

Minutes of the 159<sup>th</sup> meeting (Day 1) of Maharashtra Coastal Zone Management  
Authority Held on 06<sup>th</sup> June, 2022

MINUTES OF THE 159<sup>th</sup> MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY HELD ON 06<sup>th</sup> JUNE, 2022

The 159<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 06<sup>th</sup> June, 2022.

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

**Item No.1:** Proposed realignment & widening of nalla & construction of 4 mtr wide storm water box drain on plot bearing CTS No. 195 (pt) of village Andheri & 30(pt), 31(pt) of village Juhu, Andheri(W), Mumbai by M/s. Bombay Slum Redevelopment Corporation Pvt. Ltd.


The project proponent presented the proposal before the Authority. The proposal is for realignment & widening of nalla & construction of 4 mtr wide storm water box drain on plot bearing CTS No. 195 (pt) of village Andheri & 30(pt), 31(pt) of village Juhu, Andheri(W), Mumbai.

The proposal was earlier discussed in the 138<sup>th</sup> meeting of MCZMA held on 10.10.2019, wherein it was noted that as per approved CZMP, 2011, the site partly falls in CRZ-IA i.e. Mangroves, mangroves 50 m Buffer Zone, partly in CRZ-II & partly in CRZ IVB. Considering the existence of mangrove patch in the Nalla, the Authority opined that Mangrove Cell to make a site visit and submit a report to Authority along with its recommendations.

Mangrove cell vide letter dated 22.09.2020 submitted its report as per which, site visited by Assistant Forest Conservator on 05.10.2020 and following is observed:

1. Nalla Start Lat Long - N 19 06 58.15 E 72 49 41.46
2. Nalla End Lat Long - N 19 07 07.88 E 72 49 33.37
3. Length of Nalla is approx. 370 meter and width of nalla is approx. 20 to 25 meter. 12 Nos. of Mangroves & Other Trees is present in the Nalla. Proposed alignment is not affected by Mangroves. As per MRSAC map, site under reference does not falls in reserved mangrove forest and situated 70 meter from mangroves.

  
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4. Proposed site is away from BRIMSTOWAD project site.

The Authority noted that the proposal involves shifting of the Nalla which would result in change in High Tide Line at the site. The Authority asked the PP about the purpose of the said shifting of the Nalla. The PP stated that shifting the Nalla is required for development of SR scheme at the site and it is also part of the BRIMSTOWAD project for improvement of storm water drain in the city.

Expert member suggested that scientific study from the competent Authority for proposed shifting of Nalla should be submitted by the pp. The Authority asked PP to submit the MCGM remarks / recommendation for the shifting of the Nalla based on scientific study. Further, The PP during the meeting agreed to submit the same. Accordingly, the matter was deferred for want of above required information from PP.

**Item No.2:** Proposed reconstruction of residential building at CTS no. C/338, C/345, C/346, C/347 & C/348, Perry Cross Road, Bandra (W), Mumbai by Smt. Bilquis M Kadri.

The project proponent presented the proposal before the Authority. The project involves additional alteration to existing Residential building Wing A proposing horizontal extension to 5<sup>th</sup> (pt) to 5<sup>th</sup> full floor with vertical extension of 6<sup>th</sup> + 7<sup>th</sup> (pt) floor + L.M.R. + O.H.T. and Wing B comprising of stilt for parking + Podium floor for parking + 1<sup>st</sup> to 3<sup>rd</sup> upper floors in lieu of plot potential + additional FSI + fungible area 35% and by claiming staircase, lift, lift lobby free of FSI by charging premium as per DCR 2034.

The proposal also received various concession approval from Hon'ble MC, MCGM on 19.12.2017. Further IOD was issued on 15.2.2018. Further, amended plans was issued on 9.7.2019 for A wing for 5<sup>th</sup> (pt) to 7<sup>th</sup> (pt) upper floors and wing B for stilt + podium + 1<sup>st</sup> to 3<sup>rd</sup> upper floor as per DCR 2034.

Area of the plot under reference i.e. amalgamated CTS No. C/338, C/345, C/346, C/347 & C/348 of village Bandra is 1045.70 Sqm. The amalgamation of plots was approved on 23.3.2017. The proposal also received various concession approval from Hon'ble MC, MCGM on 19.12.2017. Further IOD was issued on 15.2.2018. Further, amended plans was issued on 9.7.2019 for A wing for 5<sup>th</sup> (pt)

  
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to 7<sup>th</sup> (pt) upper floors and wing B for stilt + podium + 1<sup>st</sup> to 3<sup>rd</sup> upper floor as per DCR 2034.

As per approved CZMP, 2011, the plot under reference is situated in CRZ II area and situated on landward side of exiting carter road. The plot under reference is situated in Residential Zone and not reserved for any public purpose.

The proposal was earlier considered in 155<sup>th</sup> meeting of MCZMA held on 10-11.06.2021, wherein the Authority noted that there are 2 existing buildings on the site. Existing building no.1 is in good condition and building no. 2 is in dilapidated condition. PP has proposed additional floor construction on existing building no.1 and redevelopment of dilapidated building no. 2 by demolishing. As per para 8.v.1.c of the CRZ Notification, 2011, redevelopment of the dilapidated building in CRZ II is permissible subject to prevailing town and country planning regulations and could be allowed from CRZ point of view.

The Authority further noted that the PP has proposed construction of additional floors on existing building no. 1. However, construction of additional vertical floors on building no. 1 is possible only when FSI is available as per DCR existed as on 19.2.1991, as per para 8.II.(i)&(ii) of CRZ Notification, 2011. The Authority felt that remarks needs to be sought from the MCGM in the matter.

Accordingly, the Authority decided to seek remark from the MCGM, whether the proposed vertical additional floors construction on existing building no. 1 is in accordance with the FSI as per town & country planning regulations existing as on 19.2.1991. Accordingly, the matter was deferred for the submission of the compliance as sated above.

Accordingly, the MCGM vide letter dated 13.07.2021 submitted its reply. The MCGM remarks states that since dilapidated notice was not issued for plot - A therefore 1.00 FSI is permissible for area of 723.80 sq.mt and for plot - B the permissible FSI is taken as per DCPR 2034, as the dilapidated notice has been issued to the building under reference.

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

  
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1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concerned planning Authority to ensure that for building No. 2 (which is dilapidated condition), FSI proposed for redevelopment is in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority, as per para 8.v.1.c of the CRZ Notification, 2011.
3. Concerned planning Authority to ensure that FSI proposed for construction of additional floors on building No.1 (which is in good condition) is within the permissible limit as per the Town and Country Planning Regulations existing as on 19.2.1991
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. All other required permissions should be obtained before the commencement of the project.

**Item No.3:** Proposed reconstruction of existing dilapidated / dangerous building on plot bearing CS no. 409 of Fort division situated at Cawasji Patel Street, Fort in A Ward, Mumbai by M/s. Pallomgi Logistics Pvt. Ltd

The project proponent presented the proposal before the Authority. The proposal submitted is for reconstruction of existing dilapidated / dangerous commercial building on plot bearing CS no. 409 of Fort division situated at Cawasji Patel Street, Fort in A Ward, Mumbai, as per para 8.v.1.C of the CRZ Notification, 2011 with FSI as per DCPR 2034.

The MCGM has issued Notice dated 29.01.2013 u/s 354 of NMC Act to demolish / pull down the building situated on plot under reference. *Existing dilapidated building on site is not yet demolished.*

Proposed building comprises of 2 level basements + ground + 1<sup>st</sup> to 7<sup>th</sup> parking Floors + 8<sup>th</sup> Service floor + 9<sup>th</sup> to 14<sup>th</sup> upper floors + 15<sup>th</sup> floor (part) for commercial purpose. MCGM has issued IOD dated 24.08.2018. Plot area is 549.33 Sqm, Proposed BUA is 1514.84 Sqm and total construction area is 6259.70 Sqm.

  
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The Authority noted that as per approved CZMP of Greater Mumbai, 2011 the plot under reference is situated in CRZ II area and situated on landward side of existing road. As per MCGM remarks, the plot under reference is falls in Commercial Zone.

The Authority further noted that under para 8.v.1.c of the CRZ Notification, 2011, the redevelopment of the dilapidated building in CRZ II area is permissible in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority. The PP has submitted an undertaking that the structure is owner occupied and no tenants were exiting in the structure on the plot under reference. Therefore, the public hearing is not required.

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
3. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. All other required permissions should be obtained before the commencement of the project.

**Item No.4:** Proposed redevelopment of High Rise School building on plot bearing CTS no. 4(pt) and 5 (pt) at Adarsh Nagar Layout, Worli Division, Mumbai by Janta Shikshan Sanstha.

The Authority noted that the PP has submitted the proposal for construction of High Rise School building on plot bearing CTS no. 4(pt) and 5 (pt) at Adarsh

  
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Nagar Layout, Worli Division, Mumbai, as per provisions of the CRZ Notification, 2011 with FSI as per DCPR 2034. As per approved CZMP, 2011, the plot under reference falls in CRZ II area and landward side of existing road.

The Authority further noted that in instant proposal which is submitted as per CRZ Notification, 2011, FSI as per for town & country planning regulations existing as on 19.2.1991 i.e. DCR 1967 is applicable. However, if the PP submits the proposal as per provisions of the CRZ Notification, 2019, FSI as per town & country planning regulation i.e. DCPR 2034 existing as on 18.1.2019 would be applicable, accordingly, the PP needs to submit the revise proposal under CRZ Notification, 2019. The Authority asked the PP to decide whether PP wishes to apply under CRZ Notification, 2019. The PP agreed to submit the revise proposal under CRZ Notification, 2019. Accordingly, the Authority decided to delist the current proposal from the records of the MCZMA.

**Item No.5:** Proposed redevelopment on plot No. 2 of the Police Officers Progressive CHSL layout on CTS No. 1129/11 of village Versova, Mumbai by Shri. Ramchandra J Mangurdekar.

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment on the plot No. 02 of the Police Officers progressive CHS Ltd layout on plot bearing CTS No. 1129/11 of village Versova, Mumbai, as per provisions of the CRZ Notification, 2011 with FSI as per DCR 1967.

The plot is situated in Residential Zone and is not affected by any reservation for the public purpose as per both of the old and latest development plans.

There is existing ground floor structure which is proposed to be demolished. Proposed building comprises of Ground floor for (part stilt) + part parking + 1<sup>st</sup> to 3<sup>rd</sup> upper floors + 4<sup>th</sup> part floor for residential user as per DCR 1967.

As per MCGM remarks, Plot Area is 435.00 Sqm, BUA area for FSI is 431,32 Sqm, Non FSI area is 289.90 Sqm and total construction area is 721.20 Sqm. Various concessions are approved by Hon'ble MC on 29.12.2020.

As per approved CZMP, 2011, the plot under reference falls in CRZ II area and situated on landward side of existing Jai Prakash Road.

  
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The Authority noted that reconstruction of authorized building is permissible in CRZ II area with FSI as per town and country planning regulation existing as on 19.2.1991 ie. DCR 1967 for Greater Mumbai, under CRZ Notification, 2011. Concern planning Authority should strictly ensure the proposed FSI involved in the proposal is within the permissible limit of the DCR 1967.

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

1. The Local Body to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. All other required permission from different statutory authorities should be obtained

**Item No.6:** Proposed residential building on plot bearing CS No. 692 of Malbar Hill Division situated at Junction of Bhulabhai Desai Road & Bomanji Petit Road, Mumbai by Shri Satyapal Jain.

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of dilapidated building on plot bearing CS No. 692 of Malbar Hill Division situated at Junction of Bhulabhai Desai Road & Bomanji Petit Road, Mumbai, as per as per para 8.v.1.c of the CRZ Notification, 2011 with FSI as per DCPR 2034.

As per MCGM remarks, there was a very old existing structure of ground floor + 1<sup>st</sup> to 2<sup>nd</sup> + 3<sup>rd</sup> (pt) upper floor for residential use. The building has received notice dated 30.11.2018 under section 354 of MMC Act for pulling down. *Existing dilapidated building has been demolished and now the plot is vacant.*

Proposed residential building comprises of basement Floor + Ground Floor + 1<sup>st</sup> to 5<sup>th</sup> upper floor level for parking + Service floor + 7<sup>th</sup> to 14<sup>th</sup> upper flats for residential use + service floor + 15<sup>th</sup> (pt) upper floor on site under reference.

  
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Plot area is 1321.08 Sqm, BUA for FSI is 2867.85 Sqm, Non FSI area is 4862.83 Sqm and Total construction area is 7730.68 Sqm. The proposal has received various concessions for Hon'ble MC's concession on 15.1.2021.

The plot falls in Residential zone as per old DP (1967 DP), as per revised sanctioned DP (1993) and as per DCPR 2034 and is not affected by any reservations for the public purpose as per both of these development plans.

The Authority noted that as per approved CZMP, 2011, the plot is situated in CRZ II area. It is on landward side of existing Bhulabai Desai Road in existence prior to 19.2.1991 and it abuts directly to Road.

The Authority noted that under para 8.v.1.c of the CRZ Notification, 2011, the redevelopment of the dilapidated building in CRZ II area is permissible in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority. The PP has submitted the public hearing report, as per para 8.v.1.c of the CRZ Notification, 2011.

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
3. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. All other required permissions should be obtained before the commencement of the project.

  
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**Item No.7:** Proposed reconstruction of residential building no. 44 of Kannamwar Nagar Mhada layout bearing CTS no. 356(pt) of village Hariyali, Off E. E. Highway situated in S ward, At. Vikhroli, Mumbai by Shri. Nilesh Dholakia

The Authority noted that the PP has submitted the proposal for redevelopment of existing dilapidated residential building No. 44 along with office building of MHADAQ (OB-9) of Kannamwar Nagar Mhada layout bearing CTS no. 356(pt) of village Hariyali, Off E. E. Highway situated in S ward, At. Vikhroli, Mumbai, as per 8.v.1.c of the CRZ Notification, 2011, accordance with FSI as per DCPR, 2034.

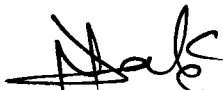
The PP presented that the plot is partly in CRZ II and partly outside CRZ area. The Authority noted that as per MHADA remarks the project site falls partly in CRZ IA and partly in CRZ II area.

The Authority noted that as per MHADA remarks, part of the plot is situated in CRZ IA (50 mangrove buffer zone) i.e. ecologically sensitive area and without certified CRZ map (1:4000 scale) & Survey from one of the MoEF&CC, New Delhi authorized agency, it is difficult to ascertain the exact area of the plot falling in CRZ IA area.

The Authority noted that in order to ascertain the exact CRZ status of the project site, the PP need to submit the CRZ map (1:4000) scale & report superimposing the project layout prepared by one of the MoEF authorized agency, as per CRZ Notification, 2019. The PP agreed to submit the same. Accordingly, the matter was for submission of the above.

**Item No.8:** Proposed addition / alteration on lower ground floor, upper ground floor and service floor of existing Hotel building on Plot bearing CTS No.867 of Village Juhu at Juhu Tara Road, Juhu, Mumbai by M/s Juhu Beach Resorts Ltd.

The project proponent presented before the Authority. The proposal submitted is for addition / alteration on lower ground floor, upper ground floor and service floor of existing Hotel building on Plot bearing CTS No.867 of Village Juhu at Juhu Tara Road, Juhu, Mumbai, as per provisions of the CRZ Notification, 2011 with FSI as per DCR 1967.

  
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As per approved CZMP of Greater Mumbai, the plot under reference falls in CRZ II area and situated seaward side of Juhu Tara Road.

Existing building is Ground floor + 1<sup>st</sup> to 5<sup>th</sup> upper floors for star category Hotel. As per the DP remarks of MCGM, the plot under reference is falls in residential zone and is not affected by any reservation as per DP sheets of 1967, 1991 & DCPR 2034. As per the MCGM remarks, as per OCC plan of the existing Hotel building, balance area available for addition/ alteration is 18507 Sqm and the proposed Built up area for addition/ alteration is 512.57sqm

The PP during the meeting presented that even though there is balance area admeasuring 18507 Sqm is available as per OCC plan dated 04.05.2001, the proposed Built up area for addition/ alteration is only 512.57sqm, which is within the permissible FSI as per DCR 1967.

The PP further stated that proposed internal additions/alterations are within the existing structures building line and on landward side of building line. There is no extension of change of footprint.

The Authority noted that additional/ alteration to authorized building is permissible in CRZ II area with FSI as per town and country planning regulation existing as on 19.2.1991 ie. DCR 1967 for Greater Mumbai, under CRZ Notification, 2011. Concern planning Authority should strictly ensure the proposed FSI involved in the proposal is within the permissible limit of the DCR 1967.

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

1. The Local Body to ensure that FSI for the proposed addition/ alteration is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Local body to ensure that proposed additions/alterations are within the existing structures building line and on landward side of building line. There is no extension and change of footprint.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.

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

**Item No.9:** Proposed redevelopment of declared dilapidated building structure on plot bearing C.T.S. No. 967 of Village Juhu at Juhu Tara Road, Vileparle (West), Mumbai by M/s K. Raheja Corp Pvt. Ltd.

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of declared dilapidated building structure on plot bearing CTS No. 967 of village Juhu at Juhu Tara Road, Vile Parle (W), Mumbai, as per provisions of the CRZ Notification, 2011, with FSI as per DCPR, 2034

As per DP 2034 remarks, plot is in Residential Zone and is not affected by any reservation. The plot under reference is abutting 27.45 meter wide Juhu Tara Road and is affected by widening of the said road.

As per MCGM report, there existed declared dilapidated category structure of ground floor + 1<sup>st</sup> to 2<sup>nd</sup> upper floors which has been demolished as per the pull down notice dated 18.3.2019 under section 354 of the MMC Act

The proposed building comprises of Lower Basement + Upper Basement + Ground + 1<sup>st</sup> to 13<sup>th</sup> floors for residential user on site under reference.

As per MCGM report, Plot area- 2247.40 Sqm, BUA for FSI area is 7197.97 Sqm, Non FSI area is 4835.86 Sqm and Total construction area is 12033.83 Sqm. The proposal has received various concessions from Hon'ble MC on 6.11.2020.

The public hearing report is not submitted, since this is owner occupied structure and do not involve any tenants / occupants other than owner.

As per approved CZMP, 2011, the plot falls in CRZ II area and situated on seaward side of authorized road. As per the MCGM remarks, proposed redevelopment falls on the landward side of existing seaward side building face/ line of the old structure.

  
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The PP during the meeting stated that the project has got earlier CRZ recommendation dated 17<sup>th</sup> Feb, 2014 from the MCZMA with FSI existing as on 19.2.1991. The MCGM, in the year 2019 declared the building as dilapidated. Hence, the PP has submitted the proposal under para 8.V.1.c of the CRZ Notification, 2011 as per which, redevelopment of dilapidated building is permissible subject to Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority

The PP during the meeting submitted that seaward side footprint of the building would be maintained while redevelopment.

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that seaward side footprint of the building should be maintained while redevelopment.
3. Concern planning Authority to ensure that seaward side footprint of the building would be maintained while redevelopment.
4. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
5. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
8. All other required permissions should be obtained before the commencement of the project.

  
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**Item No.10:** Proposed redevelopment of dilapidated structures on plot Tota Colony and Bharat Nagar transit camp at Bharat Nagar bearing S. No. 378 (pt), CTS no. 7643 (pt) & 5371 (pt), village KoleKalyan, Tal. Andheri, Mumbai By M/s ABIL Buildcon LLP

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of dilapidated structures on plot Tata Colony (Plot 1), and Bharat Nagar transit Camp (Plot 2) at Bharat Nagar bearing S.No.378 (Pt) CTS No.7643(Pt ) & 5371(Pt),Village Kole-Kalyan, Tal. Andheri, Mumbai.

The buildings on both, Plot No. 1 & 2 were in existence prior to 1977.

**On plot 1:**

The old existing Ground Floor + 1<sup>st</sup> Upper Floor buildings No. 1 to 21, of Plot No.1 has received notice under Sec. 354 of MMC Act & 53(1) of MRTP Act for pulling down of dilapidated structures, on 19.03.2009 & 11.09.2020 and accordingly the structures on Plot No.1 have been demolished and are proposed to be redeveloped.

**Plot No. 2:**

Plot No. 2 comprised of 38 Nos. of old MHB Transit Camp buildings that existed prior to 1977, are also now proposed to be redeveloped.

As per the MHADA letter dated 11.9.2020:

- There are total 21 buildings with Ground + 1 structure found in dilapidated condition
- Building No. 10 and 17 out of total 21 buildings were demolished by developer M/s D. B. Realty and remaining are occupied by residents
- Notice under section 354 is issued to Shri Masood Ahemad Khan (Chairman) and shriKasam Khan (Secretary) on dated 19.3.2009 vide ACHE/ 354/135AE BF dated 19.3.2009.

1. The plot no's 1 and 2 are contiguous plots originally owned by MHADA and joint development permission has been granted by MHADA. Architect has submitted demarcation plan issued by MHADA and as per the same, plot area of Plot 1 is 17,9409.52 sqm and area of plot no. 2 is 20,490.32 Sqm.

  
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2. The proposal is a joint development proposal of plot no. 1 and 2 where MHADA is the owner / lessor and the developer of plot no. 2 has entered into an agreement with the lessee of plot no. 1 for joint development.
3. Architect has proposed development of residential and commercial buildings by demolishing existing structures in accordance with DCPR 33(9) of DCPR 2034 & Bandra Kurla Complex Notified Area Development Control Regulations, 1979.

Architect has submitted plans for redevelopment of "declared dilapidated building", to new commercial and residential building as follows:

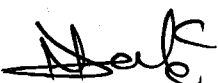
Sr. No.	Details	Plot No.1 or Plot No.2	CRZ Area	User
1.	4 no of Basements +Ground Floor + 16 Upper Floors	Plot 1	Partly in CRZ II and partly in NON CRZ	Commercial / Residential
2.	4 no of Basements +Ground + 12 Upper Floors	Plot 2	Partly in CRZ II and partly in NON CRZ	Commercial
3.	Ground + 29 Upper Floors	Plot 2	NON CRZ portion	Residential

As per MHADA remarks, DCPR 2034 is required to be made applicable for the proposal. Hence FSI of 5.00, under 33(19) as per provision of DCPR 33(19) of DCPR 2034 and further allowing fungible compensatory area under DCPR 31 (3) and further allowing staircase, lift, lift lobby free of FSI , thereby proposing to demolish the existing building, in view of provisions contained in clause 8(V)(1)(ii)(c) of CRZ Notification dated 6<sup>th</sup> January 2011.

As per MCGM remarks, total Plot area- 38,818.66 Sqm, BUA for FSI area is 2,44,426.38 Sqm, Non FSI area is 1,36,726.62 Sqm and total construction area is 3,81,153.00 Sqm

The public hearing report as per para 8.v.1.c of the CRZ Notification, 2011 is submitted.

As per approved CZMP, the project site is partly situated in CRZ II area and partly outside CRZ area. MHADA remarks states that the plot is situated on

  
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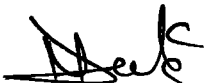
landward side of existing 24 meter DP road in existence prior to 19.2.1991. The PP has submitted the CRZ map (1:4000 scale) & Survey report of the site. As per the report:

Sr. No.	CRZ category	Area ( Sqm)
1	CRZ II	7492.34
2	Outside CRZ	31326.32
	Total	38818.66

The Authority noted that under para 8.v.1.c of the CRZ Notification, 2011, the redevelopment of the dilapidated building in CRZ II area is permissible in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to for redevelopment in CRZ II portion of the plot.
3. Concerned planning Authority to ensure that in CRZ II portion, FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. The PP to obtain the Environment clearance under EIA Notification, 2006.
7. All other required permissions should be obtained before the commencement of the project.

  
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**Item No.11:** Proposed change of user from residential user to departmental stores, along with addition, alterations, restoration work of external facade, interior work and installation of lift in existing building known as 'Contractor Residence' on plot bearing C. S. no. 566 of Malbar Hill Division, Kemps Corner, August Kranti Marg, D ward, Mumbai by Shri. Saroosh Cowasjee Dinshaw

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

**Item No.12:** Proposed redevelopment of commercial & residential building on plot bearing CTS no. 979 & 979/1 to 17 of village Juhu, situated at DP road, Andheri, Mumbai by Shri. Nalin Choksey (M/s Karma CK Constructions)

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of commercial and residential building on plot bearing CTS No. 979 and 979/1 to 17 of village Juhu, situated at Andheri, Mumbai, as per provisions of the CRZ Notification, 2011, with FSI as per DCR 1967.

At present, there are two ground floor structures on the site, which are both residential in nature. As per DP, 2034 remarks, the plot is in Residential Zone and not affected by any reservation.

Proposed building comprises of Ground + 7 floors with three wings- Wing A of Ground + 1<sup>st</sup> floor, Wing B of Ground + 1<sup>st</sup> floor and Wing C of Ground + 7 floors with parking tower.

Plot Area (as per PR card) is 1350 Sqm, Built up area for FSI is 1349.95 Sqm, Non FSI area is 183.75 Sqm and total Construction area is 1754.78 Sqm

The project site falls in CRZ II area and situated on landward side of the existing Juhu Tara Road, as per approved CZMP, 2011.

As per the approved CZMP, 2011, site falls in CRZ II and situated on landward side of the existing road. Reconstruction of authorized building is permissible in CRZ II subject to FSI town and country planning regulation existing as on

  
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19.2.1991. The proposal could be allowed from CRZ point of view. Concern planning Authority should strictly ensure the applicable FSI for the proposal.

During the meeting, the PP submitted that the proposed reconstruction is proposed with FSI 1 as per DCR 1967.

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

1. The Local Body to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 i.e. DCR 1967 before issuing commencement certificate to the project.
2. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
3. All other required permission from different statutory authorities should be obtained

**Item No.13:** Proposed redevelopment of the existing building known as Ekopa Sahaniwas Cooperative Society of MHADA layout situated on CTS no. 1102 & 1103 A (pt) of MHADA Aram Nagar Layout of village Varsova, Tal. Andheri, Mumbai by M/s Ekopa CHSL & M/s Asshna Developers

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of the existing building known as EkopaSahaniwas Cooperative Society of MHADA layouts situated on CTS no. 1102 & 1103 A (pt) of MHADA Aram Nagar Layout of village Varsova, Tal. Andheri, as per provisions of the CRZ Notification, 2011 with FSI as per DCPR 2034.

As per D.P.-2034, the plot under reference is situated in residential zone. The plot u/r is accessible from existing road & not under any reservation.

The existing building is declared dilapidated & dangerous by MHADA vide letter dated 06.12.2006, which is proposed to be demolished.

Proposed building comprises of Basement + Stilt + 23 upper floors on the site under reference.

  
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As per the approved CZMP under CRZ Notification 2011 and 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road. PP has submitted CRZ map in 1: 4000 scale prepared by IRS, Chennai as per which, the CTS no. 1103A (pt) is falls in CRZ II area.

As per MHADA remarks, Plot area is 1151.98sqm, Built up area for FSI is 7326.19 sqm, Non FSI area is 2618.81 Sqm and Total construction area is 9945sqm.

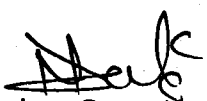
The public hearing has been conducted on 11.06.2014 for the project, as per para 8.v.1.c of the CRZ Notification, 2011.

During the meeting, the PP submitted that the redevelopment of existing dilapidated building is proposed on CTS No. 1103A (pt) only.

The PP during the meeting stated that CTS No. 1102 was larger land parcel, out of which after sub-division, CTS No. 1103A(pt) was allocated to Ekopa Sahaniwas Cooperative Society of MHADA layout. Property card confirms that Ekopa Sahaniwas Cooperative Society of MHADA layout is having CTS No. 1103 A (pt).

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Local body to ensure that redevelopment of existing dilapidated building is proposed on CTS No. 1103A (pt) only.
3. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
4. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.

  
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6. All other required permissions should be obtained before the commencement of the project.

**Item No.14:** Proposed redevelopment of CESS category structures on plot bearing CS No. 311 of MalbarCumbala Hill Division situated at Walkeshwar road, Mumbai by M/s. Sitladas Estate Pvt Ltd

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of CESS category structures for residential purpose on plot bearing CS No. 311 of MalbarCumbala Hill Division situated at Walkeshwar road, Mumbai.

The PP has submitted the CRZ map & Survey prepared by IRS, Chennai, under CRZ Notification, 2019. Conclusion of the report is as follows::

- The project site falls entirely outside CRZ area.
- The shortest distance of the site corner is 50.25m from HTL and shortest distance of the site corner is 89.74m from HTL.

After deliberation, the Authority decided to confirm that as per IRS report, the project site plot bearing CS No. 311 of Malbar Cumbala Hill Division situated at Walkeshwar road, Mumbai is situated outside CRZ area, as per approved CZMP under CRZ Notification, 2019.

**Item No.15:** Proposed construction of building on plot bearing CTS no. 305/6 of village Valnai in P/N ward, Mumbai by M/s Mayura CHSL

The Authority noted that the PP has submitted the proposal for redevelopment of dilapidated building on plot bearing CTS no. 305/6 of village Valnai in P/N ward, Mumbai, as per para 8.v.1.c of the CRZ Notification, 2011 with FSI as per DCPR 2034.

As per D.P. 1967 & 2034, the plot under reference is situated in residential zone & not under any reservation.

The Existing structure (Ground + 4 upper floors) on site under reference was declared dilapidated by MCGM on 31.8.2019. The Public hearing has been conducted as per para 8.v.1 of the CRZ Notification, 2011.

  
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The proposed building comprises of stilt + 1<sup>st</sup> to 9<sup>th</sup> floor + 10<sup>th</sup> (pt) upper floor with total height 31.85 m.

The PP further stated that the redevelopment of the existing building is proposed, since the building was declared dilapidated by MCGM in the year 2019.

As per the approved CZMP under CRZ Notification 2011, the plot under reference is partly falls in CRZ II area and partly falls in 5m Mangrove Buffer zone. It is situated on landward side of existing road. PP has submitted the CRZ map in 1: 4000 scale prepared by IRS, Chennai.

As per the map and report, out of total plot area 381.20 Sqm, the plot area situated in 50 m mangrove buffer zone is 240.57 Sqm and CRZ II portion of the plot is 140.63 Sqm.

The Authority noted that the major portion (i.e. Plot area admeasuring 240.57 Sqm, out of total plot area 381.20 Sqm) of the project site is situated in 50 m mangrove buffer zone area. As per the Hon'ble High court order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006, construction is prohibited in 50 m mangrove buffer zone area.

The Authority after deliberation decided that considering the above said Hon. High Court order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006, the PP needs to obtain prior High Court approval first for the proposal. Accordingly, the matter was deferred.

**Item No.16:** Proposed expansion of redevelopment of MHDA new PMGP colony residential complex with shophline village Mulund at Easter Express Highway, Mulund (E), Mumbai by M/s Richa Realtors

The project proponent presented the proposal before the Authority. The proposal is for proposed expansion of redevelopment of MHDA new PMGP colony residential complex with shophline village Mulund at Easter Express Highway, Mulund (E), Mumbai.

  
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In this layout total 56 nos of old structure was present on site out of this 37 nos of structures are already demolished and site and remaining 18 nos of structure are yet to be demolished.

The project involves redevelopment of MHADA PMGP Co-operative Housing Society consist of 56 nos. of Gr + 1 and Gr + 2 buildings constructed before 1991. Buildings were old and declared dilapidated.

The Authority noted that the MHADA vide letter dated 6.10.2007 has issued a certificate regarding dilapidated building no. 3 to 37 & 39 to 55, PMGM Colony, Mulund(E), Mumbai. The project has got the earlier CRZ recommendation dated 16.6.2012 from the MCZMA as per para 8.v.1.c of the CRZ Notification, 2011. Environment clearance was obtained for the proposal in the year 2013 & 2020. Planning Authority issued IOD and CC for the project from time to time. Now, the PP has revised the plans for the proposal. Accordingly, the MHADA has forwarded the proposal on 25.5.2022 on as per provisions of the CRZ Notification, 2019.

As per the MHADA remarks, Architect has submitted the plans for redevelopment of existing building no. 1,2, 3 to 37, 39 to 55 and 56 out of which building no. Bldg no. 1 & 2 are known as "Mulund Shri Sai Surya CHSL", Bldg No. 3 to 37 & 39 to 55 known as "MHADA New PMGP CHSL" and Bldg No. 56 known as "Mulund New PMGP colony OM sai CHSL" all comprising of Gr + 2 upper floors on plot bearing CTS No. 1320A/21/1 to 1320A/21/4, 1320A/22 to 1320A/33 of village Mulund (E), as per Reg 33(5) of DCPR 2034. The proposal is therefore in order as per zoning and FSI and all other norms oof DCPR 2034.

The PP has submitted the CRZ map (1:4000 scale) & Survey report prepared by IRS, Chennai as per approved CZMP under CRZ Notification, 2019. As per the said map, the plot under reference partly falls in CRZ IA (50 m mangrove buffer zone), partly CRZ II and partly Non CRZ area. As per the IRS report, Out of total plot area is 100002.0 sqm, plot area in CRZ IA (within 50 m mangrove buffer zone) is 7273.41 sqm. CRZ IA (Eco-sensitive zone) is 194.84 Sqm, CRZ II area is 16720 Sqm and Non CRZ area is 75813.74 Sqm.

The PP during the meeting presented that redevelopment is proposed in CRZ II area and outside CRZ area. No construction of building is proposed within 50 m mangrove buffer zone area i.e. CRZ IA area. Only hard surfacing is proposed within 50 m mangrove buffer zone for fire tender movement. The Authority

  
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noted that the PP need to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.

The Authority noted that the project is ongoing and PP has submitted the proposal on 5.5.2022 as per CRZ Notification, 2019. As per the CRZ Notification, 2019, the development /redevelopment in CRZ II area is permissible with FSI as per town & country planning regulations existing as on 18<sup>th</sup> January, 2019. The Concern planning Authority should ensure that FSI in the proposed redevelopment in CRZ II area is as per DCPR 2034 existing as on 18<sup>th</sup> Jan, 2019.


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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Prior High Court permission should be obtained by PP, since hard surface paving is proposed with 50 m mangrove buffer zone for smooth fire tender movement.
3. PP to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.
4. Local body to ensure that redevelopment in CRZ II area should be strictly as per town & country planning regulations existing as on 18<sup>th</sup> January, 2019.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. All other required permissions should be obtained before the commencement of the project.

**Item No.17:** Proposed starred category (Luxury Hotel) Hotel building on plot bearing CTS no. 861, 861/1 to 33, 561/7 & S. No. 73A A1-A1 of village Juhu at Juhu - Tara Road, Vile Parle (W), Mumbai by M/s Juhu Hotel Pvt. Ltd.

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of old existing Hotel to a new starred category (Luxury Hotel) building on plot bearing CTS No. 861, 861/ to 33, 561/7 and S. No. 73A A1-A1 of village Juhu at Juhu Tara Road, Vile Parle (w), Mumbai.

  
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As per MCGM remarks, existing structure is very old and is in existence prior to 1961-62 as may be seen from Assessment Certificate of the property. Hence, this structure is considered as authorized structure.

The MCGM remarks mentions that as per PR card, plot bearing CTS No. 861, 861/1 to 33 is owned by M/s Juhu Hotel Pvt Ltd (Free Hold land) and as per PR card, plot bearing CTS No. 567/1 is owned by Govt of Maharashtra and is leased to M/s Juhu Hotel Pvt Ltd. The land bearing S. No. 73A-A1-A1, admeasuring 197.32 Sqm is reserved for private garden and is kept open. It is to be mentioned that plot bearing CTS NO. 567/7 and S. No. 73A-A1-A1 belongs to Govt of Maharashtra

Proposed Hotel building consists of three level basement connected by Wing A and Wing B. Wing A comprises of three level basement + Ground to 10<sup>th</sup> Upper floors. Wing B comprises of three level basement + Ground to 7 upper floors touching to existing restaurant having pitch roof comprising of Ground Mezzanine floor.

Earlier the proposal had received IOD on 2.9.2008 for redevelopment of existing hotel building comprising of Basement (Parking) + Ground floor (Restaurant bar, coffee shop, reception) + 1<sup>st</sup> + 2<sup>nd</sup> + 3<sup>rd</sup> (pt) (Guest room) for 0.72 FSI. Thereafter the plans were revised and the concessions were granted by Hon. MC on 14.8.2013. The plans are amended and concessions are proposed to be continued as per Regulation remains the same i.e DC Rules 1967 as there no changes in planning except reduction of FSI upto 5.00.

As per MCGM remarks, total area of plots ( as per PRC): 5438.92 Sqm, Built up area for FSI: 15855.34, Non FSI area is 7048.99 Sqm and total construction area: 22904.33 Sqm

The proposal is in lieu of plot potential + Road Setback FSI + 3.84 Additional FSI as per DCR 10(2) of 1967 by restricting total FSI upto 5.0.

The plots under reference are in Residential Zone and partly affected by private garden reservation as per DP sheet of 1967. The plots are affected by 9.15 meter wide DP road on south side and 27.45 meter with Juhu Tara Road on East side.

  
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As per the MCGM remarks, the land falls in CRZ II area and situated on seaward side of the existing Juhu Tara Road.

MCGM remarks mentions that the proposal is scrutinized as per DCR 1967, as seen from issued IOD report dated 31.5.2021. No protrusion on the seaward side of this existing structure is proposed. More so, the FSI of the plot bearing CTS No. 561/7, which is Govt land is kept open to sky and no FSI of this plot area has been claimed in the present proposal. Thus, the proposal is DCR 1967 compliant and more so compliant as per DCPR 2034 in respect of FSI cap / permissibility. The MCGM remarks states that the Urban Development Department has issued clarification vide letter dated 16.2.2021, as per which, Govt has clarified that the plot is under CRZ II and shall be governed by DC Rule of 1967 and the letter dated 21.11.1984 is nullified. Further it has been stated that maximum permissible FSI for star category hotel building may be granted and limited to maximum FSI permissible under DCPR 2034 subject to clearance from MCZMA. In the instant case, the plot is fronting to 27.45meter Juhu road on east side and 9.15 meter DP road on south side, and hence the FSI upto 5.0 is permissible on the plot under reference as per DCPR 2034. Hence FSI is restricted to 5.00, even though all concessions and locational clearance were granted for FSI of 5.50.

The PP during the meeting stated that small structure situated on seaward side would be retained and rest all other structures will be demolished. Redevelopment is proposed on landward side of the existing structure.

During the meeting, the Authority asked the PP to submit the undertaking about the area of the Govt land and stating that construction is proposed only on PP owned plot and not on Govt land. The PP vide letter dated 6.6.2022 submitted the following information about the ownership of the land and FSI proposed on the land:

Sr No.	Plot no.	Area	Ownership	Net plot after RG/ setback	Max FSI
1	CTS No. 861, 861/1 to 33	4244.10 Sqm	M/s Juhu Hotel Pvt Ltd	3183 Sqm	3183 x 5 = 15915.00 sqm
2	CTS No. 561/7	997.50 sqm	State Govt	FSI not	

  
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2	CTS No. 561/7	997.50 sqm	State Govt of Maharashtra	FSI not claimed	
3	S. No. 73A- A1-A1	197.32 sqm	State Govt of Maharashtra	FSI not claimed	FSI not claimed
	Total	5438.92 sqm			

The Authority noted that as per Annexure III of the CRZ Notification, 2011 (amended on 4<sup>th</sup> Feb, 2015) development of beach resort/ hotel in CRZ II area is permissible with prior approved of MoEF, New Delhi and subject to guidelines stipulated therein

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time)
2. PP to ensure that guidelines of the Annexure III of the CRZ Notification, 2011 ( amended on 4<sup>th</sup> Feb, 2015) regarding development of beach resorts or hotels in CRZ II area should be strictly followed with.
3. Local body to ensure that construction proposed by PP is restricted to PP owned plot and not on Govt land.
4. Local body to ensure that no construction should be allowed on Garden portion CRZ III (NDZ).
5. PP to ensure that redevelopment should be proposed on landward side of existing authorized structure.
6. The Local Body to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
7. PP to install Zero Liquid Discharge system in the project
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. PP to obtain the Environment Clearance under EIA Notification, 2006.
10. All other required permission from different statutory authorities should be obtained

  
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**Item No. 18:** Proposed redevelopment of residential building on plot bearing CTS no. D 1111/33, plot no. 09, Union Park Pali Hill Road no. 3, H/W ward, village Bandra (W), Mumbai by Shri. Nanji Dana Patel

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of residential building on plot bearing CTS No. D 1111/33, plot No. 09, Union Park Pali Hill Road No. 3, village Bandra (w), Mumbai, under para 8.v.1.c of the CRZ Notification, 2011 with FSI as per DCPR 2034.

As per DP, 2034 remarks, the plot is in Residential Zone and not affected by any reservation.

As per the MCGM remarks, the existing Synglesh Bungalow on plot under reference is in dangerous and ruinous condition. MCGM vide letter dated 23.7.2009 has issued a notice under section 354 of MMC Act to the said bungalow. Existing dilapidated structure is demolished on the site.

Proposed residential building comprises of Basement for pump room + Stilt for stack parking + 1<sup>st</sup> to 5<sup>th</sup> and 6<sup>th</sup> (pt) upper floors for residential user as per DCPR 2034.

Plot Area (As per PR card) is 528.44 Sqm, Built up area for FSI: 1356.10 Sqm, Non FSI area is BUA 609.20 Sqm and Total Construction area is 1965.30 Sqm. The MC, MCGM has approved the various concessions on 15.2.2020 as per DCPR 2034. MCGM issued IOD on 19.5.2021.

The project site falls in CRZ II area and situated on landward side of the existing Carter road, as per approved CZMP, 2011.

The Authority noted that under para 8.v.1.c of the CRZ Notification, 2011, the redevelopment of the dilapidated building in CRZ II area is permissible in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority. The PP has submitted the public hearing report as per para 8.v.1.c of the CRZ Notification, 2011.

  
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1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
3. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
5. All other required permissions should be obtained before the commencement of the project.

**Item No.19:** Proposed redevelopment of building no. 156 (Prathmesh), 161 (Savali), 162 (Nandanvan) & 163 (Namrata) known as Kannamwar Nagar Savali CHSL on plot bearing CTS no. 356 (pt) at Hariyali village, Kannamwar Nagar, Vikhroli (E), Mumbai by Shri. Aditya Sangle

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of dilapidated residential building No. 156, 161, 162 and 163 known as 'K.N. Savli CHS Ltd' on plot bearing CTS No. 356 (pt) of village Hariyali off Eastern Express Highway, situated in 'S' ward at Vikhroli (E), Mumbai along with office building No. 13 & 14 on plot bearing CTS No. 356(pt) at village Hariyali, Kannamwar Nagar, Vikroli East. Proposed building comprises of Stilt + 22 upper floors on the site.

The PP has submitted the CRZ map (1:4000 scale) & Survey report prepared by IRS, Chennai. As per the CRZ map, out of total plot area is 4451.26 Sqm, part of the plot falling in CRZ IA ( 50 m mangrove buffer zone) is 83.91 and outside CRZ area is 4367.35 sqm.

The PP during the meeting stated that redevelopment is proposed outside CRZ area. No construction is proposed within 50 m mangrove buffer zone (i.e. CRZ IA) and No FSI utilization of CRZ IA is proposed.

  
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After deliberation, the Authority decided to grant the CRZ NoC for the proposal subject to compliance of following conditions:

1. Concern planning **Authority** to ensure that No construction is proposed within 50 m mangrove buffer area and no FSI utilization of the said 50 m mangrove buffer zone is allowed.
2. Concern planning Authority should ensure that redevelopment is proposed outside CRZ area, as per approved CZMP under CRZ Notification, 2019.
3. PP to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. All other required permissions should be obtained before the commencement of the project.

**Item No.20:** Proposed redevelopment of property known as 'KapilTirth' situated on plot bearing CS no. 1874, plot no. 165 of Shivaji Park Estate Scheme, building no. 27 - 27 D, bearing ward no. GN - 4697 (4), situated PandurangNaik Marg, Mahim, Mumbai by M/s Prathamesh Projects LLP

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of Cessed category structure on plot bearing C. S. No. 1874, Plot No. 165 of Shivaji park Estate Scheme, Building No. 27-27D, bearing ward No. GN- 4697(4), situated at PandurangNaik Marg, Mahim, Mumbai.

The PP during the meeting informed that CRZ survey & map has been prepared by IRS, Chennai as per approved CZMP, 2019. As per the said map, the project site is situated outside CRZ area.

After deliberation, the Authority decided to confirm that the as per IRS report the plot bearing CS no. 1874, plot no. 165 of Shivaji Park Estate Scheme, building no. 27 - 27 D, bearing ward no. GN - 4697 (4), situated PandurangNaik Marg, Mahim, Mumbai situated outside CRZ area as per provisions of the CRZ Notification, 2019.

  
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**Item No.21:** Proposed redevelopment on plot no. 7/17 Worli Hill Estate Scheme, C.S. No. 17/866 of Worli Division Khan Abdul Gafar Khan, Worli Sea Face Worli, G/South Ward Mumbai by Shri Sachiv Sahni

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of plot bearing plot no. 7/17 Worli Hill Estate Scheme, C.S No. 17/866 of Worli Division, Khan Abdul Gafar Khan Road, Worli Sea Face, G/ South Ward, Mumbai, para 8v.1.c of the CRZ Notification, 2011 with 33(7) and 33(12) of DCPR, 2034.

As per DP, 2034 remarks, the plot is in Residential Zone and not affected by any reservation.

As per MCGM remarks, there existed declared dilapidated category structure ( Sachiv Villa) of ground floor + 1<sup>st</sup> floor which has been demolished as per the letter issued by the Asst Engineer, G/ South Ward. MCGM.

Proposed building is of one building comprising of 3 level basement + Stilt + 1<sup>st</sup> to 10<sup>th</sup> podium + Upper stilt + 1<sup>st</sup> to 15<sup>th</sup> upper floors + Service floor & Belt Trees + 16<sup>th</sup> to 31<sup>st</sup> upper floors for residential building of height 184.85 meter upto top of terrace level.

The project site falls in CRZ II area and situated on landward side of the existing Khan Abdul Gafar Khan road, as per approved CZMP, 2011.

As per MCGM remarks, Plot Area is 1672.26 Sqm, Built up area for FSI: 9016.78 Sqm, Non FSI area is 24,283.22 Sqm and Total Construction area: 33,300 Sqm. The proposal has also received various concessions from Hon. MC, MCGM on 9.8.2021.

The public hearing was conducted on 10.11.2021 by MPCB under para 8.v. 1. of the CRZ Notification, 2011.

The Authority noted that under para 8.v.1.c of the CRZ Notification, 2011, the redevelopment of the dilapidated building in CRZ II area is permissible in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority

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

1. PP should ensure that proposed redevelopment in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
3. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. PP to obtain the Environment Clearance under EIA Notification, 2006.
7. All other required permissions should be obtained before the commencement of the project.

**Item No.22:** Proposed redevelopment of building on plot bearing F. P. No. D/29, 31 & 32 of TPS santacruz Juhu Sector No. II, CTS No. 1043 village Juhu at Juhu Road, K/W Ward, Santacruz (West), Mumbai by M/s. The Lido Juhu CHSL

The project proponent presented the proposal before the Authority. The proposal submitted is for redevelopment of existing dilapidated structure by demolishing the structure on plot bearing F. P. No. D/29, 31 and 32 of TPS Santacruze Juhu Sector No. II, being CTS No. 1043, village Juhu at Juhu Road, Santacruz (w), Mumbai, as per para 8.v.1.c of the CRZ Notification, 2011 with FSI as per DCPR 2034.

As per DP, 2034 remarks, the plot is in Residential Zone and not affected by any reservation.

As per MCGM remarks, the existing building Lido Juhu Co-op Hsg. Ltd on the site has received a pull down Notice on 11.5.2021 under 354 from MCGM declaring the structure as in ruinous condition. The existing building is vacated but not demolished.

  
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Proposed residential building comprises of 3 basements for parking + Ground (p) + Ground & 1<sup>st</sup> floor abutting the road as shops + Service floor + 2<sup>nd</sup> to 8<sup>th</sup> Upper floors for residential purpose, under DCPR, 2034.

As per MCGM remarks, Plot Area (As per PR card) is 657 Sqm, Built up area for FSI: 1807.45 Sqm, Non FSI area is 284.76 Sqm and total construction area is 2105.29 Sqm. The MC, MCGM has granted the approval for the concessions on 22.6.2021. MCGM has issued IOD on 15.8.2021 for the proposal.

The project site falls in CRZ II area and situated on landward side of the existing Juhu road, as per approved CZMP, 2011.

The Authority noted that under para 8.v.1.c of the CRZ Notification, 2011, the redevelopment of the dilapidated building in CRZ II area is permissible in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority. The public hearing report as per para 8.v.1 of the CRZ Notification, 2011 is submitted by the PP.

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

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Concern planning authority to strictly ensure that all conditions of the para 8.V. 1. (c) of the CRZ Notification, 2011 should be adhered to.
3. Concerned planning Authority to ensure that FSI proposed for redevelopment in accordance with the Town and Country Planning Regulations prevailing as on the date on which the project is granted approval by the competent authority
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. The PP to ensure environment measures such as STP, solar water lighting & heating, Rainwater harvesting, OWC etc are implemented in the scheme.
6. All other required permissions should be obtained before the commencement of the project.

  
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**Item No.23:** Proposal for filing of land (construction and demolition Waste Management Plan) on plot bearing CTS no. 1125, 1126, 1141, 1151, village Erangal, Tal. Borivali, Dist. Mumbai by Shri. Pramod Annaji Mhatre

The project proponent presented the matter before the Authority. The PP is seeking the CRZ recommendation for filing of land on plot bearing CTS no. 1125, 1126, 1141, 1151, village Erangal, Tal. Borivali, Dist. Mumbai. The PP presented that filling of the land is required for raising the level of land and use it for agriculture purpose. It was further presented that the land is away from the mangroves.


The Authority noted that it needs to be ascertained whether the land under reference is 50 m away from the mangroves. The Authority after deliberation decided to seek the report of the Mangrove cell report in the matter. Accordingly, the matter was deferred.

**Item No.24:** Proposal for laying cable and establish distribution network system to provide electric connection to approx. 92 structures at S. no. 83, CTS no. 3/1/19, 3/1/20, 3/1/21, 3/1/22, Shastri Nagar, Zopadppati, Opp. Ganga Jamuna CHS, Near Swapnakaar CHS, Andheri (W), Mumbai by M/s Adani Electricity

Representative of M/s Adani Electricity presented the proposal before the Authority. The proposal is for laying cable and establish distribution network system to provide electric connection to approx. 92 structures at S. no. 83, CTS no. 3/1/19, 3/1/20, 3/1/21, 3/1/22, Shastri Nagar, Zopadppati, Opp. Ganga Jamuna CHS, Near Swapnakaar CHS, Andheri (W), Mumbai.

As per approved CZMP of 2011 the plot under reference falls in CRZ-I A (50 m mangrove buffer zone) & II area.

The Authority noted that the electric substation and electricity distribution network is vital infrastructure utility for the local people. The Authority further noted that this CRZ recommendation is for the purpose of laying cable and establish distribution network for vital electricity infrastructure project only and it shall not be construed as the grant of authorization for any other purpose other than laying vital electricity infra facilities.

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

1. The PP to ensure that mangrove should not be cut or anyway harmed during laying cable and establish distribution network system.
2. PP to obtain the prior High Court permission, since part of the project activities are situated in 50 mangrove buffer zone area
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.25:** Proposal for temporary Mandap / set on plot bearing CTS no. 1608 to 1644, 1538(pt), 1634, 1635, 1609 (pt) of village Erangal, Near Retreat Hotel, Malad (W), Mumbai - 65 by M/s GM Joshi & Associates Architect and Engineer


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

**Item No.26:** Proposal to excavate land to lay cable, erect substation & establish distribution network system to provide electric collection at Pandurang Ramle Marg, Tere Galli No. 1 & 2, Buddha Galli no. 1 & 2, Patil Galli no. 1, 2 & 3, Bazar Galli, Mandavi Galli No. 1 & 2, Dongari Galli, Shiv Galli of Versova Koliwada, villgae Versova, Andheri (w), Mumbai by M/s. Adani Electricity

Representatives of M/s Adani Electricity presented the proposal before the Authority. The Proposal is for laying cable and establish distribution network system to provide electric connection to approx. 92 structures at S. no. 83, CTS no. 3/1/19, 3/1/20, 3/1/21, 3/1/22, Shastri Nagar, Zopadppati, Opp. Ganga Jamuna CHS, Near Swapnakaar CHS, Andheri (W), Mumbai.

As per approved CZMP of 2011 the plot under reference falls in CRZ-II area.

The Authority noted that the electric substation and electricity distribution network is vital infrastructure utility for the local people. The Authority noted

  
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that the electric substation and electricity distribution network & substation is vital infrastructure utility for the local people. The Authority further noted that this CRZ recommendation is for the purpose of laying cable and establish distribution network for vital electricity infrastructure project only and it shall not be construed as the grant of authorization for any other purpose other than laying vital electricity infra facilities.

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

1. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
2. All other required permissions should be obtained before the commencement of the project.

**Item No.27:** Demarcation of HTL on existing Bund as per CRZ Notification dated 1.5.2020 in respect of land bearing S. No 268 & 269 of village Gorai, Mumbai & S. No. 172 in Village Uttan, Thane by M/s. Pan India Paryatan Pvt Ltd

Representative of M/s. Pan India Paryatan Pvt Ltd presented the matter before the Authority. The Authority noted that the PP is seeking for demarcation of High Tide Line (HTL) on existing bund as per MoEF&CC Notification dated 1.5.2020 in respect of land bearing Survey no. 268, 269 in village Gorai MCGM limits and Survey No. 172 in village Uttan MBMC limit.

The Authority noted that Applicant has requested that the HTL of approved CZMP of 2011 is required to be shifted to the bund line and the buffer i.e. CRZ II of the said land modified HTL should also be restricted towards landward side of bund, considering the Notification dated 1.5.2020 issued by the MoEF, New Delhi pertaining to restricting the HTL at bung or sluice gate.

The Authority asked the PP to show the existing HTL and proposed HTL on approved CZMP, 2011. The PP agreed to submit the same. Dr Mahesh Shindikar, Expert Member informed about the site visit carried out, wherein mangrove were observed at the site.

The Authority noted that the land under reference is situated within the MCGM and MBMC. The CZMP of the MCGM are approved by MoEF&CC, New

  
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Delhi, under CRZ Notification, 2011. However, CZMP under CRZ Notification, 2019 of MBMC limit are under finalization.

After finalization of the CZMP of the MBMC area under CRZ Notification, 2019, the present matter may be examined in the light of Notification issued by the MoEF, New Delhi regarding HTL delineation along bund or sluice gate. Accordingly, the matter is deferred.

**Item No.28:** Extension of validity of CRZ clearance for development of CNG filling station by Mahanagar Gas Ltd. On CTS no. 1/1980, plot no. 153-A, BBRS - A, block no. III, Nariman Point, Mumbai by M/s Mahanagar Gas Ltd.

The project proponent was absent for the meeting. Hence, the matter was deferred for Day 2 of 159<sup>th</sup> meeting.

**Item No.29:** Proposed addition / alternation in existing residential building on plot bearing CTS no. C/833-A at Pali Mala Road, Bandra (W), Mumbai by Shri. F. K Zorabean

The project proponent was absent for the meeting. Hence, the matter was deferred to Day 2 of 159<sup>th</sup> meeting.

**Item No.30:** Proposal for an electric substation and excavate land for laying underground electric cable at Gorai jetty from Murzello Farm substation (of Adani Electricity), Gorai Village, Borivali (W), Mumbai by M/s Adani Electricity

Representative of M/s Adani Electricity presented the proposal. The Authority noted that the proposal is for electric substation and excavate land for laying underground electric cable at Gorai jetty from Murzello Farm substation (of Adani Electricity), Gorai Village, Borivali (W), Mumbai

As per approved CZMP of 2011 the plot under reference falls in CRZ-I A area.

The Authority noted that the electric substation and electricity distribution network is vital infrastructure utility for the local people. The Authority noted that the electric substation and electricity distribution network & substation is vital infrastructure utility for the local people. The Authority further noted

  
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that this CRZ recommendation is for the purpose of laying cable and establish distribution network for vital electricity infrastructure project only and it shall not be construed as the grant of authorization for any other purpose other than laying vital electricity infra facilities.

After deliberation, the Authority decided to recommend the proposal to concern planning Authority from CRZ point of view subject to compliance of following conditions

1. The PP to ensure that mangrove should not be cut or anyway harmed for proposed activities.
2. PP to obtain the prior High Court permission, since part of the project activities are situated in 50 mangrove buffer zone area
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.31:** Proposed temporary structure for film studio and marriage purpose on plot bearing CTS No. 1A/4 to 9 village Pahadi Goregaon West, Mumbai by M/s Sir & Sir Associates

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

**Item No.32:** Proposed excavation of land, substation and distribution network system at Nayanagar, Bhagat Sing Nagar no. 1, pahadi Village CS. No. 161 Plot No. 1AD29 & 1AD35, Goregaon West Mumbai by M/s. Adani Electricity Mumbai Ltd

Representative of M/s Adani Electricity Mumbai presented the proposal before the Authority. The proposal is for excavation of land, substation and distribution network system at Nayanagar, Bhagat Sing Nagar no. 1, pahadi Village CS. No. 161 Plot No. 1AD29 & 1AD35, Goregaon West Mumbai

As per approved CZMP of 2011 the plot under reference falls in CRZ-I & II area.

The Authority noted that the electric substation and electricity distribution network is vital infrastructure utility for the local people. The Authority noted

  
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that the electricity distribution network & substation is vital infrastructure utility for the local people. The Authority further noted that this CRZ recommendation is for the purpose of electricity distribution network & substation for vital electricity infrastructure project only and it shall not be construed as the grant of authorization for any other purpose other than vital electricity infra facilities.

After deliberation, the Authority decided to recommend the proposal to concern planning Authority from CRZ point of view subject to compliance of following conditions

1. The PP to ensure that mangrove should not be cut or anyway harmed for proposed activities.
2. PP to obtain the prior High Court permission, since part of the project activities are situated in 50 mangrove buffer zone area
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

**Item No.33:** Proposed temporary structures for shooting purpose at plot bearing CTS no. 1495(pt) of village Erangal at village Bhati, Madh Marve Road, Mumbai by M/s. Expression Studios

The PP joined the meeting through VC. However, PP could not show present the details of the matter. Hence, the matter was deferred to Day 2 of 159<sup>th</sup> meeting.

**Item No.34:** Proposed temporary structures for shooting purpose at plot bearing CTS no. 1105 & 1061 of village Erangal, MadhMarve Road, Mumbai by M/s. Bhatia Bollywood Studios LLP

The PP joined the meeting through VC. However, PP could not show present the details of the matter. Hence, the matter was deferred to Day 2 of 159<sup>th</sup> meeting.

  
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**Item No.35:** Proposed temporary structures for shooting purpose at plot bearing CTS no. 1496, 1497 &1498 of village Erangal, MadhMarve Road, Mumbai by M/s. BalajiTirupati Cinemas

The PP joined the meeting through VC. However, PP could not show present the details of the matter. Hence, the matter was deferred to Day 2 of 159<sup>th</sup> meeting.

**Item No.36:** Proposed Row House on plot bearing No. 92, S. No. 41, RSC - 2 Sector 8, Charkop, Kandivali (W), Mumbai by M/s. Panarch& Associates

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

**Item No.37:** Proposed electric substation and electric Cable at CTS No. 1088, Sundarwadi, Gorai beach from GoraiKioask Substation Gorai village, Borivali West, Mumbai by Mr. M. K. Sunder

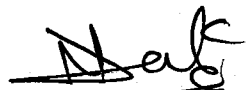
Representative of M/s Adani Electricity presented the proposal. The Authority noted that the proposal is for electric substation and electric Cable at CTS No. 1088, Sundarwadi, Gorai beach from GoraiKioask Substation Gorai village, Borivali West, Mumbai.

As per approved CZMP of 2011 the plot under reference falls in CRZ III area (partly within 0-200m (NDZ) and partly within 200-500m).

The Authority noted that the electric substation and electricity distribution network is vital infrastructure utility for the local people. The Authority noted that the electricity cable & substation is vital infrastructure utility for the local people. The Authority further noted that this CRZ recommendation is for the purpose of electricity cable & substation for vital electricity infrastructure project only and it shall not be construed as the grant of authorization for any other purpose other than vital electricity infra facilities.

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

1. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.

  
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2. All other required permissions should be obtained before the commencement of the project.

**Item No.38:** Proposed electric substation and electric Cable at CTS No. 1075, S. No. 15, Parabwadi, Gorai beach from GoraiKioask Substation Gorai village, Borivali West, Mumbai by Ms. Malati M Parab

Representative of M/s Adani Electricity presented the proposal. The Authority noted that the proposal is for electric substation and electric Cable at CTS No. 1075, S. No. 15, Parabwadi, Gorai beach from GoraiKioask Substation Gorai village, Borivali West, Mumbai

As per approved CZMP of 2011 the plot under reference falls in CRZ III area (partly within 0-200m (NDZ) and partly within 200-500m)

The Authority noted that the electric substation and electricity distribution network is vital infrastructure utility for the local people. The Authority noted that the electricity cable & substation is vital infrastructure utility for the local people. The Authority further noted that this CRZ recommendation is for the purpose of electricity cable & substation for vital electricity infrastructure project only and it shall not be construed as the grant of authorization for any other purpose other than vital electricity infra facilities.

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

1. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
2. All other required permissions should be obtained before the commencement of the project.

**Item No.39:** Proposed reconstruction of dilapidated row house no. 6 of UdadhiTarang CHSL on plot bearing CTS No. 866 of village Juhu, Juhu Tara Road, K West, Mumbai by Smt. HarshaSanghani

The Authority noted that the proposal is for reconstruction of dilapidated row house no. 6 of Udadhi Tarang CHSL on plot bearing CTS No. 866 of village Juhu, Juhu Tara Road, K West, Mumbai.

  
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The Authority further noted that the MCGM mentioned that the plot lies within CRZ -II and there is increase in BUA which has been constructed without approval, it is proposed to regularize the additional areas constructed by paying premium for additional area which is permissible as per DCPR 2034. Further, too internal alterations are proposed to be regularized as the same is constructed without approval.

The Authority noted that the proposal attracts the OM dated 19<sup>th</sup> Feb, 2021 of MoEF&CC, New Delhi pertaining to cases of violations arising due to not obtaining prior CRZ clearance.

The Authority noted that the said OM is challenged in the Hon'ble High Court. The Authority noted that the matter can be decided after decision of the Hon'ble High Court on the said OM. The PP may resubmit the application as per the said OM.

**Item No.40:** Proposed temporary structures for Shooting purpose in Open Plot bearing CTS No. 1673 (pt) of village Earangal, Malad(W), Mumbai by M/s. Millionaire Bollywood Studios LLP

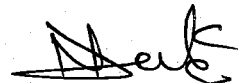
The project proponent was absent for the meeting. Hence, the matter was deferred to Day 2 of 159<sup>th</sup> meeting.

**Annexure I**

List of members/officials present in the online meeting:

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

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

  
Member Secretary

  
Chairperson