land.

The Authority noted that the EIA report is prepared by Mahabal Enviro Engineers Pvt Ltd (Nabet accredited consultant). EIA report states that project work involves beautification of seafront at existing seawall / shoreline it requires open land for the execution. Proposed site land belongs to Govt, hence, there will be no activity of land acquisition. There will be no site


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clearance activity as proposed activity falls in sea ingress area and there is no vegetation. As per the planning of PWD, there is no excavation activity involved during the proposed activity. The activity includes beautification of seafront. Overall due to this activity there will be a change in land use pattern but no negative impacts associated with it. This activity will be arises with positive impacts to overcome the sea erosion and protection wall against the sea water during the monsoon and high tide period for wellbeing of locals.

EIA report further states that the proposed activity during the construction phase would involve minor levelling and slopping of site as per bed profile and requirements. Overall geology or topology of the region is not expected to change due to beautification along the shoreline.

The Authority noted that As per para 5.1.2 (i)(a) of CRZ, 2019, following shall be regulated or permissible in CRZ IB area:

foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc

As per para 7(iii) of the CRZ Notification, 2019:

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

As per OM dated 29.11.2022 published by MoEF, new Delhi,

Project activities such as Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) require clearance by the CZMA.

DECISION:

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

1. Proposed activity should in accordance with provision of the CRZ Notification, 2019.
2. Natural geo-morphological features like sand dune, turtle breeding sites, mangroves if any should not be disturbed.
3. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. PP to implement recommendations of the EIA / EMP report for mitigation of environment impacts
6. All other required permission from different statutory authorities should be obtain

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Item No.26: Proposed SRA Scheme 'Mariamma Nagar CHS Ltd' on plot bearing C.S. No. 47(pt) & 16/47(pt) of Lower Parel Division situated at Dr. A. B. Road in G/S Ward, Mumbai- amendment in CRZ clearance by M/s. Akshay Sthapatya Pvt. Ltd.

INTRODUCTON:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for amendment in CRZ clearance for proposed SRA scheme 'Mariamma Nagar CHS Ltd' on plot bearing C.S. No. 47(pt) & 16/47(pt) of Lower Parel Division situated at Dr. A. B. Road in G/S Ward, Mumbai.

The said land parcel was notified as a slum vide a notification dated 24.1.1997. The said slum is declared slum colony.

MoEF&CC, New Delhi vide letter dated 01.04.2011 has granted CRZ clearance under CRZ Notification, 2011 for redevelopment of Slum Rehabilitation on plot area 20,500 sqm and Total BUA of 64,778 sqm. The Scheme includes 5 rehabilitation buildings, 2 sale towers, 1 bridge across the drain and a museum.

The PP is applying for 3, 28,932.80 Sqm of total construction area The captive FSI of 4.00 is proposed. (Rehab 1 and 2, Sale Tower 1 and 2 and Nehru Centre Building - Museum)


LOI has been obtained on 10.6.2021.

PP has requested for CRZ Clearance for SRA Scheme under CRZ Notification, 2019. LOI for the proposed S.R. Scheme was issued on 04.01.2000 as per Reg. 33(10) of DCR 1991 and lastly revised on 10.06.2021 as per Reg. 33(10) of DCR 2034.

- Comparative Statement of the proposal are as under:

	Previous CRZ Clearance dated 1.4.2011	Current Application	Remarks
Proposed Project	Mariamma SRA CHS LTD	Mariamma SRA CHS LTD	No change
Location of the project	Plot bearing C.S. No. 47(pt) & 16(47) pt. of Lower Parel Division. Situated at A.B.Road, Worli, Mumbai : 18	Plot bearing C.S. No. 47(pt) & 16(47) pt. of Lower Parel Division. Situated at A.B.Road, Worli, Mumbai : 18	No change
Total Plot Area (m ²)	20500	20500	No change
Permissible FSI	1.66	4.00 / sanctioned	-


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Total FSI area(m ²)	29,604.54	1,45,052.2	Increase by 1,15,447.66 sq. m
Total Non-FSI area(m ²)	35,173.46	1,83,880.69	Increase by 1,48,707.23 sq. m
Total Construction area(m ²)	64,778	3,28,932.89	Increase by 2,64,154.89 sq. m

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 submission, the plot under reference is situated in residential zone. The plot is having reservation of rehabilitation and resettlement, 18.30 m DP road, Nehru science centre and exiting pumping station.

During the meeting, the PP informed that construction has not yet started on the site.

DELIBERATIONS:

The Authority noted that the matter was earlier considered in 159th and 162nd meeting held on 7.6.2022 and 7.12.2022.

The Authority further noted the Court orders passed by Hon'ble High Court in the matter.


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

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

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

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


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

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

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


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

DECISION:

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Local body to ensure that proposed construction is on landward side of the existing road or existing authorized structure.
3. Local body should strictly ensure that the proposed construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
4. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
5. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
6. PP to provide the STP for the temporary transit camps also.
7. All the other conditions stipulated in earlier CRZ clearance F. No. 11-128/2009-IA.III dated 1.4.2011 granted by the MoEF&CC, New Delhi, except the conditions which are contrary to provisions of CRZ Notification, 2019, shall be binding to the PP.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. All other required permission from different statutory authorities should be obtained


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Item No.27:

Proposed redevelopment of the building on plot bearing CTS no. D/900C/8, plot no. 707 of village Bandra-D at existing 12.20m wide 21st road, Bandra (W), in H/W ward, Mumbai by Shri. Dilip D. Jogeshwar (M/s New Laxmi CHSL)

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. D/900C/8, Plot No. 707, village Bandra, Mumbai

As per MCGM remarks dated 14.7.2022, there was existing structure having Ground + 5 upper floors with approved plans of 1981. Presently, the residential building is demolished on the site.

Proposed high rise residential building comprising of Stilt floor for mechanized car parking + 1st to 16th upper floors + 17th part upper floor. The proposal has received various concession approval from Hon. MC, MCGM on 30.12.2021.

The redevelopment is proposed by utilizing plot potential + 0.70 admissible TDR & 50% admissible Govt FSI + Fungible compensatory area + claiming staircase, lift, lift lobby area as free of FSI as per DCPR 2034 an in view of CRZ Notification, 2019.

Plot area is 702.30 Sqm, BUA proposed BUA (FSI) is 2085.83 Sqm and total construction area is 2935.63sqm

DELIBERATIONS:

The Authority observed that the PP need to submit the CRZ map in 1:4000 scale showing the site under reference in order to determine the exact location of the plot from CRZ point of view.

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter till submission of the CRZ map in 1:4000 scale showing the site under reference by the PP.



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Item No.28: Proposed redevelopment of declared dilapidated residential building on plot bearing CTS no. 1526 of village Bandra - C on Sherly Rajan Road, Off Carter Road situated in H/W ward at Bandra (W), Mumbai by Shri. Bashir Ali Achwa

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of declared dilapidated building on plot bearing CTS No. 1526 of village Bandra-C on Sherley Rajan Road, Off Carter Road, situated in H/ West Ward at Bandra, Mumbai by Mr. Bashir Ali Achwa

As per MCGM remarks dated 20.7.2022, The existing building of Ground floor structure on site has become unsafe and the same is declared dilapidated and dangerous by MCGM and notice dated 30.9.2021 under section 354 of MMC Act has been issued.

The proposed building comprises of stilt + 1st to 3rd + 4th (pt) upper floors for residential by utilizing 1.00 FSI as per reg. 33(6) of DCPR 2034 + Fungible Compensatory Area + claiming staircase, lift, lift lobby area free of FSI by proposing to demolish the existing building as per DCPR 2034 and policies in force as on 18th January, 2019

The proposal has received various concession approval from Hon. M.C. on 24.11.2021.

The MCZMA vide letter dated 4.11.2015 had granted the CRZ recommendation to the redevelopment on the site. MCGM had approved the plans as per DCR 1967. IOD was issued on 30.6.2014. However, at present, IOD and MCZMA recommendations are lapsed. No work has started on the site.

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

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

The FSI proposed for residential building is by utilizing 1.00 FSI as per reg. 33(6) of DCPR 2034 + Fungible Compensatory Area + claiming staircase, lift, lift lobby area free of FSI by proposing to demolish the existing building as per DCPR 2034 and policies in force as on 18th January, 2019

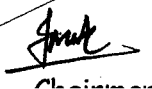
Plot area is 112.00 Sqm, BUA proposed (FSI) is 151.18 Sqm, Non FSI area is 122.51 Sqm and Total Construction area is 273.69 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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



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the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."

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

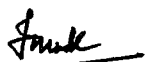
DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
7. All the other conditions of earlier MCZMA recommendation dated 4.11.20215, except the conditions which are contrary to provisions of CRZ Notification, 2019, shall be binding to the PP.
8. All other required permission from different statutory authorities should be obtained.



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Item No.29: Proposed addition alteration in existing residential building on plot bearing C. S. No. 1680 of Lower Parel Division, Plot bearing 254A of Worli Estate scheme no. 52 at Dr. Annie Besant Road, Worli, Mumbai by M/s Raheja Universal Pvt. Ltd.

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for addition/alteration in existing residential building on plot bearing C.S. No. 1680 of Lower Parel Division, Plot bearing 254A of Worli Estate Scheme No. 52 at Dr. Annie Besant Road, Mumbai

As per remarks dated 2.8.2022 of the MCGM, Existing residential building on plot under reference comprising of ground floor for parking + 6 Upper Parking floor + 8 nos of Hollow intermediate floors +1st to 22nd Upper floor for residential use. The OC has been granted to building on 12.5.2009. The plot was situated partly in CRZ II and partly Non CRZ area. Earlier CRZ aspect was considered by MCGM in year 1999.

Proposal involves addition of habitable floors in place of intermediate floor hollow/void floors, on floors H1 to H8 of existing residential building, within existing footprint and Internal changes within the existing floors.

Hon. MC, MCGM has approved various concessions on 08.12.2021.

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

Plot potential + Additional F.S.I. by paying premium+ admissible TDR + Fungible compensatory area in view of provisions contained in clause 5.2 of CRZ Notification dated 18th January 2019.

Plot area is 4194.84 Sqm, BUA proposed (FSI) is 8119.50 sqm, Non FSI area is 243.64 Sqm and Total Construction area is 8363.14 Sqm

DELIBERATIONS:

During the meeting, the consultant presented that plot is partly affected by CRZ II area. Only podium is situated in CRZ II area and rest of the building is situated in Non CRZ area.

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

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


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

DECISION:

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

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

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Item No.30:

Proposed residential & commercial development of building on plot bearing C. S. no. 320 of Bhuleshwar, Div. known as Nanabhai Byramjee Lane, Mumbai by M/s Vandeep Developers Pvt. Ltd.

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of existing building on plot bearing C. S. no. 320 of Bhuleshwar, Div. known as Nanabhai Byramjee Lane, Mumbai

As per remarks dated 20.9.2022 of MCGM, there existed a dilapidated category structure of residential use on the plot. The existing structure was very old and was in existence prior to 1961 as may be seen from assessment certificate of the property. Hence, this structure is considered as authorized structure as reflected on CTS plan.

The proposed residential cum commercial building comprises of Ground + 10 floors on CS No. 320 of Bhuleshwar Division known as Nanabhai Byramjee Lane, Mumbai. Architect has submitted the NOC from MHADA on 12.7.2017 for redevelopment on plot with FSI 3.00 or the FSI required for rehabilitation of existing occupants + 50% incentive in accordance with the modified Regulation of 33(7) of DCPR 2034. Hon. MC, MCGM has approved various concessions on 30.7.2021.

The FSI proposed is by utilizing plot potential + TDR + additional FSI on payment of premium + Fungible compensatory area and by claiming Staircase, lift, lift lobby free of FSI as per DCPR 2034 and in view of the para 5.2 of the CRZ Notification, 2019.

Plot area is 343.65 Sqm, BUA proposed (FSI) is 1745.82 Sqm and total construction area is 2246.81sqm

DELIBERATIONS:

During the meeting, the PP presented that the project site is completely outside CRZ area as per approved CZMP under CRZ Notification, 2019.

The Authority observed that the PP need to submit the CRZ map in 1:4000 scale showing the site under reference in order to determine the exact location of the plot from CRZ point of view.

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter till submission of the CRZ map in 1:4000 scale showing the site under reference by the PP.


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Item No.31: Proposed redevelopment of property under DCPR 33(7) on plot bearing CS no. 804 and 805 of Bhulabhai Desai Road, Malabar Hill Division, D ward, Mumbai by M/s Praman Infrastructure

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of property under DCPR. 33(7), on plot bearing C.S. no 804 and C.S. no. 805 of Bhulabhai Desai Road, Malabar Hill Division, D Ward, Mumbai.

As per remarks dated 28.9.2022 of the MCGM, the plot bearing CS No. 804 of Malabar Hill Division has existing building comprising basement + ground floor + 1st floor + 2nd floor structure and plot bearing CS No. 805 has existing building comprising ground floor + 1st floor + Attic floor structure. There exists CESS buildings on the plot, in existence prior to 1940.

Proposed building involves Non-composite building by accommodating rehab and sale in one building comprising of Ground floor (part for entrance lobby + rehab shops + meter room + security cabin & DG Set) + 1st floor rehab commercial use + 2nd to 9th floor for residential + Parking tower with total height 31.90 mt from ground level up to terrace level.

Hon. MC, MCGM has approved various concessions on 25.02.2022.

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

The FSI claimed is permissible FSI 3.00 + Additional 8% to existing tenants as per 5(b) + 35 % Fungible FSI and by claiming Staircase, lift, lift lobby area free of F.S.I. without charging premium for rehab component and by charging premium for sale and policies in force as on 18th January 2019, i.e. publication of CRZ Notification, 2019

Plot area is 1394.67 Sqm, BUA proposed (FSI) is 5457.65 Sqm, Non FSI area is 1642.33 Sqm and Total Construction area is 7696.23 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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...."

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


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DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to strictly ensure that proposed building is on landward side of the plinth line of the old existing building. No seaward side extension is allowed.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained.

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Item No.32: Proposed construction of society office to building known as "Mistry Court" Gulshiana CHSL on plot bearing C. S. no. 1643 of Fort Division, 28, Dinshaw Wacha Road, Mumbai by M/s Gulshiana CHSL

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for construction of society office to building known as 'Mistry Court' Gulshiana Co-operative Housing Society Ltd, CS No. 1643 of Fort Division, Mumbai.

As per MCGM remarks dated 14.11.2022, the existing building known as 'Mistry Court' Gulshiana Co-operative Housing Society Ltd comprises of Ground + 6 floors on CS No. 1643 of Fort Division, Mumbai. Architect has proposed society office having area 20.00 Sqm on the terrace floor on the building. The society office is a free of FSI as per Reg. 37(9) of the DCPR 2034. The proposal has received IOD on 4.4.2022 from the MCGM

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

Plot area is 1384.62 Sqm and proposed Society office area (Free of FSI) is 20.00 Sqm

DELIBERATIONS:

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

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

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

DECISION:

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

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



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

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Item No.33: Proposed addition / alteration & extension to the basement of the existing temple building on plot bearing CTS no. 119, 120, 145 & 146, S. no. 2A, H. no. A6 at village Juhu, K/W ward, Mumbai for ISKCON by International society of Krishna Consciousness

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for addition / alteration & Extension to the basement of the existing temple building on plot bearing CTS No. 119, 120, 145 & 146 , S. Noi. 2A, H. no. A6 at village Juhu, Mumbai for ISKON, in K/W ward

As per remarks dated 29.11.2022 of the MCGM, earlier, the plans of exiting temple building area approved and Occupation was issued on 20.1.1978.

The plans for existing school building comprising of basement + Ground + 6 upper floors was approved and Occupation was granted on 11.11.1998.

Occupation permission granted on 2.3.2007 with full development work of basement + ground + 1st & 2nd floor horizontal extension to the existing temple building comprising of (pt) basement + ground floor + 1st to 5th Guest floor & School building for basement + Ground + 6th floor situated on plot under reference.

The proposal involves additional construction of basement only, as extension to old approved existing basement, for parking and storage. No changes are proposed in other building parts and all other building parts are proposed to be retained as existing as per occupation granted in past.

Proposal has received various concessions for latest amended plans from Hon. MC, MCGM on 24.9.2021.

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

As per MCGM remarks, the proposal is in order as per DCR 1967 as well as DCPR 2034.

Plot area is 16,596.80 Sqm, BUA proposed (FSI) is Nil Sqm, Non FSI area is 2755.00 (Basement)

And Total Construction area is 2755.00 Sqm

DELIBERATIONS:

The Authority suggested that PP should implement all safety / precautionary measure like construction of sheet piles for construction of basement under the temple.



Member Secretary



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

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

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

DECISION:

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

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

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Item No.34: Proposed residential building on plot bearing CTS no. 992 of village Juhu, FP no. 6, TPS Santacruz no. II at Juhu Tara Road, Vile Parle (W), Mumbai by Shri. Ravi Raheja & Shri. Neel Raheja

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for residential building on plot bearing CTS No. 992 of village Juhu, final plot no. 6, TPS, Santacruz No. II at Juhu Tara Road, Vile Parle (W), Mumbai

As per MCGM remarks dated 16.12.2022, there existed as bungalow of residential use on the plot, which is on the landward side of existing road.

Proposed construction involves Residential building comprising of 2 basements + ground + 14 upper floors upto to top of terrace level, by demolishing existing residential building on plot under reference, utilizing plot potential + Additional 0.50 FSI + Admissible TDR as per DCPRF 2034.

Proposal has received various concessions from Hon, MC, MCGM on 28.11.2022.

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

Proposed development is by availing plot potential + Additional 0.50 FSI + Admissible TDR as per DCPRF 2034.

Plot area is 2869.00 Sqm, BUA proposed (FSI) is 8968.99 Sqm, BUA free of FSI is 4718.17 Sqm and total construction area is 13,687.16 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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...."

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


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DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to strictly ensure that proposed building is on landward side of the plinth line of the old existing structure. No seaward side extension is allowed.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. PP to submit the HRC NoC, if applicable.
8. All other required permission from different statutory authorities should be obtained.


Member Secretary


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Item No.35: Proposed redevelopment of property bearing C. S. no. 1/47, 2/47, 117 to 121 of Lower Parel Division, Dr. A.B. Road, Worli, Mumbai by Shri. Pankaj Bhagwanji Desai

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of property bearing CS No. 1/47, 2/47, 117 to 121 of Lower Parel Division, Dr. A. B. Road, Worli, Mumbai

As per MCGM remarks dated 23.12.2022, there is CRZ clearance granted by the MoEF on 13th July, 2007 for redevelopment of property bearing C.S No. 1/47, 2/47, 117, 118, 119, 120 and 121 of Lower Parel Division situated at Worli by M/s P. R. Dharia & Associates.

The Architect has submitted the proposal as per following details as per Reg 33(7) for cessed component and as per Reg No. 30 for Non cessed component.

- The Building A is comprising of Ground floor (Rehab building)
- The Building B comprising of Ground + 4 upper floors (For Rehab of Non Residential tenants) + 5th to 7th floor for parking
- The building C comprising of Ground + 1st to 7th floors for parking + 8th floor for Amenity + 9th to 54th floor for Rehab of Residential tenants + MHADA surplus + Sale component
- The Building E comprising of Ground + 8 upper floors for rehab of Residential tenants and rehab of Non Residential tenant

The FSI of 3.0 is proposed for both cessed and non-cessed development + fungible compensatory built up area as per Reg No. 31)3) of DCPR 2034 by claiming staircase/ lift / lift lobby area free of FSI.

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


As per MCGM remarks, entire development is allowed as per provisions of DCR's existed on 18.1.2019. The FSI of 3.0 is proposed for both cessed and non-cessed development + fungible compensatory built up area as per Reg No. 31)3) of DCPR 2034 by claiming staircase/ lift / lift lobby area free of FSI. The proposal has received various concessions from Hon. MC, MCGM on 17.10.2022

Plot area is 9874.63 Sqm, BUA proposed (FSI) is 38725.99 Sqm, Non FSI area is 47209.03 Sqm and Total Construction area is 85,935.02 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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


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the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification...."

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

DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Environment clearance under EIA Notification, 2006 should be obtained by the PP from competent Authority, since construction area exceeds 20,000 Sqm.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All the other conditions of earlier CRZ clearance No. 11-31/2007-IA-III dated 13.7.2007 granted by MoEF, New Delhi, except the conditions which are contrary to provisions of CRZ Notification, 2019, shall be binding to the PP.
9. All other required permission from different statutory authorities should be obtained.


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Item No.36: Proposed construction of beach resort on plot bearing S. no. 33, H. no. 5B & 5/A/1 at mauje Undi, Tal. & Dist. Ratnagiri by Shri. Pravin Kalyan Amre

INTRODUCTION:

The PP along with consultant presented the proposal before the Authority. The SDO, Ratnagiri Division vide letter dated 15.6.2022 submitted the proposal for beach resort and allied activities on land bearing S. No. 33, Hiss No. 5B and S. No. 33, Hissa No. 5/A/1 at village Undi, District Ratnagiri.

The proposal is for construction of beach resort and allied activities on land bearing S. No. 33, Hiss No. 5B and S. No. 33, Hissa No. 5/A/1 at village Undi, District Ratnagiri

As presented by the PP, there are 20 room and 14 villas are proposed on the site under reference. Total plot area is 24,866 Sqm, FSI area proposed is 6195.64 Sqm and total construction area is 6600 Sqm

As per submission, land under reference falls in CRZ III area and situated between 200 m to 500 m from the High Tide Line.

DELIBERATIONS:

The PP during the meeting presented that the land is partly in CRZ III and partly Non CRZ area. The site is accessible from 12 m wide road.

Expert Members asked the consultant that adequate capacity STP should be installed for the project. The PP informed that Phytorid STP is proposed to be installed. Expert Members opined that PP need to phytorid STP may not be suitable. Instead, PP need to explore other technological options for installation of the STP.

The Authority noted that the annexure III of CRZ Notification, 2011 (amended on 4th Feb, 2015) mentions Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests. Prior approval of MoEF is required for the beach resort or hotel project.

DECISION:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to MoEF&CC, New Delhi subject to compliance of following conditions:

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2011 and Annexure III of the CRZ Notification, 2011
2. The PP shall not undertake any construction within 200 metres in the landward side of High Tide Line and within the area between Low Tide Line and High Tide Line;

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3. Overall height of construction upto the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor);
4. Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover;
5. Necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach;
6. Extraction of sand, leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500metres of the High Tide Line
7. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. All other required permission from different statutory authorities should be obtained.



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Item No.37: Proposed redevelopment of bungalow on plot bearing CTS No. 916 of village Juhu, The Vasanta Theosophical CHSL, Juhu road, Vile Parle (W), Mumbai by Shri. Bhushan Dua

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of Bungalow on plot bearing CTS No. 916, of village Juhu, at the Vasanta Theosophical CHSL, Juhu Road Vile Parle (W), Mumbai.

As per MCGM remarks dated 7.2.2023, the existing building of Ground floor + 1st upper floor structure is standing on site and no work has yet been started on site. The existing structure was very old and was in existence prior to 1961

The proposed residential building comprises of Basement (for parking) + Ground floor + 1st (for residential) upper floor by claiming plot potential as per DCPR 2034.

The proposal has received various concessions for latest amended plans from Hon. MC, MCGM on 17.9.2022.

As per MCGM remarks, the plot falls in CRZ II area and situated on seaward side of the existing authorized road, but within the building line of existing structure and hence the proposed redevelopment is permissible as per CRZ Notification 2019

As per MCGM remarks, the plot is situated in Residential Zone and not reserved for public purpose as per DP remarks of 2034.

The FSI proposed as per DCPR 2034, FSI permissible 1.0 + 35% Fungible Compensatory Area. However, the permissible FSI as per society by law is restricted to 0.90 and the same has been proposed for redevelopment.

Plot area is 1545.70 Sqm, Balance plot area after deduction is 1280.65 Sqm, BUA proposed (FSI) is 1150.63 Sqm and Total Construction area is 1833.66 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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...."


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

DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to strictly ensure that proposed building is on landward side of the plinth line of the old existing structure. No seaward side extension is allowed.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained.



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Item No.38: Proposed SR scheme under regulation 33 (11) on plot bearing CTS no. 997 of village Juhu, FP no. 16 (pt) of TPS Santacruz Juhu sector no. II at Juhu Tara Road, Santacruz (W), K/W ward, Mumbai by M/s Kaalkaa Real Estate Pvt. Ltd.

INTRODUCTION:

The consultant presented the proposal before the Authority. The consultant presented that The MCZMA in its 163rd meeting held on 2nd & 3rd February, 2023 deliberated the proposal of proposed addition / alteration work in existing residential building on plot bearing CTS No. 997 of village Juhu, F. P. No. 16(pt) of TPS santacruze, Juhu Sector No. II, Juhu Tara Road, Santacruze (W), Mumbai by M/s Kaalkaa Real Estate Pvt Ltd.

The MCZMA in its 163rd meeting noted the followings:

- The Municipal Corporation of Greater Mumbai vide letter dated 9.1.2023 had forwarded the proposal of addition / alteration work in existing residential building on plot bearing CTS No. 997 of village Juhu, F. P. No. 16(pt) of TPS santacruze, Juhu Sector No. II, Juhu Tara Road, Santacruze (W), Mumbai
- The existing building was granted full occupation on 23.1.2013 for building comprising of 1 level of basement + Stilt floor + 1st and 2nd floor + 3rd to 8th upper floor. Hence, it is seen that the said development is permissible as per CRZ Notification, 2019. There is earlier CRZ clearance dated 11.6.2007 granted by MoEF, new Delhi
- Now, the proposal is for addition/ alteration work in the exiting building comprising of 1 level of basement + Stilt level + 1st and 2nd level floors + 3rd to 8th upper floor + Terrace floor in lieu of proportionate plot potential + Additional FSI on payment of premium + Admissible TDR + over and above BUA as per teg. 33(20) (B) + Fungible compensatory area along with benefit of Staircase, lift, lift lobby free of FSI as per DCPR 2034 and policies in force as on date and as per CRZ Notification, 2019 (as on 18th January, 2019)
- The proposal is sanctioned with various concessions from Hon. Municipal Commissioner, MCGM on 4.1.2023.
- As per the MCGM remarks, the plot falls in CRZ II area. The existing structure is on the landward side of existing authorized structure
- The plot under reference is situated in Residential zone and is not reserved for any public purpose and is abutting to RL of 27.45 meter wide Juhu Tara Road on ease side of the plot.
- As per MCGM remarks:

Building	Existing	Proposed BUA for FSI purposed	BUA claimed free of FSI (Sqm)	Total construction area


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		including fungible Sqm)	((Sqm)
Existing Building 1	2065.56 Sqm			2065.56
Existing Building 2	745.24 Sqm	1665.47	1753.35	4164.06
Total	2810.80	1665.47	1753.35	6229.62

- The Authority noted that Hon'ble High Court passed an order dated 20.9.2022 in WP (L) No. 22398/2022 (Kaalkaa Real Estate Private Ltd V/s MCGM). As per the said order, "the respondents are directed to execute the orders dated 11th March, 2022, 16th March, 2022 and 23rd June, 2022 within two weeks from today and to demolish the unauthorized construction carried out by the petitioners and to report compliance before this court within one week from the date of implementing the order passed by this Court."
- Hon'ble Supreme Court order 26.9.2022 in Special Leave to appeal (C) No. 16937-16938/2022 states that "The Special leave petitions are dismissed At the request of leaned senior Counsel for the petitioner, three months' time is granted to bring the building in conformity with the terms of the order of the demolition to be duly verified by the respondent corporation and in case the needful is not done within the stipulated time, the impugned judgement(s) will be implemented by the Corporation. Once compliance take place noting precludes the petitioner from seeking fresh approvals as per current norms"

The Authority during 163rd meeting asked whether the compliance of various court orders including Hon'ble Supreme Court has been complied with or now. The consultant during the meeting stated that court orders including Hon'ble Supreme Court has been complied with and hence, application seeking fresh approval for additional / alternation has been submitted as per current norms. The PP has submitted undertaking stating that PP have complied with the orders passed including the order of Hon'ble Supreme Court of India dated 26.9.2022 in SLP (Civil) No. 16937-38 of 2022.

The Authority further noted that as per para 5.2 (iii) of the CRZ Notification, 2019, "Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification..."

The Authority in its 163rd meeting noted that proposed addition / alternation in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM should strictly ensure that the proposed addition / alternation is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.


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After deliberation, the Authority in its 163rd meeting 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 addition/ alternation should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM to strictly ensure that the various orders of Hon'ble High Court and Hon'ble Supreme Court has been complied with, before commencement of work of addition/ alternation.
3. MCGM should strictly ensure that the proposed addition/ alternation is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained"

Accordingly, the MCZMA vide letter dated CRZ 2023/C/T dated 14/02/2023 recommended the proposal to concern planning Authority subject to certain conditions.


DELIBERATIONS:

The Consultant further presented that there is no change in the project profile. However, planning Authority of the proposal is changed. Now, SRA is the planning Authority for the proposal.

The Authority noted that the SRA vide letter dated 15.3.2023 forwarded the proposal of SR scheme under regulation 33(11) on plot bearing CTS No. 997 of village Juhu, FP No. 16(pt)_ of TPS Santacruz Juhu Sector No. II at Juhu Tara Road, Santacruz (W), Mumbai in K/ west ward

The Authority noted that as per the SRA remarks dated 15.3.2023:

- Architect has submitted an application dated 09/03/2023 on behalf of the developer M/s. Kaalkaa Real Estate Pvt. Ltd. Along with, said application Architect has submitted the copy of NOC issued by MCZMA u/n. CRZ 2023/C/T dated 14/02/2023.


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- On perusal of said NOC it reveals that, for said NOC MCZMA has taken the cognizance of the concession / approval granted by BMC for the Scheme submitted with Building Proposal Dept. of BMC under Reg. 33 (20) (B) of DCPT 2034 on plot under reference. Statement of BUA mentioned in MCZMA clearance is as under,

Building	Existing (Sq mt.)	Proposed BUA for FSI proposed including fungible (Sq.mt)	BUA claimed free of FSI (Sq mt.)	Total construction area (Sq mt.)
Existing Building 1	2065.56	--	--	2065.56
Existing Building 2	745.24	1665.47	1753.35	4164.06
Total	2810.80	1665.47	1753.35	6229.62


- This is to mention here that, in due course of time Architect has processed and approved the scheme in the Slum Rehabilitation Authority under regulation 33 (11) of DCPR - 2034, subject to closure of file processed in BMC & obtaining NOC from MCZMA address to SRA & mentioning proposal processed under Regulation 33 (11) of DCPR-2034.
- Architect in this regard has stated that there are no changes in planning and FSI consumption of the building as compared to that submitted in the Building Proposal department of BMC
- Now, Architect is requesting to issue a revised NOC by change of planning authority name and considering regulation 33 (11) of DCPR 2034.


The Authority noted from the presentation of the consultant that there is only change in planning Authority. Rest of the project profile remains same. As per SRA remarks revised NOC by change of planning authority name and considering regulation 33 (11) of DCPR 2034 is requested in the present matter.

DECISION:

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

- Proposed addition/ alternation should be in accordance with provision of the CRZ Notification, 2019.
- SRA to strictly ensure that the various orders of Hon'ble High Court and Hon'ble Supreme Court has been complied with, before commencement of work of addition/ alternation.


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

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Item No.39: Proposed addition & alteration to existing building on plot bearing CTS No. 579 of village Juhu, plot no. 7 Jai Hind Society Ltd, JVPD scheme, Vile Parle (W), Mumbai by Shri. Ajay Agarwas, Smt. Anju R. Agarwal, Smt. Sudha B. Bawri

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for addition & Alteration to existing building on plot bearing CTS No. 579 of village Juhu, Plot No. 7, Jai Hind Society Ltd, JVPD Scheme, Vile Parle (W), Mumbai

As per MCGM remarks dated 10.2.2023, the proposal is for addition & Alteration to existing building on plot bearing CTS No. 579 of village Juhu, Plot No. 7, Jai Hind Society Ltd, JVPD Scheme, Vile Parle (W), Mumbai The Occupation / BCC to the residential building on plot under reference comprising of Stilt + 1st, 2nd, 5th and 7th upper stilt for parking and 3rd, 4th, 6th and 8th upper floor for residential user was granted on 1.6.2011.

The Architect has submitted the plans by proposing counting 1st, 2nd, 5th, 7th floors in FSI out of additional permissible FSI as per provision of DCPR 2034, thereby proposing residential building comprising of stilt floor for stack parking + 1st to 8th upper floors for residential user.


The plan is proposed in lieu of plot potential + 0.50 FSI + permissible TDR + Fungible compensatory BUA as per DCPR 2034 on the additional FSI proposed + by claiming staircase, lift, lift lobby area free of FSI.

Proposal has received from Hon'ble MC, MCGM on 7.12.2022

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

The plan is proposed in lieu of plot potential + 0.50 FSI + permissible TDR + Fungible compensatory BUA as per DCPR 2034 on the additional FSI proposed + by claiming staircase, lift, lift lobby area free of FSI.

Plot area is 669.80 Sqm, BUA proposed (FSI) is 1755.28 Sqm, BUA free of FSI is 690.26 Sqm and Total Construction area is 2445.54 Sqm


Member Secretary


Chairman

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DELIBERATIONS:

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

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


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

DECISION:

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

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

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Member Secretary


Chairman

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Item No.40: Proposal for residential building on land bearing plot no. 88, Sector no. 50 GES, Nerul, Navi Mumbai by M/s Ishwar Developers & Contractors

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The matter is regarding residential building on land bearing plot no. 88, Sector no. 50 GES, Nerul, Navi Mumbai


The Navi Mumbai Municipal Corporation vide letter dated 25.7.2022 forwarded the matter of Regarding residential building constructed on plot No. 88, Sector 50, Seawood, Nerul, Navi Mumbai by M/s Ishwar Developers and contractors.

As per remarks of the NMMC:

1. As per the remarks of the NMMC, the plot under reference was not affected by CRZ as per CZMP under CRZ Notification, 1991.
2. However, the said plot was affected by 50 m mangrove buffer zone area. Hence, the M/s Ishwar Developers & Contractors filed chambers summons No. 137/2016 in PIL 87/2006. the Hon'ble High Court passed an order dated 5.12.2016 stating that:
"Without going into this issue, it is sufficient to state in the present case that since the entire Sector 50(E) is developed except plot no. 88, there is no reason for the NMMC to refuse the permission to the applicants for development of the plot civ. plot no. 88. Hence, chamber summons is allowed in terms of prayer clause (c) and (d) and is disposed of"
3. Considering that the said plot is not affected CRZ as per CZMP under CRZ Notification, 1991 and order of the Hon'ble High Court, the Permission was granted for the construction on 20.4.2018.
4. However, when the proposal is received seeking Occupation Certification on 19.6.2021, the plot was affected by the CRZ under CZMP under CRZ Notification, 2011 in force.
5. The SOP is prepared by the MCGM in its 158th meeting for projects not falling in the CRZ area as per CZMP approved under CRZ notification, 1991 but covered under CZMP prepared under CRZ Notification, 2011.

DELIBERATION:

The Authority noted that the Ministry of Environment, Forest and Climate Change, New Delhi vide letter dated 14th March, 2022 sent a clarification to MCZMA, regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011


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Chairman

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The clarification letter of MoEF&CC, New Delhi reads as follows:


"This has reference to your letter no. MCZMA-2020/CR-26/TC-4 dated 18th November, 2020 and meetings held with the Ministry on 13th January, 2021 and 26th November, 2021 respectively along with City Industrial Development Corporation (CIDCO) and Navi Mumbai Builders Development Association (NMBDA) regarding issues related to ongoing projects which were not in Coastal Regulation Zone (CRZ) as per old approved Coastal Zone Management Plan (CZMP) under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

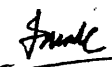
2. As you are aware, the Ministry issued the CRZ Notification, 2011 vide S.O. No. 19(E), dated 6th January, 2011 in supersession of the CRZ Notification, 1991. As per the said notification, all the State Government and UT Coastal Zone Management Authority (CZMP) are required to prepare the CZMPs as per provisions of the CRZ Notification, 2011 and get approved by the MoEFCC. Further, as per the Notification vide S.O. 621(E) dated 31st July, 2017, the validity of CZMPs approved under the CRZ Notification, 1991 was extended till 31st July, 2018 for consideration of the proposal for CRZ clearance under the CRZ Notification, 2011

3. In view of the above, it is to clarify that the CZMPs approved under the CRZ Notification, 1991 shall be considered valid till 31st July, 2018 and the same shall be taken into cognizance for approval of the projects. Thereafter, the projects shall be considered for CRZ clearance as per the CZMP prepared and approved in accordance with the CRZ Notification, 2011 or 2019, as the case may be.

4. It is to further clarify that for the projects not falling in the CRZ area as per the CZMPs approved under the CRZ Notification, 1991 but covered under CZMP prepared under the CRZ Notification, 2011 following procedure may be adopted:-

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991, is as per the CZMPs approved under the said notification and shall forward its recommendation to the concerned authority for Occupation Certificate (OC), as applicable.
- ii. The CIDCO/ concerned regulatory authority shall certify that the proposals for which Commencement Certificate were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991 as mentioned in Para 3 above, was as per extant building development norms in place, at that time for sanction for such projects.


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- iii. For all other projects, CZMPs approved in accordance with the CRZ Notification, 2011 or CRZ Notification 2019, as the case may be, shall be applicable.
- iv. All the infrastructure projects shall be considered by the MCZMA as per the saextant norms.

The Authority further noted that the MCZMA in its 158th and 159th meetings held on 11th and 12th April, 2022 and 22nd July, 2022 respectively deliberated the clarification letter dated 14th March, 2022 issued by MoEF&CC regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011. Accordingly, SOP was prepared and vide letter dated 29th August, 2022 clarified that Concern planning Authority shall submit individual applications as per SOP with signature of Head of Organization such as Municipal Commissioner, Managing Director etc in following format:

Project details	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991 (map enclosed)	CRZ status as per approved CZMP under CRZ Notification, 2011 (map enclosed)	Whether site is situated within 50 m mangrove buffer zone area

The Authority noted that the Navi Mumbai Municipal Corporation vide letter dated 25.7.2022 sent following information, in tabular format:

Project details	project location (whether landward side of existing road or authorized structure or seaward side)	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991 (map enclosed)	CRZ status as per approved CZMP under CRZ Notification, 2011 (map enclosed)	Whether site is situated within 50 m mangrove buffer zone area


Member Secretary



Chairman

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Project on plot No. 88, Sector 50, Seawood, Nerul, Navi Mumbai	The said plot is situated on landward side of existing road and authorized structure (11 meter wide road)	CC date 20.4.2018	The land bearing Project on plot No. 88, Sector 50, Seawood, Nerul, Navi Mumbai was not affected by CZMP 1991	The land is affected as per approved CZMP prepared as per CRZ Notification, 2011	Residential building is affected by 50 m mangrove buffer zone area.
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DECISION:

In the light of clarification dated 14th March, 2022 issued by MoEF&CC, New Delhi and Hon'ble High Court order dated 5.12.2016 in the matter and considering the NMMC submission, the Authority after deliberation decided to recommend the matter to the concerned planning authority for Occupation Certificate (OC) for the proposal.


Member Secretary


Chairman

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Item No.41: Proposed residential building on plot bearing S. no. 129, Majkur Taloja, Tal. Panvel, Dist. Raigad by M/s Shree Sai Developers

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for residential building on plot bearing S. no. 129, Majkur Taloja, Tal. Panvel, Dist. Raigad

As per Panvel Municipal Corporation remarks, the proposal is for construction of residential building comprising Ground floor (parking) + 1st to 14th floor on S. no. 129, Majkur Taloja, Tal. Panvel, Dist. Raigad

As per submission, Plot area is 3740.00 Sqm, Permissible FSI 2.56, Proposed built up area is 9569.514, Total construction area is 10747.26 Sqm.

ADTP, PMC remarks states that Commencement Certification issued on 30.3.2022.


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

- o The project site bearing Survey No. 129, Taloje Majkur village, Panvel taluka, Raigad district, Maharashtra of M/s Shree Sai Developers, Survey no. 129 Taloja- Majkur, village, Panvel taluka, Raigad district, Navi Mumbai, Maharashtra falls partly inside the intertidal area and within width of creek setback line from HTL of creek as per approved CZMP (Map No. MH 77) published vide CRZ Notification, 2011. Hence, aforementioned project site falls partly inside CRZ-II and CRZ-IB with remaining area outside CRZ as per approved CZMP.
- o The areal extent of plot in various CRZ zones are provided in Table 2

SI No	CRZ None	Plot area within Zone (sq.m.)
1	CRZ - IB	7.5
2	CRZ - II	1412.4
3	Outside CRZ	2320.1
Total Area		3740.00

DELIBERATIONS:

The Authority noted that as per IRS mapping, the project site is partly situated in CRZ IB, partly in CRZ II and partly outside CRZ area. No construction is allowed in CRZ IB area as per CRZ Notification, 2011.


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Chairman


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It was further noted that construction in CRZ II area is permissible on landward side of existing road or authorized structure with FSI as per town and country planning regulation existing as on 19.2.1991, under CRZ Notification, 2011. Concern planning Authority should strictly ensure the construction in CRZ II portion of the plot is situated on landward side of existing road or existing authorized structure before commencement work.

DECISION:

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

1. No construction is allowed in CRZ IB area
2. Local body to strictly ensure that proposed construction in part of plot in CRZ II is situated on landward side of existing road or existing authorized structure, before commencement of work.
3. The Local Body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. All other required permission from different statutory authorities should be obtained


Member Secretary


Chairman

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Item No.42: Proposed redevelopment of residential building on land bearing plot no. B/19, CTS no. 851 of village Juhu at V. L. Mehta Road, Juhu, Mumbai by M/s Agarwal Holdings Pvt. Ltd.

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot No. B/19 bearing C.T.S. No. 851 of Village Juhu at V.L. Mehta Road, Juhu Mumbai

As per remarks dated 25.10.2022 of the MCGM, there exists a residential structure of ground floor + 1st to 2nd Upper Floor on plot under reference. At present old structure is standing on the site.

Proposed residential building comprising of Basement + Stilt + 1st & 2nd parking level + 1st to 10th upper on plot under reference by utilizing the plot potential + admissible TDR + additional 0.50 FSI + Setback area over and above + fungible compensatory area and by claiming the area of staircase, lifts & lifts lobby area free of FSI by charging premium as per DCPR 2034 and policies in force as on 18th January 2019.

The plans are proposed by utilizing the plot potential + admissible TDR + additional 0.50 FSI + Setback area over and above + fungible compensatory area and by claiming the area of staircase, lifts & lifts lobby area free of FSI by charging premium as per DCPR 2034 and policies in force as on 18th January 2019.

Hon. MC, MCGM has approved various concessions on 26.08.2022.

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

Plot area is 909.50 Sqm, BUA proposed (FSI) is 3027.32 Sqm, Non FSI area is 3039.18 Sqm and Total Construction area is 6066.50 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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...."


Member Secretary


Chairman


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

DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to install the packed STP for the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. PP to submit the superimposed plan of old plinth and new proposed building
8. MCGM to ensure that there is no construction on seaward side beyond existing old plinth.
9. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

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Item No.43: Proposed redevelopment of CESS category structures on plot bearing C. S. no. 310 & 311 of Malbar cumbala Hill Division situated at Walkeshwar Raod, Mumbai by M/s Spaceage Consultants.

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of CESS Category structures on plot bearing C.S. no. 310 and 311 of Malabar Cumbala Hill Division, situated at Walkeshwar Road, Mumbai.

As per remarks dated 5.12.2022 of the MCGM, there exists six CESS category structure of basement+ ground floor+ 1st to 3rd upper floors , Basement + ground floor + 1st upper floor, ground floor + 1st to 3rd upper floors , ground floor + 1st to 5th upper floors , ground floor + 1st upper floor and ground floor +1st to 2nd upper floors respectively

The proposal is for redevelopment of existing CESS cateorgy structures on plot bearing C. S. no. 310 & 311 of Malbar cumbala Hill Division situated at Walkeshwar Raod, Mumbai.

Architect has proposed one single non composite building comprising of Ground Floor (Part Stilt/ part NR Rehab Shops) + 1st to 5th Podium floors + 6th to 26th residential floors + 27th service floor + 28th to 29th residential floors + 30th service floor + 31st to 32rd upper residential floors + 33rd floors, with basic captive 1.33 FSI + admissible TDR + premium FSI + fungible compensatory FSI as per DCPR 2034 in force as on today.


Hon. MC, MCGM has approved various concessions on 10.06.2022


Earlier, MCZMA vide letter dated 8.6.2022 clarified the CRZ status of C. S. no. 311 as Non CRZ based on the IRS, Chennai report as per approved CZMP, 2019.

The PP has submitted the CRZ map (1:4000 scale) & report for CS No. 310 as per approved CZMP, 2019. As per the said report, project site (CS no. 310) falls partly in CRZ II area and remaining outside CRZ area.

S. No.	CRZ category	Area in Sqm
1	CRZ II	40.47
2	Outside CRZ	2227.10
	Total	2267.57

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


Member Secretary


Chairman

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Redevelopment is proposed with basic captive 1.33 FSI + admissible TDR + premium FSI + fungible compensatory FSI as per DCPR 2034 in force as on today. MCGM remarks states about UDD notification dated 8.7.2021.

Plot area is $(2267.57 + 4390.96) = 6,658.53$ Sqm, BUA proposed (FSI) is 32,286.93 Sqm, Non FSI area is 28,623.78 Sqm and Total Construction area is 67,594.07 Sqm

DELIBERATIONS:


The Authority noted that as per para 5.2 (ii) and (iii) 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...."

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

DECISION:

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

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


Member Secretary


Chairman

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Item No.44: Proposed redevelopment of property bearing C. S. no. 280 of Malabar Hill Division at Walkeshwar Raod in D ward, Mumbai by M/s Earth Builders

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment of property bearing C. S. no. 280 of Malabar Hill Division at Walkeshwar Raod in D ward, Mumbai.

As per remarks dated 25.10.2022 of the MCGM, there was old existing CESS structure comprising of ground floor + 1st to 3rd upper floor on plot under reference. The existing structure was then demolished as the same was in dilapidated state.

Earlier MCZMA recommendation was accorded vide letter no. CRZ 2010/CR 28/TC3 dated 01.10.2012. The said NOC recommendations permitted the construction as per provisions of DCRs prevailing, in view of the project of redevelopment of CESS building, as per provisions contained in clause 8 (V) (ii) (C) of CRZ 2011.

The construction was started on the landward side of the plinth of the then existing structure and has been completed till 9th upper floor, as per the CC granted on 06.09.2013 with height of 9th floor as 11.35m.


The earlier MCZMA NOc was granted as per DCR 1991, which were applicable as per CRZ Notification, 20121 with four basement + ground floor + 1st to 12th upper floors for residential use and total height of 54.28 m up to terrace level.


Now, as per the CRZ Notification, 2019, the DCPR 2034 is applicable. The revised amended plans have been proposed structure of four basement + ground floor + 1st to 16th upper floors + 17th part upper floors for residential use (height of 68307 m up to terrace level).

Hon. MC, MCGM has approved various concessions on 29.12.2021.

As per MCGM remarks, the plot falls in CRZ II area and situated on seaward side of existing Road. The plot is situated in residential zone and not under any reserved for public purpose as per DP remarks of 2034

The plans are proposed by claiming FSI required for rehabilitation of existing occupants with 50% incentive thereon (with 5 % incentive BUA to occupants) + admissible TDR + additional FSI on payment of premium for non-cess plot + fungible compensatory area + claiming staircase, lift, lift lobby area free of FSI by charging premium as per DCPR 2034 and policies in force as on 18th January 2019.


Member Secretary


Chairman

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Plot area is 1135.77 Sqm, BUA proposed (FSI) is 4834.50 Sqm, Non FSI area is 2779.46 Sqm and Total Construction area is 7613.96 Sqm

DELIBERATIONS:

The Authority noted that as per para 5.2 (ii) and (iii) 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...."


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

DECISION:

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

1. Proposed reconstruction should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed redevelopment is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. MCGM to strictly ensure that proposed building is on landward side of the plinth line of the old existing structure. No seaward side extension is allowed.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
8. All the other conditions of earlier MCZMA recommendation dated 1.10.2012, except the conditions which are contrary to provisions of CRZ Notification, 2019, shall be binding to the PP.
9. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairman

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Item No.45: **Proposed redevelopment of plot bearing CTS no. 583 of village Juhu, Vile Parle (W), Mumbai by Shri. Yogesh Shah**

INTRODUCTION:

The PP and consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. 583 of village Juhu, Vile Parle (W), Mumbai

As per remarks dated 17.11.2022 of MCGM, there exists residential old structure (Stilt + 1st to 9th floor) on the site.

The MCZMA in its 160th meeting held on 11th August, 2022 deliberated the proposal of redevelopment on the subject plot. Proposed building comprising of stilt for entrance lobby + 1st to 7th upper floor as podium for parking + 8th to 12th + 14th + 15th + 16th (pt) + mezzanine floor for residential use as per DCPR 2034. The MCZMA vide letter dated 15.9.2022 granted the CRZ recommendation under CRZ Notification, 2019 to the project subject to certain conditions.

As per the MCGM remarks dated 01.03.2023, revised proposed residential building plan comprising of stilt for entrance lobby + 1st to 7th upper floor as podium for car parking + 8th to 12th + 14th + 15th + 16th (pt) + 17th (pt) upper floors for residential user.


The plans are proposed in lieu of plot potential FSI + 0.50 Gov FSI by paying premium + admissible TDR + by Availing additional permissible FSI + Fungible compensatory area + claiming staircase, lift, lift lobby area as per DCPR 2034.


The revised proposal has received various concession approval from Hon. M.C. on 3.10.2022

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

The plans are proposed in lieu of plot potential FSI + 0.50 Gov FSI by paying premium + admissible TDR + by Availing additional permissible FSI + Fungible compensatory area + claiming staircase, lift, lift lobby area as per DCPR 2034.

As per the MCGM remarks dated 01.03.2023, Plot area is 656.70sqm, BUA proposed (FSI) is 3237.80sqm, Non FSI area is 3149.04sqm and total construction area is 6386.84sqm.


Member Secretary


Chairman

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DELIBERATIONS:


The Authority noted that as per para 5.2 (ii) and (iii) 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...."


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

DECISION:

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

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


Member Secretary


Chairman

*Minutes of 166th meeting of the Maharashtra Coastal Zone Management
Authority held on 12th and 13th April, 2023*

Discussion items:


Item No.1: Regarding local level CZMPs in 1:4000 scale under CRZ Notification, 2019

The Authority noted that the MoEF&CC has approved the CZMPs of the Greater Mumbai in the year 2021. Further, the NCSCM completed the work of draft revision/updation of the CZMP in 1:25000 scaled for 5 districts namely, Raigad, Ratnagiri, Sindhurg, Thane and Palghar. The draft CZMPs were deliberated in the technical scrutiny committee meetings held at NCSCM, Chennai on 8th July, 2021 and committee has recommend the maps. The MCZMA in its 159th meeting held on 22nd July, 2022 deliberated the draft CZMPs finalized by the NCSCM, Chennai. Accordingly, the State Government vide letter dated 25.11.2022 sent the draft CZMPs to MoEF&CC, New Delhi for final approval.

The Authority noted that as per the para 4 of the Annexure IV of the CRZ Notification, 2019, local level CZMPs are required to be prepared in 1:4000 scale based on approved CZMPs for the use of local bodies and other agencies to facilitate implementation of the Coastal Zone Management Plans. The Authority discussed that NCSCM, Chennai of MoEF&CC, New Delhi could be engaged for the work of preparation of CZMPs in 1:4000 scale for earlier completion of the work so that said maps could be used by local bodies/ Planning Authorities for implementation of the CZMPs. Along with CZMPs in 1:4000 scale maps, it was decided that tourism plan/fisheries development plan will also be prepared by the NCSCM, Chennai. The State Government will enter into agreement with NCSCM for the above said work.



Member Secretary



Chairman

*Minutes of 166th meeting of the Maharashtra Coastal Zone Management
Authority held on 12th and 13th April, 2023*

Item No.2: Regarding proposals for Infrastructural Post Harvesting Facilities to Fishermen at Fish Landing Centres at 1) Dhakti Dahanu (Tal- Dahanu, Dist. Palghar), 2) Dighi (Tal- Shrivardhan, Dist. Raigad), 3) Rajpuri (Tal- Murud, Dist. Raigad) and 4) Veldur (Tal- Guhagar, Dist. Ratnagiri) - Amendment in minutes of 161st meeting of MCZMA.

The MCZMA has received a representation from the office of Commissioner, Fisheries requesting amendment in minutes of 161st meeting of MCZMA. As per said representation, the MCZMA in its 146th and 161st meetings of the MCZMA held on 4.9.2020 and 26.12.2022 deliberated the proposals received from office of Commissioner Fisheries regarding Infrastructural Post Harvesting Facilities to Fishermen at Fish Landing Centres at 1) Dhakti Dahanu (Taluka Dahanu, Dist. Palghar), 2) Dighi (Taluka Shrivardhan, Dist. Raigad), 3) Rajpuri (Taluka Murud, Dist. Raigad) and 4) Veldur (Taluka Guhagar, Dist. Ratnagiri).

The Commissioner of Fisheries submitted compliance (revised recommendation dated 09/07/2021 from CWPRS) to MCZMA. During 161st MCZMA meeting the proposals were recommended (with solid structures except Veldur site, since Veldur site is proposed on piles) based on compliance submitted. In 161st MoM, MCZMA inadvertently recorded CWPRS report dated 26.03.2021. Accordingly, MoM (161st MCZMA meeting) mentions condition no. 03 that, "Construction of jetty should be constructed on piles with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed".

Office of Commissioner, Fisheries have requested to amend the minutes of 161st meeting. The EIA reports (Rajpuri, Dhakti Dahanu, Dighi and Veldur sites) with revised drawings/layouts to comply conditions of CWPRS revised recommendations vide letter dated 09/07/2021 is submitted. These projects have received administrative approval. These infrastructure facilities will fulfil various long-standing needs of fishermen at respective fish landing centres for their safety and livelihood.

In the light of above, the Authority after deliberation decided to amend the minutes of 161st meeting of the MCZMA. The 3 projects at 1) Dhakti Dahanu (Taluka Dahanu, Dist. Palghar), 2) Dighi (Taluka Shrivardhan, Dist. Raigad), 3) Rajpuri (Taluka Murud, Dist. Raigad) are solid jetty and only Veldur (Taluka Guhagar, Dist. Ratnagiri) is piled jetty project. Accordingly, the conditions no. 3 of 161st meeting of MCZMA should be read as:

"For Veldur (Taluka Guhagar, Dist. Ratnagiri) only, Construction of jetty should be constructed on piles with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed for all 3 projects, recommendations of the CWPRS should be followed for construction of Solid jetty"


Member Secretary


Chairman

*Minutes of 166th meeting of the Maharashtra Coastal Zone Management
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The Authority decided to recommend the matter to SEIAA for grant of final clearance for the proposal.



Member Secretary


Chairman

*Minutes of 166th meeting of the Maharashtra Coastal Zone Management
Authority held on 12th and 13th April, 2023*

Item No. 3: Regarding the Amended Notification dated 26th November, 2021 to CRZ Notification, 18th January, 2019 published by MoEF&CC, New Delhi

The Authority noted that the Ministry of Environment, Forest and Climate Change, New Delhi has published a Notification S.O. 4886(E) dated 26th November, 2021 making an amendment in CRZ Notification, 18th January, 2019. In the said notification, - In paragraph 1, in clause (i), for the Explanation, the following Explanation shall be substituted, namely, -

"Explanation. - For the purposes of this Notification,-

- (a) the HTL means the line on the land upto which the highest water line reaches during the spring tide as demarcated by the National Centre for Sustainable Coastal Management (NCSCM) in accordance with the laid down procedures and made available to various coastal States and Union territories;*
- (b) in case there exists a bund or a sluice gate constructed prior to the date of notification issued vide S.O. 114(E) dated 19th February, 1991, the HTL shall be restricted up to the line long along the bund or the sluice gate, however, in such a case, area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ-IA irrespective of the extent of the area beyond the bund or sluice gate and such areas under mangroves shall be protected and shall not be diverted for any developmental activities."*

The Authority further noted that the MoEF&CC, New Delhi in year September, 2021 has approved the CZMPs of the Greater Mumbai under CRZ Notification, 2019. The Authority deliberated the above-mentioned amendment dated 26th November, 2021 pertaining to HTL in case there exists a bund or a sluice gate constructed prior to the date of notification issued vide S.O. 114(E) dated 19th February, 1991. The Authority after deliberation decided that the NCSCM need to be requested to take into consideration the above-mentioned amendment dated 26th November, 2021 published by the MoEF&CC and consider the HTL demarcation as stated in the said Notification with respect to approved CZMPs of Greater Mumbai under CRZ Notification, 2019.


Member Secretary


Chairman

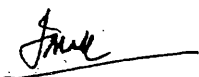
Annexure I

List of members/officials present in the online meeting:

1. Mr. Bhushan Gagrani, ACS, UDD, Member, MCZMA
2. Commissioner of Fisheries, Member, MCZMA
3. Mr. Adarsh Reddy, Addl Charge, PCCF, Mangrove Cell
4. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
5. Mr. Mirashe, Representative from the Industry Dept, Member MCZMA
6. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZM
7. Dr. A. K. Chaubey, Expert Member, MCZMA
8. Mr. Bivash Pandav, Director, BNHS, Member MCZMA
9. Mr. Sunil Bhat, Dyche. MCGM, Member MCZMA
10. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA



Member Secretary



Chairman