

MINUTES OF THE 159th MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY HELD ON 07th JUNE, 2022

The 159th meeting (Day 2) of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 07th June, 2022.

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

Item No.41: 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 by M/s. Akshay Sthapatya Pvt Ltd

The Authority noted that the proposal is for Slum Rehabilitation Scheme (SRA) '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, under CRZ Notification, 2019.

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

The Authority noted that the State Govt vide letter dated 8th Feb, 2019 has requested for clarification from competent Authority about the permissibility of the Slum Rehabilitation Scheme in CRZ II areas as per CRZ Notification, 2019. The Authority further noted that the clarification from the competent Authority is awaited. The Authority further felt that a reminder request by State Govt be sent to Competent Authority for seeking necessary clarification. Accordingly, the matter is deferred.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Item No.42: Proposed redevelopment of residential building on plot bearing No. B-13, CTS No. 917, 917/1 of village Juhu, the Vasantha Theosophical CHSL, Vasantapuram, Off Juhu Tara Road, Vile Parle (W), Mumbai by Mr. Pratik Mehta & Mrs Pratiksha Mehta

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing No. B-13, CTS No. 917, 917/1 of village Juhu, the Vasantha Theosophical CHSL, Vasantapuram, Off Juhu Tara Road, Vile Parle (W), Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose. Existing ground + 1st Floor structure is old and is in existence prior to 1961 - 62 is proposed to be demolished.

Proposed building comprises of Ground floor for parking + 1st Floor & 2nd Floors for residential use in lieu of plot potential as per provisions of DCR 1967.

As per MCGM, total plot area is 455.00 Sqm, Permissible FSI is 409.50 sqm and Total Proposed BUA is 608.60 Sqm. Hon. MC, MCGM vide letter dated 15.8.2021 has granted approval for various concessions.

The PP during the meeting presented that the FSI for the proposal is restricted to 0.9.

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

The Authority noted that for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved vide letter dated 29th Sep, 2021 of MoEF&CC, New Delhi. In the instant case, the proposal is submitted on 23.11.2021 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019,

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


Member Secretary


Chairperson

**Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022**

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

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 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. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

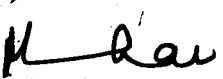
Item No.43: Proposed SR Scheme on plot bearing CS No. 881, Plot No. 22, Worli Estate Scheme 58 at Khan Abdul Gafar Khan Road, Worli, G/South Ward for New Sagar Vihar SRA CHS Ltd by M/s. Samudra Real Estate Pvt Ltd

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

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

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Authority is awaited. The Authority further felt that a reminder request by State Govt be sent to Competent Authority for seeking necessary clarification. Accordingly, the matter is deferred.

Item No.44: Proposed redevelopment on plot bearing CTS No. 564/1 of village Juhu, off Juhu Tara Road, Vile Parle in K West Ward, Mumbai by M/s. Sea King Club Pvt Ltd

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of residential hotel on plot bearing CTS No. 564/1 of village Juhu, off Juhu Tara Road, Vile Parle in K West Ward, Mumbai.

The existing Ground + 4 upper floor structure with residential hotel user was closed and lying vacant since 2010. This structure not in occupation, was not maintained and became dilapidated and hence demolished in 2019. The said building was declared dilapidated and dangerous by MCGM vide notice issued u/s 354 of MMC Act dated 13.08.2019.

Proposed residential building comprises of Stilt for parking and entrance lobby + 1st to 3rd podium floors for parking and 4th top podium proposed with Society office and fitness centre + 5th to 14th upper typical floors with residential user with height of 47.70 mtrs. Proposed development in lieu of plot potential + 0.50 eligible TDR and 0.50 additional FSI by paying premium as per Reg. 30(A)+ fungible compensatory Area as per Reg. 31(3) of DCPR-2034 and by claiming staircase, lift, lift lobby area free of FSI by charging premium as per policy, considering the prevailing FSI as on date with TDR for the existing structures.

As per MCGM, Total plot Area is 1049.50 Sqm, Permissible FSI is 2824.20 sqm and Total Proposed BUA is 5904.31 Sqm.

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

As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose. The user of Residential was permissible as per land use and zoning as on 19.02.1991 and as on date of DP and DCPR 2034.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

The Authority noted that for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved vide letter dated 29th Sep, 2021 of MoEF&CC, New Delhi. In the instant case, the proposal is submitted on 9.12.2021 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019, as per above said CZMP approval letter of MoEF&CC, New Delhi.

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

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

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 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. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management Authority Held on 07th June, 2022

Item No.45: Proposed Myanmar / Malaysia India Singapore Transit (MIST) Submarine Cable System at CTS No. 1047 Versova, Andheri (W), Mumbai by M/s. NTT Communications India Network Services Pvt Ltd

The Project Proponent presented the proposal before the Authority. The proposal is for Myanmar / Malaysia India Singapore Transit (MIST) Submarine Cable System at CTS No. 1047 Versova, Andheri (W), Mumbai on 17.12.2021

The Myanmar/Malaysia India Singapore Transit (MIST) is an international submarine cable communication network. Cable will traverse undersea to connect India with other Asian Countries i.e- Myanmar, Thailand, Malaysia and Singapore. Proposed MIST cable system will connect Mumbai (Indian Mainland) with networks in Asia. MIST cable system will provide secure, reliable, robust, and affordable telecom facilities in Asia.

Cable at Mumbai will land at Versova beach and will terminate in the proposed BMH to be constructed at Versova Beach, Bharat Nager, Versova, Andheri West Mumbai. The geographical coordinates of the proposed BMH are 19°07'49.08"N 72°48'47.52"E. The Cable from BMH will then be taken to cable landing station for distribution.

Sr. No.	Cable Components	Details
1	BMH Mumbai	19° 07' 49.08"N 72°48'47.52"E.
2	BMH size	3m X 3m X 3m
3	Target burial depth (below seabed)	1.5 meters
4	Diver Burial length	500 meters
5	Submarine cable Length (Segment S8)	202.06 km
6	CLS Location	19° 07' 37.34"N, 72°48'25.11"E.

As per the approved CZMP, the project site falls in CRZ IB and CRZ IVA area. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

per which, the proposed BMH for MIST cable landing at Versova village falls in CRZ IB area and proposed cable alignment falls in CRZ IB and CRZ IVA area.

The PP has submitted the EIA / EMP for the proposal. As per EIA report, the BMH and cable landing site does not support any critical environment resources. The site of landing point as well main beach hole is free from any type of vegetation. There is no mangrove present around the project site. Versova Beach has sandy substratum, high energy wave action and is devoid of mangroves.

Dr. Chaubey, Expert Member asked the PP about the location of the Man Hole could be shifted outside Beach area. The PP presented that the location of the Man hole is decided considering the landing point of the submarine cable at seafront of Versova, Andheri. PP further presented that the man hole does not require larger area, as its size is only 3m X 3m X 3m and it is located on corner of the road approaching the beach.

The Authority further noted that as per para 4(ii) (d) of the CRZ Notification, 2011, following shall require clearance from MoEF, New Delhi- "*laying of pipelines, conveying systems, transmission line*"

In the light of above, the Authority after discussion and deliberation decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the 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 time to time.
2. PP to ensure that proposed cable route does not traverse or impact any known sites of environmental importance such as coral reef, seagrass, marine protected areas such as mangroves, important fish breeding grounds etc. within territorial waters of Mumbai.
3. PP to ensure that cable is buried in the beach at adequate depth to ensure that it doesn't get exposed due to erosion.
4. Environment Management Plans should be implemented during construction and operation phase of the project.
5. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Item No.46: Proposed redevelopment of property bearing CS No. 46 of Mazgaon Division situated at D'lima Street, E Ward Mumbai by M/s. Citymaker Builders Pvt Ltd

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of property bearing CS No. 46 of Mazgaon Division situated at D'lima Street, E Ward Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose. The user of Residential was permissible as per land use and zoning as on 19.02.1991 and as on date of DP and DCPR 2034 in force as on 18.01.2019. There exists CESS category structure of Ground + 1st + 2nd upper floor.

The proposal is now for single building comprising of Ground floor for N.R. & Part Pit- Type Parking Tower, 1st floor as part society office, part fitness center & Part Parking Tower and upper 2nd floor to 18th + 19th part floor as residential flats with total height of 66.30 mtrs. up to top of terrace level.

Proposed development by claiming FSI under Regulation 33(7) + Fungible Compensatory Area + claiming staircase, lift, lift lobby area free of FSI, by proposing to demolish old existing CESS category building as per DCPR 2034 and policies in force as on date and in view of provisions contained in clause 5.2 of CRZ Notification dated 18th January 2019.

As per MCGM, Total plot Area is 436.18 Sqm, Permissible FSI is 3579.12 sqm and Total Proposed BUA is 4847.00 Sqm.

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

The Authority noted that for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved vide letter dated 29th Sep, 2021 of MoEF&CC, New Delhi. In the instant case, the proposal is submitted on 24.1.2022 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019,

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Area Ratio, prevailing as on the date of publication of this notification in the official Gazette..."

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

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 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. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

Item No.47: Proposed redevelopment of property bearing CS No. 47 of Mazgaon Division situated at D'lima Street, E Ward Mumbai by M/s. Azmi's Infrastructures

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of property bearing CS No. 47 of Mazgaon Division situated at D'lima Street, E Ward Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose. The user of Residential was permissible as per land use and zoning as on 19.02.1991 and as on date of DP and DCPR 2034 in force as on 18.01.2019. There exists CESS category structure of Ground + 1st to 3rd upper floor.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Proposed building comprises of one basement for parking + ground floor & 1st floor for Rehab NR, 2nd & 3rd for parking, 4th to 22nd floor for residential flats with total height of 69.95 mtrs. up to top of terrace level.

Proposed development by claiming FSI under Regulation 33(7) + Fungible Compensatory Area + claiming staircase, lift, lift lobby area free of FSI, by proposing to demolish old existing CESS category building as per DCPR 2034 and policies in force as on date and in view of provisions contained in clause 5.2 of CRZ Notification dated 18th January 2019.

As per MCGM, Total plot Area is 577.76 Sqm, Permissible FSI is 5183.77 sqm and Total Proposed BUA is 7675.00 Sqm.

The PP during the meeting expressed that the Municipal Commissioner has restricted the FSI existing as on 18th January, 2022 in accordance with provisions of the CRZ Notification, 2019.

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.

The Authority noted that for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved vide letter dated 29th Sep, 2021 of MoEF&CC, New Delhi. In the instant case, the proposal is submitted on 24.1.2022 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019,

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

During the meeting, the PP presented that the MCGM has restricted the FSI as per DCR as on 18th January, 2019.

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

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

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

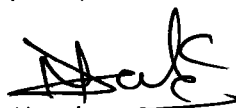
1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris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

Item No.48: Proposed 2 Nos. Of Temporary Advertising Installations by Western Railway at the South East Side of Bandra ROB, Within Railway Premises, Mumbai by M/s. Zest Enterprise

The project proponent presented the proposal before the Authority. The proposal is for 2 Nos. Of Temporary Advertising Installations by Western Railway at the South East Side of Bandra ROB, Within Railway Premises, Mumbai. Western Railway vide letter dated 01.02.2022 mentioned that, both the installations are on the landward side of existing authorized structures under CRZ II within railway premises. Both the installations are to be installed on the open land and are 60 and 90 meters away respectively from mangroves and located in CRZ-II.

The Authority noted that the site of Advertising Installation falls in CRZ II area and situated on seaward side of the existing road.

The Authority noted that the MCZMA in its 96th meeting held on 17th January, 2015 has prescribed a policy about Erection or installation of hoardings/ boards or structures of Advertisement in CRZ II / CRZ III areas. As per the said policy, Erection or installation of hoardings/ boards or structures of


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/terrace/wall of existing authorized structure.

After deliberation, the Authority decided to reject the proposal from CRZ point of view, since the site of Advertising Installation is situated on seaward side of the existing road.

Item No.49: Proposed additions and alterations on plot no. S-7, being part of Plot No. 5-2 at JVPD Scheme Kapole CHS, N.S. Road No. 11, situated at JVPD Scheme, Vile Parle (W) and CTS No. 835 of village Juhu, Tal. Andheri Mumbai by Mr. Vishal Devgan (alias Ajay Devgan)

The project proponent presented the proposal before the Authority. The proposal is for additions and alterations on plot no. S-7, being part of Plot No. 5-2 at JVPD Scheme Kapole CHS, N.S. Road No. 11, situated at JVPD Scheme, Vile Parle (W) and CTS No. 835 of village Juhu, Tal. Andheri Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.

Existing bungalow on plot under reference comprising of basement (for parking & store) + ground plus 2 upper floors for residential use. Earlier CRZ NOC for 1.00 FSI is granted on 29.08.2005 and accordingly Occupation Certificate was granted in 2008 by MCGM. Entire 3rd floor is proposed over existing Basement + Ground + 2 Floor building and also internal changes proposed in existing building.

As per DCPR 2034 permissible FSI is plot potential + 0.50 additional FSI + admissible TDR 0.5 + admissible fungible FSI as per Reg. No. 31(3) of DCPR 2034 and policies in force as on date and in view of provisions contained in clause 5.2 of CRZ Notification dated 18.01.2019

As per MCGM, Total plot Area is 582.50 Sqm, Permissible BUA is 1730.03 sqm and Total Proposed BUA is 1286.32 Sqm.

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

The Authority noted that for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved vide letter dated 29th Sep, 2021 of MoEF&CC, New Delhi. In the instant case, the proposal is submitted on 24.1.2022 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019,

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

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

1. Proposed addition/ alteration to building should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 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. All other required permission from different statutory authorities should be obtained.

Item No.50: Proposed redevelopment of existing declared dangerous dilapidated building on plot bearing CTS No. 279 and part of CTS No. 278 of Bandra C Division, Chimbai at Bandra West Mumbai by M/s. Choudhary & Co.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of existing declared dangerous dilapidated building on plot bearing CTS No. 279 and part of CTS No. 278 of Bandra C


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Division, Chimbai at Bandra West Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.

There exists an old declared dangerous and dilapidated category structure of Ground floor + 1st Floor + Attic Structure, which has received the Notice under Section 354 of NMC Act dated 04.09.2021.

Proposed building comprises of lower basement for service utilities + upper basement for parking purpose + stilt for parking + 1st for air-conditioned entrance lobby and society office and fitness center + 2nd to 8th upper floors for residential use of height 31.99 meter up to terrace level.

Proposed building in lieu of plot potential + road setback advantage + premium FSI + admissible TDR + fungible compensatory area and by claiming staircase, lift, lift lobby area free of FSI, as per DCPR 2034.

As per MCGM, Total plot Area is 598.70 Sqm, Permissible BUA is 1761.62 sqm and Total Proposed BUA is 3871.52 Sqm.

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

The PP presented that the seaward side plinth of the existing structure would be maintained for redevelopment. The Authority noted the same.

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

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

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

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

Item No.51: Proposed redevelopment of building on plot bearing CS No. 1/742 of Worli division 69 champagne house, Worli estate scheme no. 52, Khan Abdul Guffar Khan Road, G/S ward, Worli Sea Face, Mumbai by USK benefit Trust II

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of building on plot bearing CS No. 1/742 of Worli division 69 champagne house, Worli estate scheme no. 52, Khan Abdul Guffar Khan Road, G/S ward, Worli Sea Face, Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.

Existing residential dilapidated structure of Ground + 1st to 4th Floor is demolished at site. MCGM vide letter dated 31.10.2020 has declared the structure as in ruinous and dilapidated condition.

Proposed high rise residential building Comprising of Basement for amenities + Mezzanine floor for amenities + Upper ground for partly for services & partly for parking + Ground floor partly for services and partly for parking + 1st truss floor + 2nd & 3rd for residential user + 4th floor partly as service floor & partly


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

as refuge area 5th to 7th floor for residential user 8th floor partly mezzanine floor + 9th floor for residential user with total height of 44.60 meter from ground level to terrace level.

The FSI proposed for residential is by utilizing plot potential + TDR + additional FSI on payment of premium + 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 date and in view of provisions contained in clause 5.2 of CRZ Notification dated 18th January 2019. L.S. has submitted the proposal with Regn 30(12) of DCPR 2034 by combination of schemes under regulation of Regn. 33(6) + Regn.30 (A) (Table 12) of DCPR 2034. Existing Area is protected under 33(6) & balance FSI beyond FSI 1.33 is claimed as per reg. 30.

As per IOD dated 24.12.2021 issued by MCGM, Total plot Area is 1672.25 Sqm, Permissible BUA is 4898.86 sqm and Total Proposed BUA is 4850.38 Sqm.

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

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

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

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

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR 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. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

Item No.52: Proposed redevelopment of existing dilapidated building on plot bearing C. S. no. 8/738 of Malabar Hill Division, situated at the Junction of Bhulabhai Desai Road and Peddar Road, D ward, Mumbai by M/s Shree Somnath Infra Pvt Ltd.

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of existing dilapidated building on plot bearing C. S. no. 8/738 of Malabar Hill Division, situated at the Junction of Bhulabhai Desai Road and Peddar Road, D ward, Mumbai. Existing dilapidated structure present at site. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose. Further Plot is partly affected by Green Belt (EOS 2.7)

Proposed high rise residential building comprising of residential block comprising of ground floor for entrance lobby and Convenience shops + 1st level for Cottage industries + 1st to 7th podium floor + 8th part podium and part IT office + 1st amenity floor + 2nd Amenity floor + service floor + 1st floor to 3rd floor residential floor + service floor + 4th to 12th residential floor + service floor + 15th to 19th upper residential with total height of wing 127.65 mt from general ground level to terrace level & IH block for inclusionary housing provision comprising of ground floor + 1st to 8th upper residential with total height of wing 30.90 mt. from general ground level upto top of IH block.

The FSI proposed for residential is by utilizing plot potential + TDR + additional FSI on payment of premium + 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 date and in view of provisions contained in Clause 5.2 CRZ Notification dated 18th January 2019.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

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

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

The Authority noted that the PP has proposed 1st level for Cottage industries. The Authority noted that as per CRZ Notification, 2019, Setting up of new industries and expansion of existing industries, operations or processes are prohibited activities in CRZ. The Authority noted that the PP need to clarify about the industrial activities proposed in the project.

Further, the Authority also noted that the area adm. 249.15 sqm of the total plot is affected by Green Belt i.e. CRZ III (NDZ) area. The PP need to clarify whether the construction is proposed on the said plot area.

Accordingly, the Authority after deliberation decided to seek the details of the industrial activities proposed in the proposal and clarification whether the construction is proposed on the area affected by the green belt. Accordingly, the matter was deferred.

Item No.53: CRZ status for plot bearing S. no. 4, C S no. 4 at mauje Parighkhar, Tal. Andheri, Mumbai by Shri. Firoj Jafar Kanchvala

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ status for plot bearing S. no. 4, C S no. 4 at mauje Parighkhar, Tal. Andheri, Mumbai

Tehsildar, Mumbai Suburban vide letter dated 14.05.2021 mentioned that necessary action in the matter will be taken after submission of NoC from Environment Dept, Mangrove Cell, MMB, MMRDA, MMRCL.

Accordingly, PP submitted proposal for CRZ status for plot bearing S. no. 4, C S no. 4 at mauje Parighkhar, Tal. Andheri, Mumbai


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

PP Obtained NOC from MMB dated 30.03.2022, Site Visit report dated 28.12.2021 of Mangrove Cell, NOC from MMRDA dated 26.10.2021, NOC from MMRC dated 01.09.2021, NOC dated 08.08.2013 of MCGM.

PP submitted approved CZMP in 1:25000 scale of Greater Mumbai of 2019 indicating site under reference, as per which the site is falls in non CRZ area. PP requested to grant NOC as the site does not falls in CRZ area.

PP submitted approved CZMP in 1:25000 scale of Greater Mumbai of 2019 indicating site under reference, as per which the site is falls in non CRZ area. However, map from authorized agency is required.

The Authority after deliberation decided that the PP should submit the CRZ map (1:4000 scale) & survey from one of the MoEF authorized agency as per approved CZMP under CRZ Notification, 2109. Accordingly, the matter was deferred.

Item No.54: Proposed redevelopment of property bearing C. S. no. 118 of Malbar-Cumballa Hill Division, situated at Walkeshwar Road & Banganga Road in D ward, Mumbai by M/s. Coast Line Developers

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of property bearing C. S. no. 118 of Malbar-Cumballa Hill Division, situated at Walkeshwar Road & Banganga Road in D ward, Mumbai. As per DP-2034, the plot under reference is situated in residential zone and not reserved for any public purpose.

There exist a CESS category structure of ground floor + 1st Floor, + 2nd upper floor and ground floor out house structure.

The proposal is now for a single Rehab, Residential cum commercial building comprising of Ground (pt.) for rehabilitation of existing NR and (pt.) for car parking tower and Water Tank, Pump Room, etc. + Service floor (pt.) + 1st to 6th floors for parking + 7th to 16th upper residential floor + part service area and part swimming pool open to sky with total height of 65.80 m upto terrace level slab


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Proposed building by claiming 3.0 FSI with 5% incentive BUA to occupants under Regulation 33(7) + Fungible Compensatory Area + claiming staircase, lift, lift lobby area free of FSI as per DCPR 2034 and policies in force as on date and in view of for provisions contained in clause 5.2 of CRZ Notification dated 18th January 2019.

As per MCGM, Total plot Area is 591.14 Sqm, Permissible BUA is 2453.38 sqm and Total Proposed FSI area is 2336.69 Sqm.

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

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

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

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

1. Proposed redevelopment should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 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. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

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

Item No.55: Proposed SR scheme on plot bearing C S No. 32 (pt) & 38 (pt) of Worli Division known as Maya Nagar/ Achanak Nagar, Mumbai by M/s Hubtown Ltd.

The project proponent presented the proposal before the Authority. The proposal is for Slum Redevelopment Scheme on plot bearing C S No. 32 (pt) & 38 (pt) of Worli Division known as Maya Nagar/ Achanak Nagar, Mumbai.

The Authority noted that the State Govt vide letter dated 8th Feb, 2019 has requested for clarification from competent Authority about the permissibility of the Slum Rehabilitation Scheme in CRZ II areas as per CRZ Notification, 2019. The Authority further noted that the clarification from the competent Authority is awaited. The Authority further felt that a reminder request by State Govt be sent to Competent Authority for seeking necessary clarification. Accordingly, the matter is deferred.

Item No.56: Proposed SR scheme for Jaferbaba CHSL, Shiv Mandir CHS, Hill People CHS (prop) & Durga Mata CHS (prop) on plot bearing CTS no. B-908, B-909, B-910, B-911 of village - Bandra, Mount Mary Hills, Kadeshwari Mandir Marg, H/W ward, Mumbai by M/s Hubtown Ltd.

The project proponent presented the proposal before the Authority. The proposal is for Slum Rehabilitation Scheme on plot bearing CTS no. B-908, B-909, B-910, B-911 of village - Bandra, Mount Mary Hills, Kadeshwari Mandir Marg, H/W ward, Mumbai.

The Authority noted that the State Govt vide letter dated 8th Feb, 2019 has requested for clarification from competent Authority about the permissibility of the Slum Rehabilitation Scheme in CRZ II areas as per CRZ Notification, 2019. The Authority further noted that the clarification from the competent Authority is awaited. The Authority further felt that a reminder request by State Govt be sent to Competent Authority for seeking necessary clarification. Accordingly, the matter is deferred.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Item No.57: Proposed additional alteration to the existing building & additional lift on CTS no. 893A of Bandra 'B' village in H/W ward, Bandra (W), Mumbai by Smt. Guloo Perviz Dastur & others.

The project proponent presented the proposal before the Authority. Proposal is for additional alteration to the existing building & additional lift on CTS no. 893A of Bandra 'B' village in H/W ward, Bandra (W), Mumbai. 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.

The proposal is only for additional lift, lift lobby and one single room in lieu of plot potential of permissible 1 FSI under section 30(i) of DCPRs 2034.

Area of the plot is 1287.60 sqm. Proposed BUA 107.41 sqm

As per approved CZMP of Greater Mumbai, the plot under reference falls in CRZ II area and situated landward side of existing road.

The Authority noted that for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved vide letter dated 29th Sep, 2021 of MoEF&CC, New Delhi. In the instant case, the proposal is submitted on 19.4.2022 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019,

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

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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

1. Proposed addition/ alteration to building should be in accordance with provision of the CRZ Notification, 2019.
2. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 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. All other required permission from different statutory authorities should be obtained.

Item No.58: CRZ status for the proposed residential project on plot bearing F. P. No. 1211 of TPS IV, Mahim Division, G/N Ward, Prabhadevi, Mumbai by M/s Twenty five South Realty Ltd.

The project proponent presented the proposal before the Authority. The PP is seeking the CRZ status for the proposed residential project on plot bearing F. P. No. 1211 of TPS IV, Mahim Division, G/N Ward, Prabhadevi, Mumbai

PP submitted report & CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said CRZ map and Report, the project site falls completely Outside CRZ as per approved CZMP (MH 75) map vide CRZ Notification 2019.

After deliberation, the Authority decided to confirm that as per CRZ map, project on plot bearing F. P. No. 1211 of TPS IV, Mahim Division, G/N Ward, Prabhadevi, Mumbai is situated outside CRZ area, as per approved CZMP, under CRZ Notification 2019.

Item No.59: Proposed construction of residential building on land bearing plot no. 50, Sector no. 23, GES, Ghansoli, Navi Mumbai by M/s. Bhumidreams

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building on land bearing plot no. 50, Sector no. 23, GES, Ghansoli, Navi Mumbai. As per NMMC remarks, the plot under reference is situated in Residential zone. Plot area is 597.87 sqm, Permissible FSI is 1.50, proposed FSI is 1.03 and Built up area is 617.62 Sqm.

The NMMC mentioned that as per approved CZMP, the plot falls in CRZ II area and situated on landward side of existing road. As per MRSAC map, the plot is


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management Authority Held on 07th June, 2022

within 50 m from mangroves. The Mangrove cell vide letter dated 30.03.2021 submitted the report as per which, site visit was held on 17.03.2021 and observed that,

- Mangroves not observed at plot under reference.
- The plot under reference is situated within 50 m from Reserved Forest of Survey No. 38 of mouje Gothivali.
- Mangrove not observed in 50 m from the plot under reference.

As per Mangrove Cell report, the plot under reference is situated within 50 m from Reserved Forest of Survey No. 38 of mouje Gothivali. However, mangrove not observed in 50 m from the plot under reference.

The Authority noted that the report of the NMMC is differing from the Mangrove Cell about location of the site 50 m mangrove buffer zone area. Further, the NMMC need to clarify about the FSI applicable for the proposal as per the existing local town and country planning regulations, existing as on 19.2.1991, under CRZ Notification, 2011.

The Authority noted that as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, construction is prohibited within 50 mangrove buffer zone area. The Authority further noted that the Planning Authority must explicitly mention location of plot (i.e. within 50 m mangrove buffer zone or otherwise as per the said Hon'ble High Court order). The Authority further noted that instead of clear remarks as aforementioned, the Planning Authority surprisingly only mentions presence or absence of mangroves on the site which is not as per mandate of Hon'ble High Court. The MCZMA re-iterates that remarks of the planning Authority in all cases should be as per mandate of Hon'ble High Court (i.e. within 50 m mangrove buffer or beyond). The Authority further directed Municipal Commissioner to ensure the same.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.60: Proposed construction of residential building on land bearing plot no.36/1, Sector no. 8A, GES, Airoli, Navi Mumbai by M/s. Mirza Homes Pvt. Ltd

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building on land bearing plot no.36/1, Sector no. 8A, GES, Airoli, Navi Mumbai. As per NMMC remarks, the plot under reference is situated in Residential zone.

Earlier, the proposal of residential building on land bearing plot no.36/1, Sector no. 8A, GES, Airoli, Navi Mumbai was considered in 86th & 92nd meeting of MCZMA held on 27.11.2013 & 19.07.2014 and recommended vide letter dated 19.09.2014 with FSI 1.00. Accordingly, NMMC has granted Commencement Certificate on 21.08.2018 for residential building comprises of ground + 3rd Floor for FSI 1, Plot area 249.55 sqm & BUA 248.47. As per Architect Certificate dated 24.09.2019, 90 % work has been done.

Now, NMMC has forwarded the proposal of residential building comprises of ground + 4th Floor for permissible FSI 1.5 on land bearing plot no.36/1, Sector no. 8A, GES, Airoli, Navi Mumbai. Proposed FSI is 1.493, built up area is 371.26 Sqm.

The NMMC mentioned that as per approved CZMP, the plot falls in CRZ II area and situated on landward side of existing road. The plot is outside 50 m from mangroves.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.61: Proposed construction of residential building on land bearing plot no. 2, sector no. 16, Ghansoli, Navi Mumbai by M/s. Trimurti Enterprises

The project proponent presented the proposal before the Authority. The proposal is for residential building comprises of Ground + 4th floors on land bearing plot no. 2, sector no. 16, Ghansoli, Navi Mumbai. As per NMMC remarks, the plot under reference is situated in Residential zone.

Plot area is 476.25 sqm. Permissible FSI is 1.50, Built up area is 647.08 Sqm.

The NMMC vide letter dated 29.07.2020 mentioned that as per approved CZMP, 2011, the plot falls in CRZ II area and on landward side of existing road on one side and mangroves outside 50 m on the other side.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.62: Proposed reconstruction of residential building on land bearing plot no. 414 & 415, sector no. 31, GES, Vashi, Navi Mumbai by Shri. Vijay Ranveer Mehta & Ajay Ranveer Mehta

The project proponent presented the proposal before the Authority. The proposal is for residential building comprises of Ground + 4th floors on land bearing plot no. 414 & 415, sector no. 31, GES, Vashi, Navi Mumbai by demolishing existing structure.

NMMC has issued Development permission on 15.05.1996 on plot under reference. As per NMMC remarks, the plot under reference is situated in Residential zone.

Plot area is 300.00 sqm. Permissible FSI is 1.50, proposed FSI is 1.29, Built up area is 389.88 Sqm.

The NMMC mentioned that as per CZMP, the plot falls in CRZ II area and is within 50 m buffer of mangroves. The Plot under reference is landward side of existing road.

The Mangrove cell vide letter dated 30.03.2021 submitted report as per which existing Ground + 2 floor old building is present on plot under reference. The plot is situated beyond 50 m mangrove buffer zone.

Proposal is for reconstruction on plot under reference. The NMMC mentioned that as per CZMP, the plot falls in CRZ II area and is within 50 m buffer of mangroves. However, as per Mangrove cell report, existing Ground + 2 floor old building is present on plot under reference. The plot is situated beyond 50 m mangrove buffer zone.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management Authority Held on 07th June, 2022

Notification, 2011. The Planning Authority must clearly mention the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.63: Proposed commercial cum residential development in Integrated Seawoods project on land bearing plot no. R-1, Sector no. 40, Nerul, Navi Mumbai by M/s L & T Seawoods Ltd.

The project proponent presented the proposal before the Authority. Proposal is for commercial cum residential development in Integrated Seawoods project on land bearing plot no. R-1, Sector no. 40, Nerul, Navi Mumbai.

The remarks of NMMC states that since the plot was not affected by sanctioned CZMP, 1991, the NMMC had granted the development permission on 18.3.2009 and thereafter amended development permissions were also granted by NMMC. The NMMC vide order dated 12.9.2016 granted an part occupation certificate for built up area admeasuring 1,23,883.185 Sqm which included an approx. area 1,10,407.299 Sqm of basement and out of this basement area 974.37 Sqm area upto 8.1 meter is now in CRZ II area as per CZMP, 2011. The small portion of the CRZ II portion is situated on landward side of existing road. No construction was carried out in CRZ portion. The PP proposes the construction on CRZ II portion of plot.

The PP has submitted the CRZ map (1:4000 scale) & report of the IRS, Chennai, as per which:

Sr. No.	CRZ Classification	Area in sqm
1.	CRZ II	703.77
2.	Non-CRZ	161299.06


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Total area	162002.83
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The Authority noted from the remarks of the NMMC that when the development permission were granted for the project, the site under reference was situated outside CRZ area, as per CZMP under CRZ Notification, 1991 and accordingly, the construction was carried out. Now, the part of the site i.e. 703.77 Sqm is situated in CRZ II area, as per the CZMP under the CRZ Notification, 2011.

The Authority noted that the MoEF&CC, New Delhi vide letter dated 14th March, 2022 has issued a clarification regarding ongoing projects which were not in CRZ as per old approved CZMP under CRZ Notification 1991 and falling in approved CZMP under CRZ Notification, 2011. Considering the said communication from the MoEF&CC, the MCZMA in its 158th meeting held on 25th May, 2022 prepared a SOP for submission of such matters.


The Authority after deliberation decided that the matter needs to be resubmitted afresh through concern planning Authority as per SOP prepared in 158th meeting held on 25th May, 2022 by the MCZMA, in the light of above said letter dated 14th March, 2022 issued by the MoEF&CC, New Delhi. Accordingly, the matter was delisted from the records of the MCZMA.

Item No.64: Proposed construction of residential cum commercial building on land bearing plot no. 223, Sector no. 23, Ulwe, Navi Mumbai by Shri. Sadruddin B Khan, M/s F.S.K. Builders & Developers

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

Item No.65: Proposed construction of residential building on land bearing plot no. 105 A, Sector 50 E, Nerul, Navi Mumbai by M/s Disha Architects

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building on plot no. 105A, Sector 50E, Nerul, Navi Mumbai, under 12.5% scheme of the CIDCO.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

From the remarks of the NMMC, the plot is situated outside CRZ area, as per CZMP under CRZ Notifications, 1991. However, now in CRZ II and partly within 50 m mangrove buffer zone area. Building permission was granted for the proposal by planning Authority on 24.9.2015. The PP is seeking the Occupation certificate for the proposal.

The Authority noted from the remarks of the NMMC that when the development permission were granted for the project, the site under reference was situated outside CRZ area, as per CZMP under CRZ Notification, 1991. Planning Authority granted the permission for the proposal on 24.9.2015 and accordingly, the construction was carried out. Now, the part of the site i.e. 703.77 Sqm is situated in CRZ II area, as per the CZMP under the CRZ Notification, 2011. The PP is seeking the Occupation certificate for the proposal.

The Authority noted that the MoEF&CC, New Delhi vide letter dated 14th March, 2022 has issued a clarification regarding ongoing projects which were not in CRZ as per old approved CZMP under CRZ Notification 1991 and falling in approved CZMP under CRZ Notification, 2011. Considering the said communication from the MoEF&CC, the MCZMA in its 158th meeting held on 25th May, 2022 prepared a SOP for submission of such matters.

The Authority after deliberation decided that the matter needs to be resubmitted afresh through concern planning Authority as per SOP prepared in 158th meeting held on 25th May, 2022 by the MCZMA, in the light of above said letter dated 14th March, 2022 issued by the MoEF&CC, New Delhi. Accordingly, the matter was delisted from the records of the MCZMA.

Item No.66: Proposed construction on land bearing plot no. 52, Sec No. 23, GES, Ghansoli, Navi Mumbai by M/s. Triarch Design Studio (154th Compliance)

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Gr + 4) on land bearing plot no. 52, Sec No. 23, GES, Ghansoli, Navi Mumbai. Plot area under consideration is 148.41 sqm, proposed built up area is 117.84 sqm. As per remarks of the Development Plan of NMMC, the plot under reference falls in Residential Zone.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management Authority Held on 07th June, 2022

The MCZMA in its 152nd and 154th meeting held on 18 & 22.02.2021 and 20.4.2021 deliberated the proposal respectively. The MCZMA in its earlier 152nd meeting held on 18 & 22.02.2021, deliberated the matter and sought a report from the NMMC & Mangrove Cell whether the plot is situated within 50 m mangrove buffer zone area.

The Authority noted the report dated 30.3.2021 of the Mangrove Cell, as per which mangrove not observed within the 50 m from the project site under reference. The Authority further noted the report dated 16.4.2021 of the NMMC as per which Prior Hon. High Court permission is required since the plot is situated in 50 m mangrove buffer zone.

The Authority instructed to verify the details by both the agencies so that final report shall be submitted to authority for further decision in this regard. It was also decided that authority will take appropriate decision on the report. The present case need not be discussed in MCZMA again.

The Authority noted the report dated 16.4.2021 of the NMMC, which states that the plot is situated within 50 mangrove buffer zone, whereas as per mangrove cell report dated 30.3.2021, mangrove are not observed within 50 m buffer zone. The Authority further noted that now, as per latest NMMC report dated 28.1.2022, the mangrove cell has reported that there are no mangrove on site and same was verified by the NMMC.

The Authority further noted that the Planning Authority must explicitly mention location of plot (i.e. within 50 m mangrove buffer zone or otherwise as per the said Hon'ble High Court order). The Authority further noted that instead of clear remarks as aforementioned, the Planning Authority surprisingly only mentions presence or absence of mangroves on the site which is not as per mandate of Hon'ble High Court. The MCZMA re-iterates that remarks of the planning Authority in all cases should be as per mandate of Hon'ble High Court (i.e. within 50 m mangrove buffer or beyond).

The Authority further took note of the matter which is pending since 2018 for want of clear remarks from the Planning Authority with respect to whether plot is situated within 50 m mangrove buffer or beyond and directed the Municipal Commissioner, NMMC to ensure that clear and unambiguous report is submitted to MCZMA mentioning whether the plot is situated within 50 m mangrove buffer or beyond before 27th June, 2022.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management Authority Held on 07th June, 2022

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.67: Proposed construction of building on land bearing plot no. 56H, Sector No. 50E, GES, Nerul, Navi Mumbai by Shri. Mohammad Rais Taksin Khan

The project proponent was absent for the meeting. The ADPT, NMMC presented the proposal before the Authority. The proposal is for development of residential building (Ground + 4th floors) on plot bearing 56H, Sector No. 50E, GES, Nerul, Navi Mumbai. As per sanctioned DP, the plot is situated in Residential Zone. Area of plot is 149.310 Sqm, Built up area- 223.965 Sqm and Total construction area is 352.825 Sqm

As per the NMMC remarks, the plot falls in CRZ II area and situated on landward side of the existing road. It is within 50 m mangrove buffer zone as per MRSAC plan.

The Authority noted that as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, construction is prohibited within 50 mangrove buffer zone area. The Authority further noted that the Planning Authority must explicitly mention location of plot (i.e. within 50 m mangrove buffer zone or otherwise as per the said Hon'ble High Court order). The Authority further noted that instead of clear remarks as aforementioned, the Planning Authority surprisingly only mentions presence or absence of mangroves on the site which is not as per mandate of Hon'ble High Court. The MCZMA re-iterates that remarks of the planning Authority in all cases should be as per mandate of Hon'ble High Court (i.e. within 50 m mangrove buffer or beyond). The Authority further directed Municipal Commissioner to ensure the same.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.68: Proposal for construction of residential building on land bearing plot no. B- 68, Sector no. 20, GES, Belapur, Navi Mumbai by Shri. Vidnyan Mhatre & Kundan Mhatre

The project proponent presented the proposal before the Authority. The proposal is for development Residential building (Ground + 4 floors) on plot No. B-68, Sector 20, GES, Belapur, Navi Mumbai

Plot area is 108.290 Sqm, Total BUA is 136.435 Sqm and Total construction area is 253.225 Sqm. The proposed FSI is 1.259 and is within the permissible limit of 1.50 FSI as on 19.2.1991.

The Authority noted that as per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. Site is not affected by 50 m mangrove buffer zone area.

The Authority noted that that there is no clarity about the permissible FSI for the proposal as per town & country planning regulations existing as on 19.2.1991 applicable under CRZ Notification, 2011.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.69: Proposal for reconstruction of residential building on land bearing plot no. F - 183, sector no. 8, Vashi, Navi Mumbai by M/s Manikumar Ambadi & Mrs. Binitha M. Ambadi

The project proponent presented the proposal before the Authority. The proposal is for redevelopment of existing structure on plot No. F-183, Sector 8, Vashi, Navi Mumbai. CC and OC granted for the existing structure on 6.11.1987.

Proposed development comprises of Residential building (Ground + 2 floors) on plot under reference. Area of plot is 200 Sqm, Built up area proposed is 157.200 Sqm and total construction area is 174.940 Sqm. Proposed FSI is 0.786 which is within the permissible limit of 1.00.

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

During the meeting, the ADPT presented that the permissible FSI for the proposal is 1 for residential construction on the plot under reference.

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, under CRZ Notification, 2011. Concern planning Authority should strictly ensure that the FSI in the proposal is within the permissible limit of the town and country planning regulation existing as on 19.2.1991.

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:


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

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.70: Proposal for temporary establishment of batching plant, precast mold, machinery, temporary site office, stacking yard for construction of EWS/LIG type dwelling units at sector 22, Ulwe node, Bamandongri, Navi Mumbai by M/s Larsen & Toubro Ltd.

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

Item No.71: Proposed development of residential building on land bearing plot no.56-I, Sector no. 50E, GES, Nerul, Navi Mumbai by Shri. Yogesh Ramdas Sarjine

The project proponent presented the proposal before the Authority. The proposal is for construction of residential building (Ground + 4th floor) on plot no. 56-I, Nerul, Navi Mumbai. Area of the plot is 97.80 Sqm, Permissible FSI is 1.50 and Total BUA is 118.804 Sqm

As per remarks of the NMMC, the site is situated within 50 m mangrove buffer zone area and there is no existing road. The plot is situated on landward side of proposed road.

The Authority noted that as per remarks of the NMMC, the site is situated within 50 m mangrove buffer zone area. The Authority noted that as per the order dated 17th Sep, 2018 in PIL 87/2006 of the Hon'ble High Court, construction is prohibited within 50 m mangrove buffer zone area. Further, the site is situated not situated on landward side of the exiting road.

The Authority after deliberation decided to reject the proposal, as per provisions of the CRZ Notification, 2011 & considering the Hon'ble High Court order, as the site is situated within 50 m mangrove buffer zone area.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Item No.72: Proposed construction of residential building on land bearing plot no. 9, Sector no. 01, Ghansoli, Navi Mumbai by Shri. Prem Dhameja

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Ground + 3rd floor) on plot no. 09, Sector 01, Ghansoli, Navi Mumbai by Mr. Prem Dhameja

Plot area is 100.8 Sqm, FSI area is 99.741 Sqm and Non FSI area is 73.417 Sqm, Total construction area is 173.158 Sqm

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. The site is beyond 50 m mangrove buffer zone area.

During the meeting, the ADPT presented that the permissible FSI for the proposal is 1 for residential construction on the plot under reference.

The Authority noted that construction of building is permissible in CRZ II area 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 proposed FSI for the proposal is within the permissible limit of town and country planning regulations existing as on 19.2.1991.

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 construction 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.73: Proposed construction of residential building on land bearing plot no. 11, Sector no. 01, Ghansoli, Navi Mumbai by Shri. Prem Dhameja


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Ground + 3rd floor) on plot no. 09, Sector 01, Ghansoli, Navi Mumbai by Mr. Prem Dhamela

Plot area is 100.8 Sqm, FSI area is 99.741 Sqm and Non FSI area is 73.417 Sqm, Total construction area is 173.158 Sqm

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. The site is beyond 50 m mangrove buffer zone area.

During the meeting, the ADPT presented that the permissible FSI for the proposal is 1 for residential construction on the plot under reference.

The Authority noted that construction of building is permissible in CRZ II area 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 proposed FSI for the proposal is within the permissible limit as per town and country planning regulation existing as on 19.2.1991.

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 construction 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.74: Proposed construction of residential building on land bearing plot no.08, Sector no. 01, Ghansoli, Navi Mumbai by Mrs. Manisha Dhameja

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Ground + 3rd floor) on plot no. 8, Sector 01, Ghansoli, Navi Mumbai by Mr. Prem Dhamela


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

Plot area is 100.8 Sqm, FSI area is 99.741 Sqm and Non FSI area is 73.417 Sqm, and Total construction area is 173.158 Sqm.

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. The site is beyond 50 m mangrove buffer zone area.

During the meeting, the ADPT presented that the permissible FSI for the proposal is 1 for residential construction on the plot under reference.

The Authority noted that construction of building is permissible in CRZ II area 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 proposed FSI involved in the proposal is within the permissible limit as per town and country planning regulation existing as on 19.2.1991.

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 construction 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.75: Proposed construction of residential building on land bearing plot no.10, Sector no. 01, Ghansoli, Navi Mumbai by Mr. Prem Dhameja

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Ground + 3rd floor) on plot no. 10, Sector 01, Ghansoli, Navi Mumbai by Mr. Prem Dhamela

Plot area is 100.8 Sqm, FSI area is 99.741 Sqm and Non FSI area is 73.417 Sqm, Total construction area is 173.158 Sqm


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. Site is beyond 50 m mangrove buffer zone area.

The Authority noted that construction of building is permissible in CRZ II area 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 proposed FSI involved in the proposal is within the permissible limit as per town and country planning regulation existing as on 19.2.1991.

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 construction 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.76: Proposed construction of residential building on land bearing plot no.07, Sector no. 01, Ghansoli, Navi Mumbai by Mrs. Manisha Dhameja

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Ground + 3rd floor) on plot no. 07, Sector 01, Ghansoli, Navi Mumbai by Mr. Prem Dhamela. Plot area is 100.8 Sqm, FSI area is 99.741 Sqm and Non FSI area is 73.417 Sqm, Total construction area is 173.158 Sqm

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

The Authority noted that the NMMC in its remarks mentions that distance from mangrove / HTL is 17 meter and it also states it is beyond 50 meter mangrove buffer zone area. During the meeting, the ADTP requested revivification and submission of the report. Accordingly, the ADTP vide letter dated 8.6.2022 submitted that it was a typographical error to mention distance


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

from mangrove is 17 meter. The distance of the plot from the mangrove is 67 meter

The Authority noted that construction of building is permissible in CRZ II area 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 proposed FSI involved in the proposal is within the permissible limit as per town and country planning regulation existing as on 19.2.1991.

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 construction 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.77: Proposed construction of residential building on land bearing plot no.12, Sector no. 01, Ghansoli, Navi Mumbai by Mr. Prem Dhameja

The project proponent presented the proposal before the Authority. The proposal is for construction of building (Ground + 3rd floor) on plot no. 12, Sector 01, Ghansoli, Navi Mumbai by Mr. Prem Dhamela. Plot area is 100.8 Sqm, FSI area is 99.741 Sqm and Non FSI area is 73.417 Sqm, Total construction area is 173.158 Sqm

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing road. The site is beyond 50 m mangrove buffer zone area.

During the meeting, the ADPT presented that the permissible FSI for the proposal is 1 for residential construction on the plot under reference.

The Authority noted that construction of building is permissible in CRZ II area 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


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

the proposed FSI involved in the proposal is within the permissible limit as per town and country planning regulation existing as on 19.2.1991.

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 construction 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.78: Proposed construction of residential building on land bearing plot no. 10/1, Sector no. 30 D, Ghansoli, Navi Mumbai by Shri. Vikas Parashuram Patil

The project proponent presented the proposal before the Authority. _The proposal is for development of residential building (Ground + 4th floors) on plot no. 10/1, Sector 30D, Ghansoli, Navi Mumbai. Area of plot is 100 Sqm, Total BUA is 148.92 Sqm (Permissible FSI is 1.5)

As per the remarks of the NMMC, the site falls in CRZ II and situated on landward side of the existing bund. And at present, there is no bund. NMMC further remarks also states that the plot is situated on landward side of proposed road.

The NMMC remarks further states that the site is situated at 3 meter from mangroves and it is away from 50 m mangrove buffer zone area. During the meeting, the ADTP requested revivification and submission of the report. Accordingly, the ADTP vide letter dated 8.6.2022 submitted that it was a typographical error to mention distance from mangrove is 3 meter. The distance of the plot from the mangrove is 63 meter.

The Authority noted that the remarks of the remarks of the NMMC is not clear about the location of the plot whether the plot is situated on landward side of existing road or existing authorized structure. The NMMC to provide a


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

clear remarks whether the plot is situated on existing road or existing authorized structure.

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

Item No.79: Proposed residential cum commercial building on land bearing plot no. 10, Sector no. 21, Ghansoli, Navi Mumbai by M/s Ashlesha Bavesh Builders & Developers

The project proponent was absent for the meeting. The proposal is development of Residential Building (Gr + 4th floors) of plot No. 10, Sector 21, Ghansoli, Navi Mumbai. Plot area is 349.350 Sqm, Permissible FSI 1.50, Total BUA is 522.295 Sqm. The ADPT presented that there is earlier CRZ recommendation letter dated 14.8.2014 granted by the MCZMA for the proposal with FSI 1.

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

The Authority noted that the remarks of the NMMC states that distance of the project site from Mangrove/ HTL is 3 meter and the site is beyond 50 mangrove buffer zone area. Accordingly, the ADTP vide letter dated 8.6.2022 submitted that it was a typographical error to mention distance from mangrove is 3 meter. The distance of the plot from the mangrove is 63 meter.


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

The Authority noted that the as per provisions of the CRZ Notification, 2011, construction / reconstruction is permissible in CRZ II area subject to the existing town and country planning regulations existed as on 19.2.1991. The Authority noted further that the proposal recommended by the planning Authority is not clear about the permissible FSI for the proposal as per CRZ Notification, 2011. The Planning Authority must clearly mention the permissible FSI applicable to the project under consideration, as per town and country planning regulations existing as on 19.2.1991 and Municipal Commissioner, NMMC to certify the same.

Accordingly, the matter is deferred for want of above required information from the NMMC. The proposals deferred by MCZMA for above required information, will be considered for appraisal in the proposed meeting scheduled in last week of June/ first week of July. The Planning Authority is directed to ensure that the aforesaid clarification is submitted to MCZMA by 27th June, 2022.

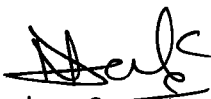
Item No.80: Proposed reconstruction of residential building on land bearing plot no. 03, Sector 31, GES, Vashi, Navi Mumbai by Smt. Shibani Hiralal Sarkar & Mr. Hiralal Ashwini Sarkar

The project proponent presented the proposal before the Authority. The proposal is for reconstruction of existing structure on plot no. 3, Sector 31, Govio, Vashi, Navi Mumbai

Proposed Residential building comprises of Gr + 3 floors on plot no. 3, Sector 31, Govio, Vashi, Navi Mumbai. The PP has submitted the development permission dated 11.12.1989 granted by CIDCO. Occupation certificate dated 8.1.1993 is granted by the CIDCO. From the said permissions. As per NMMC remarks, Plot area is 159.995 Sqm, Total proposed BUA is 254.133 Sqm and permissible FSI 1.5.

The ADTP during the meeting presented that the construction of the Gr + 3 floors is completed on the site. The Authority confirmed the same from the google image.

The Authority noted from the submission of the ADTP that the PP has carried out construction without prior approval from the MCZMA, hence, there is


Member Secretary


Chairperson

Minutes of the 159th meeting (Day 2) of Maharashtra Coastal Zone Management
Authority Held on 07th June, 2022

violation of the CRZ Notification, 2011. Therefore, the proposal submitted is rejected from CRZ point of view.

Discussion Item:

During the present meeting, the Authority noticed that the reports of the planning authority and mangrove cell differs about the location of the project site from mangrove and its 50 m mangrove buffer zone area. This creates confusion and leads to delay in deciding the application/ proposals. The Authority expressed displeasure over the issue. As per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, construction is prohibited within 50 m mangrove buffer zone area, except for public interest projects. The Planning Authority shall provide clear remarks about the location of the project site with respect to mangroves and its 50 m buffer zone and applicable town & country planning regulations as applicable under enforced CRZ Notification.

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

Annexure I

List of members/officials present in the online meeting:

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


Member Secretary


Chairperson