

**Minutes Of The 159th Meeting Of Maharashtra Coastal Zone Management
Authority Held On 15th June, 2022**

**MINUTES OF THE 159th MEETING OF MAHARASHTRA COASTAL ZONE
MANAGEMENT AUTHORITY HELD ON 15th JUNE, 2022**

The 159th meeting (Day 3) 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 15th June, 2022.

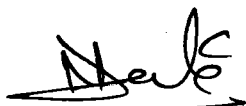
List of members present in the meeting is at Annexure-I.

Item No.1: Proposed residential cum commercial building on land bearing plot no. 1 & 2, Sector No. 4, Ghansoli, Navi Mumbai by M/s. Alliance Infra

The project proponent presented the proposal before the Authority. The proposal forwarded by Navi Mumbai Municipal Corporation is for residential cum commercial building on land bearing plot no. 1 & 2, Sector No. 4, Ghansoli, Navi Mumbai

The Authority noted that the MCZMA in its 134th meeting held on 24th May, 2019 deliberated the proposal of residential and commercial building (Gr + 23rd floors) on plot no. 1 & 2, Sector 4, Ghansoli, Navi Mumbai. Plot is partly in CRZ II and partly outside CRZ area. Total plot area is 2820.390 Sqm. As per decision taken in the said meeting, the MCZMA vide letter no. CRZ 2018 / CR 46/ TC 4 dated 7th June, 2019 granted the CRZ recommendation to the project subject to certain conditions. Local body to ensure that FSI for the proposed construction in CRZ II area is as per the town and country planning regulation existing as on 19.2.1991 before issuing CC for the project. NMMC remarks states that at present, Ground + 21st floors is completed on the site.

The Authority noted that the PP has submitted the CRZ map (1:4000 scale) prepared by IRS, Chennai, as per which, Out of total plot area, 48.78% plot is in CRZ II and rest (51.22%) is outside CRZ area. As per remarks of the NMMC, the plot is partly (48.78 %) in CRZ II area i.e. 1375.59 Sqm and partly (52.22%) outside CRZ area i.e. 1444.40 Sqm. The plot is situated on landward side of existing road.


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Applicant has submitted the revised building plans of Ground + 25 floors taking relaxation under new UDCPR 2020 which is applicable for 51.22% of the project site situated in Non CRZ portion of the project site.

During the meeting, the ADTP, Navi Mumbai Municipal Corporation (NMMC) stated that the site is partly in CRZ II and partly in Non CRZ area and situated on landward side of the existing road. The ADPT further stated that the FSI permissible is 1.5 in CRZ II area as per town & country planning regulations existing as on 19.2.1991 and proposed construction in CRZ II is within the limit of permissible FSI. The FSI proposed on the part of plot situated outside CRZ area is as per prevailing UDCPR, 2020. Plot area is 2820.39 Sqm. permissible FSI in CRZ II portion of plot is 1.5 and proposed FSI is 1.493 in CRZ II portion. The Authority asked the ADTP to submit the report stating the permissible FSI and construction area proposed in the project, as validated by the Municipal Commissioner, NMMC. The Authority decided to proceed based on the oral submissions made by the ADPT, NMMC. However, the report shall be submitted by the NMMC by 22.6.2022.

The Authority noted that the plot is partly falls in CRZ II area and partly outside CRZ. As per the para 8.II. CRZ II of the CRZ Notification, 2011, construction of the building in CRZ II area of the plot is permissible subject to FSI of the town & country planning regulations existing as on 19.2.1991. The Concern planning Authority should strictly ensure the same.

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 in CRZ II portion of plot 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


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Item No.2: Proposed residential cum commercial building on plot no. 63 & 64 Sector 23 GhansoliNavi Mumbai by M/s. Evernest Developers

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

Item No.3: Proposed residential cum commercial building at Plot No 32, Sector 47 Dronagiri, Navi Mumbai by M/s. Suvidha Enterprises

The project proponent presented the proposal before the Authority. The proposal forwarded by the CIDCO is for residential cum commercial building having two wings A & B at Plot No 32, Sector 47 Dronagiri, Navi Mumbai.

The PP has submitted the CRZ map (1:4000 scale) & report of the IRS, Chennai as per the approved CZMP, 2011. Out of total plot area 6594 Sqm, plot area falling 50 m mangrove buffer zone is 2386 Sqm and Non CRZ portion of the plot is 4208 Sqm. Report of the IRS, Chennai states as follows:

- The proposed project site of M/s Suvidha Enterprises bearing Plot No. 32 in Sector 47, Dronagiri Node, Navi Mumbai falls partly inside CRZ IA as per approved CZMP prepared by NCSCM, Chennai as per CRZ Notification, 2011.
- The aforesaid project site falls inside 50 m buffer from mangrove as per approved CZMP.
- An extent of 2386 Sqm of 6594 Sqm of aforesaid site falls inside 50 m setback line from mangrove with extent more than 1000 Sqm whereas proposed structure falls outside 50 m setback line from mangrove.

The Authority noted that as per the CRZ map and report of the IRS, construction of the building is proposed in Non CRZ portion of the plot.

The Authority noted that CIDCO in its report has mentioned about the court matters against the said plot. During the meeting, the Chief Planner, CIDCO clarified that the court matters are civil in nature and dispute is in between the owners of the plot. It does not have any Environmental implications. The Authority has taken the oral submission of Chief Planner on record. However, the Chief Planner shall submit the written report on or before 22nd June, 2022.


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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. CIDCO to ensure that no construction is allowed in CRZ area i.e. within 50 m mangrove buffer zone area.
2. PP to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.
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.4: Proposed construction of residential complex with convenient shops at Plot No. 10 A, Sector 16E, Kalamboli, Navi Mumbai by M/s. Mansh Builder & Developer

The project proponent presented the proposal before the Authority. The proposal forwarded by Panvel Municipal Corporation is for construction of residential cum commercial building (Gr. + 26 floors) on Plot No. 10 A, Sector 16E, Kalamboli, Navi Mumbai.

The PP has submitted the CRZ map (1:4000 scale) & report prepared by IRS Chennai as per approved CZMP of 2011. As per the said report, total plot area is 2576.92 Sqm, out of which, the plot area falling in CRZ II is 263.94 Sqm and plot area situated in outside CRZ is 2312.98 Sqm.

During the meeting, the ADTP, Panvel Municipal Corporation (PMC) stated that the site is partly in CRZ II and partly in Non CRZ area and situated on landward side of the existing road. The ADPT further stated that the FSI permissible is 1.5 in CRZ II area as per town & country planning regulations existing as on 19.2.1991 and proposed construction in CRZ II is within the limit of permissible FSI. The FSI proposed on the part of the plot situated outside CRZ area is as per prevailing UDCPR, 2020. The Authority asked the ADTP to submit the report stating the permissible FSI and construction area proposed in the project, as validated by the Municipal Commissioner, PMC.


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Accordingly, the Municipal Commissioner, PMC vide letter dated 16.6.2022 submitted the report. As per the said report, the plot falls partly in CRZ II area & partly situated outside CRZ area and situated on landward side of the exiting road. Proposed construction involves Ground floor (shops) + 1st to 3rd floor (parking) + 4th floor (Activity floor) + 5th to 26th floor (Residential floors). FSI proposed for outside CRZ II portion of the plot is as per UDCPR 2020. Plot area is 2576.92 Sqm, In CRZ II portion of plot, permissible FSI as per town & Country planning regulation existing as on 19.2.1991 is 1.50 and proposed FSI is 1.49. Gross built up area for the proposal is 18327.89 Sqm.

The Authority noted that the plot is partly falls in CRZ II area and partly outside CRZ. As per the para 8.II. CRZ II of the CRZ Notification, 2011, construction of the building in CRZ II area of the plot is permissible subject to FSI of the town & country planning regulations existing as on 19.2.1991. The Concern planning Authority should strictly ensure the same.

The Authority from the google image observed that plot No. 10A, 10B and 10C are contiguous plots and belong to same project proponent. The PP stated that the separate plots are allotted by the CIDCO through lottery system. The Authority noted that allotment of plot through lottery system is an administrative process. The Authority further noted that the construction potential of above three contiguous plots which belong to same PP, in totality exceeds 20,000 Sqm of construction area, hence the Authority is of the opinion that it attracts the EIA Notification, 2006.

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 in CRZ II portion of plot 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. The construction potential of above three contiguous plots (10A, 10B & 10C) which belong to same PP, in totality exceeds 20,000 Sqm of construction area, hence the MCZMA is of the opinion that it attracts the EIA Notification, 2006. The local body and PP to take note of it.


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

Item No.5: Proposed construction of residential complex with convenient shops at Plot No. 10 B, Sector 16E, Kalamboli, Navi Mumbai by M/s. Mansh Builder & Developer

The project proponent presented the proposal before the Authority. The proposal forwarded by Panvel Municipal Corporation is for construction of residential cum commercial building on Plot No. 10 B, Sector 16E, Kalamboli, Navi Mumbai.

The PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP of 2011. As per the said report, total plot area is 2032.67 Sqm, out of which, plot area falling in CRZ II portion is 536.13 Sqm and Non CRZ portion of the plot is 1496.54 Sqm.

During the meeting, the ADTP, Panvel Municipal Corporation (PMC) stated that the site is partly in CRZ II and partly in Non CRZ area and situated on landward side of the existing road. The ADTP further stated that the FSI permissible is 1.5 in CRZ II area as per town & country planning regulations existing as on 19.2.1991 and proposed construction in CRZ II is within the limit of permissible FSI. The FSI proposed on the part of the plot situated outside CRZ area is as per prevailing UDCPR, 2020. The Authority asked the ADTP to submit the report stating the permissible FSI and construction area proposed in the project, as validated by the Municipal Commissioner, PMC.

Accordingly, the Municipal Commissioner, PMC vide letter dated 16.6.2022 submitted the report. As per the said report, the plot falls partly in CRZ II area & partly situated outside CRZ area and situated on landward side of the existing road. Proposed construction involves Ground Floor (14 Shops) + 1st to 4th (Parking Floors) + 5th (Fitness center & Indoor games) + 6th to 20th Floors (residential). FSI proposed for outside CRZ II portion of the plot is as per UDCPR 2020. Plot area is 2032.67 Sqm, In CRZ II portion of plot, Permissible FSI as per town & Country planning regulation existing as on 19.2.1991 is 1.50, proposed FSI is 1.499. Gross built up area for the proposal is 14670.904 Sqm.


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The Authority noted that the plot is partly falls in CRZ II area and partly outside CRZ. As per the para 8.II. CRZ II of the CRZ Notification, 2011, construction of the building in CRZ II area of the plot is permissible subject to FSI of the town & country planning regulations existing as on 19.2.1991. The Concern planning Authority should strictly ensure the same.

The Authority from the google image observed that plot No. 10A, 10B and 10C are contiguous plots and belong to same project proponent. The PP stated that the separate plots are allotted by the CIDCO through lottery system. The Authority noted that allotment of plot through lottery system is an administrative process. The Authority further noted that the construction potential of above three contiguous plots which belong to same PP, in totality exceeds 20,000 Sqm of construction area, hence the Authority is of the opinion that it attracts the EIA Notification, 2006.

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 in CRZ II portion of plot 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. The construction potential of above three contiguous plots (10A, 10B & 10C) which belong to same PP, in totality exceeds 20,000 Sqm of construction area, hence the MCZMA is of the opinion that it attracts the EIA Notification, 2006. The local body and PP to take note of it.
4. All other required permission from different statutory authorities should be obtained

Item No.6: Proposed construction of residential complex with convenient shops at Plot No. 10 C, Sector 16E, Kalamboli, Navi Mumbai by M/s. Mansh Builder & Developer

The project proponent presented the proposal before the Authority. The proposal forwarded by Panvel Municipal Corporation is for construction of


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residential cum commercial development on Plot No. 10 C, Sector 16E, Kalamboli, Navi Mumbai.

The Authority noted that the PP submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP of 2011. As per the said report, total plot area is 1949.96 Sqm, out of which, plot area in CRZ II is 293.08 Sqm and plot area situated outside CRZ is 1656.88 Sqm.

During the meeting, the ADTP, Panvel Municipal Corporation (PMC) stated that the site is partly in CRZ II and partly in Non CRZ area and situated on landward side of the existing road. The ADPT further stated that the FSI permissible is 1.5 in CRZ II area as per town & country planning regulations existing as on 19.2.1991 and proposed construction in CRZ II is within the limit of permissible FSI. The FSI proposed on the part of the plot situated outside CRZ area is as per prevailing UDCPR, 2020. The Authority asked the ADTP to submit the report stating the permissible FSI and construction area proposed in the project, as validated by the Municipal Commissioner, PMC.

Accordingly, the Municipal Commissioner, PMC vide letter dated 16.6.2022 submitted the report. As per the said report, the plot falls partly in CRZ II area & partly situated outside CRZ area and situated on landward side of the existing road. Proposed construction involves Ground Floor (Shops) + 1st to 6th (Parking Floors) + 7th (Activity Floor) + 8th to 25th Floors (residential). FSI proposed for outside CRZ II portion of the plot is as per UDCPR 2020. Plot area is 1949.96 Sqm, In CRZ II portion of plot, Permissible FSI as per town & Country planning regulation existing as on 19.2.1991 is 1.50, proposed FSI is 1.499. Gross built up area for the proposal is 16612.241 Sqm.

The Authority from the google image observed that plot No. 10A, 10B and 10C are contiguous plots and belong to same project proponent. The PP stated that the separate plots are allotted by the CIDCO through lottery system. The Authority noted that allotment of plot through lottery system is an administrative process. The Authority further noted that the construction potential of above three contiguous plots which belong to same PP, in totality exceeds 20,000 Sqm of construction area, hence the Authority is of the opinion that it attracts the EIA Notification, 2006.


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The Authority noted that the plot is partly falls in CRZ II area and partly outside CRZ. As per the para 8.II. CRZ II of the CRZ Notification, 2011, construction of the building in CRZ II area of the plot is permissible subject to FSI of the town & country planning regulations existing as on 19.2.1991. The Concern planning Authority should strictly ensure the same.

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 in CRZ II portion of plot 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. The construction potential of above three contiguous plots (10A, 10B & 10C) which belong to same PP, in totality exceeds 20,000 Sqm of construction area, hence the MCZMA is of the opinion that it attracts the EIA Notification, 2006. The local body and PP to take note of it.
4. All other required permission from different statutory authorities should be obtained

Item No.7: Proposed residential cum commercial building on Plot No. 6 & 7, Sector 53, Dronagiri, Navi Mumbai by M/s. RND Builders & Developers

The project proponent presented the proposal before the Authority. The Proposal forwarded by the CIDCO is for construction of residential cum commercial building on Plot No. 6 & 7, Sector 53, Dronagiri, Navi Mumbai. Total Plot area is 1950.00sqm,

The Authority noted that the PP submitted CRZ map in 1:4000 scale prepared by IRS Chennai as per approved CZMP of 2011. As per the said report, substantial portion of the plot falls in CRZ-IA (50 m mangrove buffer zone) & the remaining area small portion of the plot falls outside CRZ). From the IRS map, it is observed that proposed Building falls in CRZ-IA (50 m mangrove buffer zone).


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The Authority noted that the majority portion (around 90%) of the plot is situated within 50 m mangrove buffer zone area. As per Hon'ble High Court order dated 18th Sep, 2018 in PIL 87/2006, construction is prohibited in 50 m mangrove buffer zone area. Hence, the Authority after deliberation decided to reject the proposal from CRZ point of view.

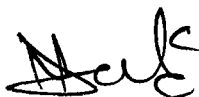
Item No.8: Proposed construction of residential complex with shops building at Plot No. 76, Sector 17, Kalamboli, Navi Mumbai by M/s. Tricity Realty LLP

The project proponent presented the proposal before the Authority. The proposal forwarded by Panvel Municipal Corporation is for residential cum commercial building on Plot No. 76, Sector 17, Kalamboli, Navi Mumbai.

The PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP of 2011. As per the said report, total plot area 3502.32 Sqm, out of which, plot area falling in CRZ II area is 1229.04 Sqm and plot area falling in Non CRZ area is 2273.28 Sqm

During the meeting, the ADPT, Panvel Municipal Corporation (PMC) stated that the site is partly in CRZ II and partly in Non CRZ area and situated on landward side of the existing road. The ADPT further stated that the FSI permissible is 1.5 in CRZ II area as per town & country planning regulations existing as on 19.2.1991 and proposed construction in CRZ II is within the limit of permissible FSI. The FSI proposed on the part of the plot situated outside CRZ area is as per prevailing UDCPR, 2020. The Authority asked the ADTP to submit the report stating the permissible FSI and construction area proposed in the project, as validated by the Municipal Commissioner, PMC.

Accordingly, the Municipal Commissioner, PMC vide letter dated 16.6.2022 submitted the report. As per the said report, the plot falls partly in CRZ II area & partly situated outside CRZ area and situated on landward side of the exiting road. Proposed construction involves Ground Floor (Shops + Stilt parking) + 1st Floor Podium (Parking) + 2nd Floor Void + 3rd Floor Podium (amenities + recreational area) + 4th to 23rd Floors (residential). FSI proposed for outside CRZ II portion of the plot is as per UDCPR 2020. Plot area is 3502.32 Sqm, In CRZ II portion of plot, Permissible FSI as per town & Country planning



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regulation existing as on 19.2.1991 is 1.50, proposed FSI is 1.499. Gross built up area for the proposal is 18810.03 Sqm

The Authority noted that the plot is partly falls in CRZ II area and partly outside CRZ. As per the para 8.II. CRZ II of the CRZ Notification, 2011, construction of the building in CRZ II area of the plot is permissible subject to FSI of the town & country planning regulations existing as on 19.2.1991. The Concern planning Authority should strictly ensure the same.

The Authority from the google image observed that there is one more plot between plot no. 76 and 76/2 which belongs to another project proponent.

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 in CRZ II 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.9: Proposed construction of residential building at Plot No. 76/2, Sector 17, Kalamboli, Navi Mumbai by M/s. Tricity Realty LLP

The project proponent presented the proposal before the Authority. The proposal forwarded by Panvel Municipal Corporation is for residential cum commercial building on Plot No. 76/2, Sector 17, Kalamboli, Navi Mumbai.

The PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP of 2011. As per the said report, total area of plot is 2606.28 Sqm, out of which, the plot area falling in CRZ II area is 525.52 Sqm and Non CRZ portion of the plot is 2080.76 Sqm.

During the meeting, the ADTP, Panvel Municipal Corporation (PMC) stated that the site is partly in CRZ II and partly in Non CRZ area and situated on landward


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side of the existing road. The ADPT further stated that the FSI permissible is 1.5 in CRZ II area as per town & country planning regulations existing as on 19.2.1991 and proposed construction in CRZ II is within the limit of permissible FSI. The FSI proposed on the part of the plot situated outside CRZ area is as per prevailing UDCPR, 2020. The Authority asked the ADTP to submit the report stating the permissible FSI and construction area proposed in the project, as validated by the Municipal Commissioner, PMC.

Accordingly, the Municipal Commissioner, PMC vide letter dated 16.6.2022 submitted the report. As per the said report, the plot falls partly in CRZ II area & partly situated outside CRZ area and situated on landward side of the exiting road. Proposed construction involves Ground Floor (16 Shops) + 1st to 5th Floor (Parking) + 6th Floor (Fitness Center & Indoor Games, Club House, and Society office), 7th to 24th Floors (residential). FSI proposed for outside CRZ II portion of the plot is as per UDCPR 2020. Plot area is 2606.28 Sqm, In CRZ portion of plot, Permissible FSI as per town & Country planning regulation existing as on 19.2.1991 is 1.50, proposed FSI is 1.499. Gross built up area for the proposal is 19990.03 Sqm

The Authority noted that the plot is partly falls in CRZ II area and partly outside CRZ. As per the para 8.II. CRZ II of the CRZ Notification, 2011, construction of the building in CRZ II area of the plot is permissible subject to FSI of the town & country planning regulations existing as on 19.2.1991. The Concern planning Authority should strictly ensure the same.

The Authority from the google image observed that there is one more plot between plot no. 76 and 76/2 which belongs to another project proponent.

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 in CRZ II portion of plot 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.


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

Item No.10: Proposed development of residential building on plot bearing S. No. 50 (pt), 51 (pt), C. S. No. 3739, 3738, 3740, 3543 at mauje Bhiwandi, Tal. Bhiwandi, Dist. Thane by Shri. Anil Damodar Kunth (Shri. Vilas Radhunath Patil)

The project proponent presented the proposal before the Authority. The proposal forwarded by Bhiwandi Nizampur Municipal Corporation is for development of residential building on plot bearing S. No. 50 (pt), 51 (pt), C. S. No. 3739, 3738, 3740, 3543 at mauje Bhiwandi, Tal. Bhiwandi, Dist. Thane. Total plot area is 1535.10sqm and Total Built up area of plot is 7279.06sqm.

The Authority noted that the PP has submitted the approved CZMP, 2011, showing the site under reference, as per which, the site falls in CRZ II area and situated on seaward side.

The Authority from the google image observed that the site is situated on the on the bank of the creek i.e. on seaward side. The PP informed that PP that development of building is allowed only on landward side of existing road or existing authorized structure.

The Authority noted that as per para 8. II. CRZ II (i) & (ii) of the CRZ Notification, 2011, the construction of the building is permissible on landward side of the existing road or existing authorized structure. However, the said site is situated on seaward side. Therefore, the Authority after deliberation decided to reject the proposal from CRZ point of view.

Item No.11: Proposed residential building on plot bearing S. No. 218 H No. 2, 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and S. No. 6B, 7, 8 at Village Uttan, Bhayader Tal. & Dist Thane by M/s. G J Infra

The project proponent presented the proposal before the Authority. The proposal forwarded by the Mira Bhayander Municipal Corporation is for residential development on plot bearing S. No. 218, H. No. 2,5,7 to 13, 15 to 17 and S. No. 224, H. No. 6B, 7, 8, village- Uttan, District Thane


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As per the MBMC remarks, the plots are situated partly in CRZ II area and landward side of the existing road. It further states that approach road constructed in CRZ part of the plot and Bungalow constructed in Non CRZ portion of the plot.

The Authority from the google image observed the construction on the site. The PP informed that the construction is done in Non CRZ area.

The Authority noted that the PP need to submit the CRZ map (1:4000 scale) & report superimposing the project layout prepared by one of the MoEF&CC authorized agency, as per approved CZMP, 2011. The PP during the meeting informed that the CRZ mapping has been carried out by the IRS, Chennai, however, the final map and report is awaited.

Further, the Authority decided that the concern planning Authority i.e. MBMC should submit the following information:

1. Applicable FSI for the proposal
2. FSI + Non FSI area
3. Total plot potential

Accordingly, the Authority after deliberation decided to defer the proposal for submission of the above said information from the PP and MBMC.

Item No.12: Proposed residential building on S. No. 33/3B of moujeKolshet, Tal & Dist Thane by M/s. ShashiDeshmukh & Associates

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

Item No.13: Proposed redevelopment of Krushi Co. Op. Hsg. Society Building and construction for development of Residential cum Commercial Building on Plot Bearing Sr. No. 31, H. No. 5 at village Chikanghar, Kalyan (West), Taluka-Kalyan, District-Thane by M/s Sarvoday Amrut LLP


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The project proponent presented the proposal before the Authority. The proposal is for redevelopment of Krushi Co. Op. Hsg. Society Building and construction for development of Residential cum Commercial Building on Plot Bearing Sr. No. 31, H. No. 5 at village Chikanghar, Kalyan (West), Taluka-Kalyan, District-Thane. As per presentation, proposed building area as follows:

1. Bldg No. 1:
Wing A: Gr + Stilt + 2 floors
Wing B & Wing C- G (Stilt) + 15 floors
2. Bldg No. 2
Wing D and Wing E- G (Stilt + 1st podium + 2nd to 15th floors
3. Bldg No. 3
Wing F- G(Stilt + 15 floors)
4. Bldg A
G (Stilt + 15 floors)

As presented by the pp, Total plot area is 10,220 Sqm, Proposed FSI is 32,434.95 Sqm, Non FSI is 3,828.130 Sqm and Total construction area is 36,263.08 Sqm

The Authority noted that as per the approved CZMP, the site falls partly in CRZ II area. The Authority from the google image observed that from the southern side, plot under reference is situated on landward side of the existing road, however, from northern side, there is not existing road. The PP during the meeting that the existing buildings on the plot are of the year 1990 and are authorized. The Authority asked the PP to submit the authorization detailed like CC / OC of the existing building.

The PP vide email dated 15.6.2022 has submitted the copy of the building permission dated 31.8.1989 granted to Krushi Co. Op. Hsg. Society by the Kalyan Mahanagarpalika.

The Authority noted that as per para 8.II. CRZ II (iii) of the CRZ Notification, 2011, reconstruction of the existing authorized building in CRZ II area is permissible subject to FSI as per town & Country planning regulations existing as on 19.2.1991. Seaward side plinth of the exiting authorized building should be maintained while redevelopment of existing authorized building. New construction in seaward side of the CRZ II area is not permissible. Concern planning Authority should ensure the same.


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

1. The Local Body to ensure that FSI for the proposed reconstruction in CRZ II is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
2. Concern planning Authority should ensure that Seaward side plinth of the exiting authorized building should be maintained while redevelopment of exiting authorized building. No new construction in seaward side of the CRZ II area is permissible.
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.14: Proposed residential and commercial development at Gat No. 54/B/1, 54/B/2, 52/1 Village vadavali, Tal. Kalyan, Dist Thane by Mr. Jay N Shah (Aasopalav Enterprises)

The project proponent presented the proposal before the Authority. The proposal forwarded by the Kalyan Dombivali Municipal Corporation (KDMC) is for residential and commercial development at Gat No. 54/B/1, 54/B/2, 52/1 Village vadavali, Tal. Kalyan, Dist Thane

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP of 2011. As per the said report CRZ classification of plot are as under:-

| Sr. No. | Survey No. | CRZ Classification | Area in sqm | Total area in sqm |
|---------|------------|--------------------|-------------|-------------------|
| 1 | 54/B | CRZ-II | 28618.7 | 80937.0 |
| | | Outside CRZ | 52318.3 | |
| 2 | 52/1 | Outside CRZ | 560.0 | 560.0 |
| Total | | | | 81497.0 |

- Area of plot under reference is 80947.00 sqm, out of this 27618.70 sqm is falls in CRZ-II area and 52328.30 sqm area falls in non CRZ area.
- Building construction is not proposed on CRZ-II portion of plot.


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- Substation, receiving station, Green area (landscaping), Garden, Road is proposed in CRZ-II area.

The Authority noted that as per the remarks of the KDMC, building construction is not proposed on CRZ-II portion of plot. Substation, receiving station, Green area (landscaping), Garden, Road is proposed in CRZ-II area.

The Authority from the google image noted that the CRZ II portion of the plot is situated on seaward side, hence, no residential and commercial building construction is allowed in CRZ II area. However, Green area (landscaping) and utility like Substation, receiving station is permissible in CRZ II portion.

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

1. Planning Authority to ensure that No residential & commercial building construction is allowed in CRZ II area, except green area and utility such as Substation, receiving station
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.15: Construction of residential bungalow on plot bearing S. No. 229/14, village Uttan, Mira Bhayandar, Dist. Thane by Shri. Virendra Chandrakant Shah.

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

Item No.16: CRZ status - construction of Petrol Pump on plot bearing S. No. 206 (old), 98 (new), Hissa. No. 3 at mauje Rai, Bhayandar (W), Tal. & Dist. Thane by Smt. Vatsalabai Bhanudas Bhoir

The project proponent presented the proposal before the Authority. The Mira Bhaindar Municipal Corporation has forwarded the proposal for construction of Petrol Pump on plot bearing S. No. 206 (old), 98 (new), Hissa. No. 3 at mauje Rai, Bhayandar (W), Tal. & Dist. Thane


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PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP, 2011. As per the said IRS report, the total area of project site is 701.00 sqm, completely falls 'Outside CRZ' area.

After deliberation, the Authority decided to confirm from the IRS report that the site of petrol pump on plot bearing S. No. 206 (old), 98 (new), Hissa. No. 3 at mauje Rai, Bhayandar (W), Tal. & Dist. Thane is situated outside CRZ area, as per approved CZMP, 2011.

Item No.17: Proposed construction of residential building in CS No. 22B, 23 at village Dahanugaon, Tal. Dahanu, Dist Palghar by Shri. Ramesh Shah

The project proponent presented the proposal before the Authority. The proposal forwarded by the Dahanu Municipal Council (DMC) is for residential building (Ground + 3rd floors) on CTS No. 22B + 23 at village Dahanu, Tal Dahanu, District Palghar.

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

As per the report dated 24.2.2022 of the Dahanu Municipal council, the plot is in Residential Zone. Plot area is 1251.76 Sqm, permissible FSI 1.5, Total built up area is 1866.09

The Authority from the google image observed that there is existing structure on the site. The PP stated that the proposal is for reconstruction of the existing structure. The Authority asked the Chief Officer, DMC about the status of the plot. The CO, DMC during the meeting informed that he has visited the site and there is existing authorized structure on the site which is in dilapidated condition and reconstruction of the same is proposed. The report dated 8.6.2022 of the DMC mentions about the existing structure on the site.

The Authority noted that as per para 8.II. CRZ III (iii) of the CRZ Notification, 2011, reconstruction of existing 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


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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 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.18: Proposed reconstruction of residential building on plot bearing S. No. 14/2C, village Dahanu, Tal. Dahanu, Dist. Palghar by Mrs.Vanita Harshad Konda

The project proponent presented the proposal before the Authority. The proposal forwarded by the Dahanu Municipal Council is for reconstruction of residential building on plot bearing S. No. 14/2C, village Dahanu, Tal. Dahanu, Dist. Palghar.

As per the approved CZMP, the plot falls in CRZ II area and situated on seaward side of the existing road. As per remarks of the Dahanu Municipal Council, the plot under reference falls in Residential Zone and reserved for Municipal Dispensary/health post.

The Authority noted that the proposal was earlier deliberated in 152nd meeting of the MCZMA held on 18 & 22.02.2021, wherein the Authority after deliberation decided to defer the proposal for want of report from the mangrove cell.

Accordingly, the Mangrove Cell vide letter dated 20.04.2021 submitted that Forest officer visited the site and observed that, site under reference is not under mangrove area. However, site falls in 50 m mangrove buffer zone. As there is an old compound wall around the plot, the mangrove cell is of the opinion that the proposed construction will not harm the mangroves.


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The Authority noted the report of the Mangrove Cell, as per which, the site is situated in 50 m mangrove buffer zone area. The Authority noted that as per Hon'ble High Court order dted 18th Sep, 2018 in PIL 87/2006 construction is prohibited within 50 m mangrove buffer zone.

The PP during the meeting stated that the site is away from the mangrove and does not fall within 50 mangrove buffer zone area. However, the mangrove Cell report stated that site is situated within 50 mangrove buffer zone area. The said report further stated that as there is an old compound wall around the plot, the mangrove cell is of the opinion that the proposed construction will not harm the mangroves. The Authority observed that the Mangrove Cell is expected to submit the report about the status of the plot regarding 50 m mangrove buffer only, as mandated by the Hon'ble High Court order dated 18th Sep, 20198 in PIL 87/2006. The Authority is of the opinion that:

1. PP may obtain the CRZ map (1:4000 scale) & report from the one of the MoEF authorized agency in order to ascertain the exact status of the plot with respect to 50 m mangrove buffer zone area.
2. Otherwise, the PP may approach Hon'ble High Court for seeking the approval, in the light of Hon'ble High Court order dated 18th Sep, 2018 in PIL 87/2006.

Accordingly, the matter is delisted from the records of the MCZMA.

Item No.19: Proposed construction of resort building on plot bearing S. no. 8/18/1/1 A, at Dahanu, Tal. Dahanu, Dist. Palghar by M/s. Spector Resort Pvt. Ltd.

The project proponent presented the proposal before the Authority. The PP presented that the proposal of construction of resort building on plot bearing S. no. 8/18/1/1 A, at Dahanu, Tal. Dahanu, Dist. Palghar was earlier deliberated in 154th meeting of MCZMA held on 15.04.2021, wherein the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to strict compliance of certain conditions.

However, recommendation letters has not issued, since the conditions No. (ii), (iii) & (iv) for CRZ-III areas has been stipulated in the minutes. As the plot is


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situated in CRZ-II areas, the PP has requested that conditions may be replaced as -

- ii. The Local Body to ensure that proposed construction of resort is on land ward side of existing road or structure.
- iii. The Local Body to ensure that FSI for the proposed construction of resort is as per the town and country planning regulation existing as on 19.2.1991 before issuing commencement certificate to the project.
- iv. PP to implement environment measures like Rain Water harvesting, STP, Solar lighting, Green belt Development etc.

The PP during the meeting further requested to replace the word 'residential building' as 'resort'.

The Authority noted that MCZMA in its 154th meeting held on 15.04.2021 has decided to recommend the proposal of construction of resort on site under reference to MoEF&CC, New Delhi subject to certain conditions. Considering the request of the pp, the Authority after discussion decided to rectify the changes as suggested by the PP. Accordingly, the letter of recommendation to be issued to MoEF&CC, New Delhi with above said rectification.

Item No.20: Proposed construction of resort on plot bearing Gut No. 174/2 at Makunsar, Tal & Dist. Palghar by Shri. Jaywant Sham Rathod

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

Item No.21: Proposed construction of Bungalow project on plot bearing S. no. 178/11/2/A at village, Wagholi, Tal. Vasai, Dist. Palghar by Shri. Kishor Bhau Naik & Shri. Jaywant Bhau Naik

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

Item No.22: Proposed construction of D P Road on land bearing Survey no. 109 of village Dhovali, Tal. Vasai, Dist. Palghar by Shri. Kishor Naik


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The project proponent presented the proposal before the Authority. The proposal forwarded by the Vasai Virar Municipal Corporation is for construction of DP road on the land bearing Survey no. 109, village Dhowali, Tal Vasai, District Palghar

The Authority from the google image observed that the road is already constructed on the site. The Authority noted that under CRZ Notification, 2011, there is no provision of grant of post facto approval for the proposal. Hence, the proposal is rejected from CRZ Point of view. Further, the Authority after deliberation decided to refer the matter to District Coastal Zone Monitoring Committee (DCZMC), Palghar for further appropriate action in the matter.

Item No.23: Proposed construction of residential building on land bearing CS no. 397 & 398 at village Dahanu, Tal. Dahanu, Dist. Palghar by Shri. Kamlesh Raul & others

The project proponent presented the proposal before the Authority. The proposal forwarded by Dahanu Municipal Council is for construction of Residential Building (Ground + 3rd floor) on CS No. 397 & 398 at village Dahanu, Tal Dahanu, District Palghar

As per the remarks dated 23.12.2020 of the Dahanu Municipal Council remarks, the plot falls in CRZ II area and situated on landward side of the existing road. As per DP, the plot is in residential Zone area. Plot area is 585.20 Sqm, Permissible FSI is 1.5, Total built up area proposed is 877.70 Sqm

The Authority from the google image observed that there is existing structure on the site. The Authority asked the Chief Officer, DMC about the status of the plot. The Chief Officer, Dahanu Municipal Council during the meeting submitted that the proposed site was visited and verified, as per which, it is located on landward side of existing road and the existing structure will be demolished for reconstruction. The Chief Officer, DMC vide letter dated 20.6.2022 submitted its report stating that site has been visited personally and the existing structure is proposed to be demolished.

The Authority noted that as per para 8.II. CRZ III (iii) of the CRZ Notification, 2011, reconstruction of existing authorized building is permissible


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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 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

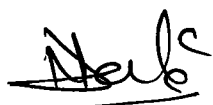
Item No.24: Proposed residential building on G. No. 223 of village Vadkun, Tal. Dahanu, Distpalghar by M/s. Padmavati Associate

The project proponent was absent for the meeting. The Authority asked the CO, Dahanu to submit the detailed report in the matter pertaining to status the land (whether plot is vacant or otherwise), permissibility of the residential construction in industrial zone etc, permissible FSI and proposed construction area. Accordingly, the matter was deferred.

Item No.25: Proposed temporary seasonal structures for beach Shacks at G. No. 484/1/2, Boardi Beach, Tal. Dahanu Dist Palghar by M/s. TSTG Architects

The project proponent could not present the project details due to connectivity problem at their end. The Authority noted that the proposal is for construction of Beach Shack at village Bordi, Tal Palghar, District Palghar. As per the approved CZMP, 2011, the site is situated within 200 meter from the HTL i.e. NDZ area.

The Authority noted that beach shack is proposed within 200 m from the HTL i.e. NDZ area. As per the provisions of the CRZ Notification, 2011, the beach



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shacks within NDZ is not permissible. Hence, the proposal is rejected from CRZ Point of view.

Item No.26: Proposed temporary seasonal structures for beach Shacks at G. No. 60 Kelwa, Tal. Palghar Dist Palghar by M/s. TSTG Architects

The project proponent could not present the project details due to connectivity problem at their end. The Authority noted that as per the approved CZMP, 2011, the site is situated within 200 meter from the HTL i.e. NDZ area.

The Authority noted that beach shack is proposed within 200 m from the HTL i.e. NDZ area. As per the provisions of the CRZ Notification, 2011, the beach shacks within NDZ is not permissible. Hence, the proposal is rejected from CRZ Point of view.

Item No.27: Proposed construction of residential building on CS No. 584/A/1 at village Dahanugaon, Tal. Dahanu, Dist Palghar by Mr. Talik A. Munshi

The project proponent presented the proposal before the Authority. The proposal is for residential building (Gr + 3rd floor) on CTS No. 584/A/1 at village Dahanugaon, Tal Dahanu, District Palghar

As per the remarks dated 9.12.2021 of the Dahanu Municipal Council, the plot falls in CRZ II are and situated on landward side of existing road. As per sanctioned DP, the plot is in Residential Zone. Plot area is 545.90 Sqm, permissible FSI 1.5, Total built up area is 803.37 Sqm

The Authority from the google image observed that there is existing structure on the site. The Authority asked the Chief Officer, DMC about the status of the plot. The CO, DMC during the meeting informed that he has visited the site and there is existing authorized structure on the site which is in dilapidated condition and reconstruction of the same is proposed. During the meeting, the CO, DMC presented that site visit report would be submitted to Authority soon.

The Chief Officer, Dahanu Municipal Council during the meeting submitted that the proposed site was visited and verified, as per which, it is located on


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landward side of existing road and the existing structure will be demolished for reconstruction. The Chief Officer, DMC vide letter dated 20.6.2022 submitted its report stating that site has been visited personally and the existing structure is proposed to be demolished.

The Authority noted that as per para 8.II. CRZ III (iii) of the CRZ Notification, 2011, reconstruction of existing 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 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 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.28: Proposed RG activity and FSI Utilisation at S. No. 345 pt (Old S. No. 313 pt) and S. No. 331, H. 1, 2, 3, 4 & 5, S. No. 352/4 and S. No. 330/4 village Juchandra, Tal. Vasai, Dist Palghar by M/s. S. N. Developers

The project proponent presented the proposal before the Authority. The Vasai Virar Municipal Corporation vide letter dated 03.01.2022 (received on 27.01.2022) has forwarded the proposal for RG activity and FSI Utilization at S. No. 345 pt (Old S. No. 313 pt) and S. No. 331, H. 1, 2, 3, 4 & 5, S. No. 352/4 and S. No. 330/4 village Juchandra, Tal. Vasai, Dist Palghar.

The proposal is for:

- 1) RG activity at CRZ-II area of S. No. 345 pt (Old S. No. 313 pt) and FSI Utilization of CRZ-II area of S. No. 345 pt (Old S. No. 313 pt) on non CRZ area


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- 2) FSI Utilization of CRZ-II area of S. No. 331, H. 1, 2, 3, 4 & 5, S. No. 352/4 and S. No. 330/4 on non CRZ area.
- 3) No any construction is proposed in CRZ-II area

The PP has submitted CRZ map in 1:4000 scale prepared (April, 2021 & August, 2021 by IRS Chennai as per approved CZMP of 2011. As per the said reports,

| Sr. No. | Survey No. | CRZ Classification (Area in sqm) | | Total area in sqm |
|---------|------------|----------------------------------|-------------|-------------------|
| | | CRZ-II | Outside CRZ | |
| 1 | 331/1 to 5 | 843.3 | 7756.7 | 8600.0 |
| 2 | 345 Pt | 3775.8 | 11014.2 | 14790.0 |
| 3 | 350 | Nil | 10420.0 | 10420.0 |
| 4 | 352/4 | 5.0 | 1415.0 | 1420.0 |
| 5 | 330/4 | 228.8 | 681.2 | 910.0 |

The PP during the meeting submitted that the Ministry of Environment, Forest & Climate Change (MoEF&CC), Delhi vide letter dated 28.9.2015 and 1.10.2015 addressed to MCHI issued a clarification pertaining to utilization/ computation of BUA of the CRZ part of the plot for contraction on Non CRZ part of the single owner. The Authority noted the same. The said clarifications of MoEF, New Delhi states as follows:

"It is clear that the potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time, if the potential is being utilized on non CRZ contiguous portion of land. CRZ Notification does not prohibit any activity beyond the areas of CRZ".

The Authority noted that the pp has proposed RG activity in CRZ II area and no construction is proposed in CRZ II area. FSI utilization of the CRZ II portion of the land could be allowed on Non CRZ contiguous portion of land, clarification dated 28.9.2015 and 1.10.2015 issued by the MoEF&CC, New, New Delhi.

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

1. Concern planning Authority should strictly ensure that No construction is allowed in CRZ area.
2. Concern planning Authority to ensure that only RG is allowed in CRZ II area of the land. Further, Parking is not allowed in CRZ II area.


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3. FSI of the CRZ II portion of the land is allowed to be utilized on Non CRZ portion of the land, in accordance with clarification dated 28.9.2015 and 1.10.2015 issued by the MoEF&CC, New, New Delhi
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. All other required permission from different statutory authorities should be obtained

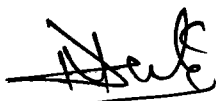
Item No.29: Proposal for installation of discharge of treated effluent system from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad by M/s JSW Steel Ltd.

The Authority noted that the install discharge of treated effluent system from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad. The matter was earlier deliberated in 155th meeting of the MCZMA held on 10th& 11th June, 2021 wherein the Authority noted that the JSW for proposed to install discharge of treated effluent system from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad. The proposed project activities would be largely associated with laying of pipeline and installation of the diffuser. This proposed activity is part of ongoing expansion of the integrated steel plant project to 5-10 MTPA capacity.

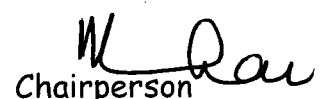
The effluent to be discharged would be treated to conform to marine discharge standards. The outfall location has been decided based on simulation exercises and it has been concluded that the proposed discharge would not have adverse impact on the marine ecology of the Amba estuary. There is no rehabilitation or resettlement is envisaged in this project. No Mangroves will be cut or destroyed in the project. The proposed project would lead to generation of employment opportunities during construction period as well as during operation period.

Proposal for discharge of treated effluents of 1057 m³/h having density 1001 kg/m³ generated, Dolvi can be released through multi-port diffuser two diffusers should be aligned perpendicular to the river channel.

Location of intake / outfall is Lat: 10^o42'16.30N; Long: 73^o01'41.40"E, depth of outfall point is 3.8m, length of the pipeline is 150 m (offshore), length



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traversing CRZ area is approx. 4600 m (onshore), depth of excavation is 2.0m, width of excavation is 2.5m, length of pipeline from shore to deep sea/creek is 118m, depth of outfall point from surface of water is 9.0spring HHW and 7.03m neap HW, Depth of water at disposal point is 4.0m CD.

As per the CZMP, 2011, the route of the pipeline falls largely in the CRZ III area and the pipeline falls at the river end in CRZ IB, CRZ IVB area. The PP has submitted the Rapid EIA/ EMP report of the project.

The Authority noted that the JSW has proposed to install discharge of treated effluent system from integrated steel plant at JSW steel Ltd. into Amba estuary at Dolvi, Tal. Pen, Dist. Raigad. This proposed activity is part of ongoing expansion of the integrated steel plant project to 5-10 MTPA capacity.

The Authority further asked the PP if the EC dated 16.6.2020 granted by the MoEF&CC, New Delhi to expansion project directs the company to install Zero Liquid Discharge (ZLD), then why the JSW is proposing for installation of the systems for discharge of treated effluent. JSW representative informed that company has planned to install ZLD by the year 2025. In the meantime, system will be needed to discharge treated effluent. It will involves collection tanks, pumping station and pipeline. Component such as collection tanks, pumping station would be required for ZLD system also. The Authority directed the JSW PP to submit the undertaking stating that year of installation of ZLD by the company so that the proposed discharge of treated effluent into Amba estuary will be discontinued. The PP agreed to submit the same.

Expert Members raised the issue of water carrying capacity of the Amba River. JSW representative informed that NEERI has carried out studies pertaining to same and report is awaited. Regarding the treated water quality, mandatory CPCB standards would be followed for discharging the treated water into Amba estuary.

Expert Members further asked whether the JSW has any monitoring plan for the water quality after discharge of treated water into Amba estuary. Representatives of the JSW submitted that presently, there is no monitoring plan, however, said programme for monitoring of water quality of Amba estuary will be implemented.



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The Authority discussed that installation of the ZLD system by the industry at the earliest is important to mitigate the degradation in water quality of Amba River. The commitment towards the same by the company is necessary.

In 155th meeting, the MCZMA decided that that PP to submit the undertaking stating that the year of installation of ZLD system so that the proposed discharge of treated effluent into Amba estuary will be discontinued, so that the CRZ clearance for proposed discharge of treated effluent for the specified time could be recommended to MoEF&CC, New Delhi.

The PP has submitted the undertaking dated 16th June, 2021 which states that Company JSW Steel Limited will have zero Liquid Discharge (ZLD) facility in place by end of the year 2025 and till that period we may be permitted to implement the said project and the PP will comply the terms and conditions of the MCZMA Committee as per their approval.

In the light of above, the Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi subject to certain conditions:

1. The PP to strictly ensure that zero Liquid Discharge (ZLD) facility is installed by end of the year 2025. Once the ZLD is installed the PP should discontinue with the current system.
2. PP to strictly follow mandatory CPCB standards for discharging the treated water into Amba estuary
3. PP shall have monitoring plan for the water quality after discharge of treated water into Amba estuary.
4. All other required permission from different statutory authorities should be obtained

Item No.30: Proposed development of Integrated Township at mauje Dhokawade, Tal. Alibag, Dist. Raigad by M/s Sobo Estate Developers Pvt. Ltd.

The project proponent presented the proposal before the Authority. Assistant Director Town Planning (ADTP), Raigad vide letter dated 23.06.2021 has forwarded the proposal for proposed Integrated Township at village Dhokawade, Tal: Alibaug, District Raigad.


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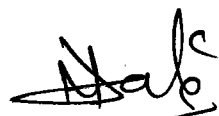
As per ADTP remarks, proposed project is located at Gut Nos. 115, 126, 146, 147, 149, 150, 151, 153, 154, 155, 156/1, 156/2, 156/3, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 181/1, 181/2, 181/3, 181/4, 182, 183, 184, 190, 191, 192, 193, 194, 198/1, 198/2/A/1, 200, 201/1, 202/2, 203, 204, 205, 206, 207, 209, 210, 220, 222, 226, 227, 228, 229, 230, 231, 232, 233, 237, 334, 335, 336, 337, 338, 339, 340, 344, 347, 359, 361, 363, 364, 366, 376, 421/1, 332 of village Dhokawade, Tal- Alibag. As per the ADTP remarks, the Total land area is 454330.00 Sqm.

The PP presented that integrated township project comprises of residential buildings & EWS (economic weaker section) housing scheme along with amenities like community centre, office building, primary school, PHC/ dispensary, tourism activities as per ITZ policy such as resort with service apartment and convenient shopping.

The PP presented that the Authority in its earlier 137th meeting has granted the CRZ status of the certain survey nos. falling in Integrated Township project, as per approved CZMP, 2011, based on the NCSCM, Chennai report, through letter bearing MCZMA vide CRZ-2018/CR-96/TC-4 dated Nil. As per the said status, land is partly in CRZ-1 (Intertidal area), CRZ1-A (Mangroves), 50 m buffer zone of Mangroves as CRZ1-A, CRZ-III NDZ (0-200m), CRZIII (200-500m) and Non CRZ.

The Authority noted that the status report gives various Survey Nos. and area in Sqm affecting that survey number. The plot areas in SqM of Survey Nos beyond CRZ are not mentioned in the said report by Authorised agency NCSCM. As per the NCSCM report prepared in accordance with approved CZMP, 2011:

| Sr No. | Item | Area (Sqm) |
|--------|----------------------------------|-------------|
| 1 | Mangrove area (CRZ IA) | 19,744.00 |
| 2 | CRZ IB area | 8244.00 |
| 3 | 50 m mangrove buffer zone | 56432.00 |
| 5 | CRZ III (No development zone) | 44, 224.00 |
| 6 | CRZ III (200 to 500 m from HTL) | 82,075.00 |



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During the meeting, the Authority noted that the PP has newly added certain survey Nos. which are not part of the MCZMA letter CRZ-2018/CR-96/TC-4 dated Nil. Further, PP has dropped certain survey nos. from the proposal which were part of the MCZMA letter CRZ-2018/CR-96/TC-4. The Authority asked the PP to submit the area statement mentioning the land area falling in CRZ IA, CRZ IB, CRZ III (NDZ), CRZI III (within 200 to 500 m) and Non CRZ area. The PP vide letter 15.06.2022, submitted bifurcation of area statement. As per the said letter:

| Sr No. | Item | Area (Sqm) |
|--------|---|-------------|
| 1 | Total land area | 4,54,330.00 |
| 2 | Mangrove area (CRZ IA) | 19,744.00 |
| 3 | CRZ IB area | 8244.00 |
| 4 | 50 m mangrove buffer zone (within & outside intertidal | 56432.00 |
| 5 | CRZ III (No development zone) | 44, 224.00 |
| 6 | CRZ III (200 to 500 m from HTL) | 82,075.00 |

The above said letter dated 15.06.2022 mentions that PP do not propose any construction other than in CRZ III (200 m to 500 m from the HTL) and in Non CRZ area. The said letter further states that In accordance with Form B, Survey No. 208 has been removed from the Integrated Township project therefore, resulting in a correspondence reduction of 2223 Sqm from area under CRZ III (NDZ).

The Authority noted that the areas under mangroves i.e. CRZ IA (19,744 Sqm), 50 m mangrove buffer zone (56432 Sqm), CRZ IB i.e. intertidal area (8244 Sqm) and CRZ III area situated within 200 m to 500 m i.e. beyond NDZ (82,075 Sqm) as determined in MCZMA letter bearing MCZMA letter CRZ-2018/CR-96/TC-4 is matching with the area statement submitted by the PP vide its letter dated 15.6.2022. The Authority noted that the area under CRZ III (No development zone) is 46447.00 Sqm, whereas, CRZ III (NDZ) area, as per presentation by the PP is 44, 224.00 Sqm. The PP in its 15.6.2022 letter has stated that said difference is due to deletion of the Survey No. 208 which has resulted in corresponding reduction in 2223 Sqm from area under CRZ III (NDZ).



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The Authority further noted MCZMA in its letter bearing CRZ-2018/CR-96/TC-4 has mentioned survey nos. falling in Non CRZ area, however, area of survey numbers is not mentioned, as it was not stated in the NCSCM, Chennai report submitted by the PP. As per submission of the PP, the Non CRZ area is 2, 43,611 Sqm.

The Authority from the remarks of the ADTP and presentation made by the PP noted that, The PP has newly added certain survey Nos. which are not part of the MCZMA letter CRZ-2018/CR-96/TC-4 pertaining to CRZ status of certain survey nos, as per approved CZMP, 2011, based on NCSCM, Chennai report. The PP need to submit the CRZ status of such newly added survey nos. as per approved CZMP, 2011, to ascertain their CRZ status and ascertain the Non CRZ area of total land. Further, PP has dropped certain survey nos. from the proposal which were part of the letter bearing MCZMA letter CRZ-2018/CR-96/TC-4.

The Authority noted that the project is integrated Township project. The PP vide letter dated 15.6.2022 submitted undertaking, as per which, the PP do not propose any construction other than in CRZ III (200 to 500 m from the HTL) and in Non CRZ area.

The Authority noted that area under CRZ III (i.e. beyond NDZ) is 82,075 Sqm, as per the status granted by the MCZMA. The Authority further noted that in CRZ III area (within 200 m to 500 meter i.e. beyond NDZ), the PP has proposed Resort with service apartment and convenient shopping (2 nos.) having Ground + 1st floors. Further, the PP has proposed primary school and PHC/ Dispensary. As per the presentation, rest of the development is non CRZ area.

The Authority noted that the project is integrated township project wherein, the PP has proposed construction in CRZ III area beyond NDZ and Non CRZ area. As per Annexure III of the CRZ Notification, 2011, activities proposed in CRZ III (within 200 m to 500 m i.e. beyond NDZ) area such as resort/ Hotel requires prior clearance from MoEF&CC, New Delhi.

The Authority noted that the proposal has many survey nos, so local body strictly identify the survey nos. falling in various categories like CRZ IA (mangroves), 50 m mangrove buffer zone, CRZ IB, CRZ III (NDZ), CRZ III (



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within 200 m to 500 m i.e. beyond NDZ) on ground, as per approved CZMP, 2011. There shall not be construction in CRZ IA, CRZ IB and 50 m mangrove buffer zone area. Further, as proposed by the PP, there shall not be any construction in within NDZ of the CRZ III area.

In the light of above, the Authority after deliberation decided to recommend the integrated project to MoEF&CC, New Delhi subject to compliance of following conditions:

1. No construction is allowed in CRZ IA, CRZ IB and 50 m mangrove buffer zone area. The Concern planning Authority should ensure that there shall not be any construction on survey nos. falling in CRZ IA, CRZ IB and 50 m mangrove buffer zone, as per approved CZMP, 2011.
2. No construction is proposed within NDZ of the CRZ III area, as per undertaking letter dated 15.6.2022 of the PP. The Concern planning Authority should ensure the same.
3. The proposed construction of resort with service apartment & convenient shopping is permissible in CRZ III area beyond NDZ. This proposed construction should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
4. As per the Annexure III of the CRZ Notification, 2011, FSI for construction of resort in CRZ III (beyond NDZ) should not exceed 0.33. FSI potential of the CRZ III area is 0.33, as per CRZ Notification, 2011. Local body to strictly ensure the same. The open area shall be suitably landscaped with appropriate vegetal cover.
5. Local body to ensure that for construction of resort in CRZ III (beyond NDZ), the overall height of construction upto highest ridge of the roof, shall not exceed 9 meter and the construction shall not exceed not more than ground + one upper floor.
6. Local body to ensure that live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach
7. The PP to provide environment measures like, STP, OWC, rainwater harvesting, solar lighting / heating etc.
8. The PP to submit shall implement EMP during construction and operation phase.


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9. Mangrove should not be cut or anyway harmed during construction and operation phase of the project. PP to obtain Prior High Court permission, if stacking/ storage of building material or any other temporary construction during construction period within 50 m mangrove buffer zone is proposed.
10. The PP has newly added certain survey Nos. which are not part of the MCZMA letter CRZ-2018/CR-96/TC-4 pertaining to CRZ status of certain survey nos, as per approved CZMP, 2011, based on NCSCM, Chennai report. PP to submit the CRZ status of such newly added survey nos. as per approved CZMP, 2011, to ascertain their CRZ status and ascertain the Non CRZ area of total land. Concern planning Authority should ensure the location of survey nos. falling within Non CRZ area, as per approved CZMP, 2011.
11. All other required permissions should be obtained prior to commencement of construction activity.

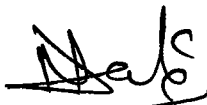
Item No.31: Proposed construction of building on plot bearing S. no. 70/2 at Mouje Saswane, Tal. Alibag, Dist. Raigad by Shri. Sudhir V. Kapadi.

The project proponent presented the proposal before the Authority. The proposal is for reconstruction on land bearing Gut / S. No 70/2 (Total area admeasuring 901.00 Sqm) at village Sasvane, Alibaug, Dist: Raigad.

The Authority noted that, earlier, MCZMA in its 154th meeting held on 15.4.2021, deliberated the proposal wherein it was noted that there is existing structure on the site under reference. However, area of the existing structure on the site under reference is not known. Plot area is 910 Sqm and Built up area is 307.07 Sqm.

The Authority noted that the plot under reference is falls between 0 to 200 m to 500 m (NDZ) and partly within 200 m to 500 m from the HTL of the seafront i.e. CRZ III area. The Authority noted that in NDZ, no new construction is allowed, except repairs and reconstruction on existing plinth.

The Authority noted the remarks dated 19.8.2019 and 19.4.2021 of the ADTP, Alibaug which states that as per the group grampanchayat assessment of the year 1977-78, there are two existing dilapidated structures on plot under



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reference. ADTP further mentions that if the existing structure on plot under reference is considered authorized with valid permission, then reconstruction of the same could be permissible within the limit of existing authorized plinth.

In 154th meeting, MCZMA decided that the ADTP, Alibaug office need to give clear report about the authorization of existing structure on site under reference. The ADTP during the meeting submitted that the said report would be submitted in consultation with District Collector, Raigad.

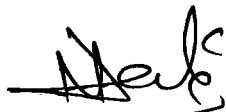
The Authority noted that the District Collector, Raigad vide letter dated 12.10.2021 submitted its report. The said report states that

1. As per letter of the Sub-Divisional Officer, Alibaug, construction admeasuring 298.88 (264.46 Sqm + 34.42 Sqm) Sqm is seen on the site
2. If the NA permission granted to dilapidated structure on the site under reference is considered legal and valid, then reconstruction would be permissible without changing the plinth of the existing structure. Construction within 200 meter from the HTL is not permissible. Reconstruction / repair of said legal dilapidated structure without changing the plinth is allowed.

The Authority noted that the report of the office of District Collector, Raigad is not clear about the authorization of existing structure on site under reference. A clear and unambiguous report from the District Collector, Raigad about the authorization of existing structure is necessary in order to decide the proposal. After deliberation, the Authority decided to seek a clear and unambiguous report from the District Collector, Raigad about the authorization of existing structure. Accordingly, the matter was deferred.

Item No.32: Proposed construction of residential building on plot bearing S. No. 25/1, 25/2, 100, 101, plot no. M-11 at mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Rahul Dattatray Mhatre

The project proponent presented the proposal before the Authority. The Alibaug Municipal Council vide letter dated 14.1.2020 forwarded the proposal for residential building (Stilt + 3 floors) on plot bearing S. No. 25/1, 25/2, 100, 101, plot No. 11 at Chendhare, Tal Alibag, District Raigad.



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As per the remarks dated 14.1.2020 of the Alibaug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The said remarks further states that as per sanctioned DP, the plot is situated in Residential Zone. Plot area is 375 Sqm, Permissible FSI is 1, proposed built up area is 374.49 Sqm.

During the meeting, the Chief Officer, AMC, stated that, stated that the plot is situated on landward side of the existing authorized structure and existing road as well. The Authority asked the CO, AMC to submit the report stating the same and reporting the status of the land (whether the plot is vacant or otherwise)

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing road and it is vacant.

The Authority noted that as per para 8.II. CRZ II (i) & (ii) of the CRZ Notification, 2011, 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.33: Proposed construction of residential bungalow on plot bearing CTS no. 1/1+1/6B/1, At Alibag, Dist. Raigad by Smt. Nirupa Mohanlal Parekh


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The project proponent presented the proposal before the Authority. The proposal forwarded by the Alibaug Municipal Council is for construction of ground floor residential bungalow on plot bearing CTS no. 1/1+1/6B/1, At Alibag, Dist. Raigad

As per remarks dated 29.1.2020 of the Alibaug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The said remarks further states that as per sanctioned DP, the plot is situated in Residential Zone. Plot area is 300Sqm, Permissible FSI is 1.00, proposed built up area is 100.449Sqm.

During the meeting, the Chief Officer, AMC, stated that, stated that the plot is situated on landward side of the existing authorized structure and existing road as well. The Authority asked the CO, AMC to submit the report stating the same and reporting the status of the land (whether the plot is vacant or otherwise)

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing road and it is vacant.

The Authority noted that as per para 8.II. CRZ II (i) & (ii) of the CRZ Notification, 2011, 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


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Item No.34: Proposed construction of residential cum commercial building on plot bearing S. No. 101, plot No. M-30, Shreebag No. 1 at Alibag, Tal. Alibag, Dist. Raigad by Shri. KantilalRatanchand Jain & Shri. Dinesh Ratanchand Jain

The project proponent presented the proposal before the Authority. The proposal is for construction of Residential cum commercial (Gr + 4 floors) building on plot no. M-30, S. No. 101, Mhada Colony, Shreebag No. 2, village Alibag, Tal Alibaug, District Raigad

As per remarks 26.8.2020 dated of the Alibug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The said remarks further states that As per sanctioned DP, the plot is situated in Residential Zone. Plot area is 360 Sqm, Permissible FSI is 1, proposed built up area is 359.96 Sqm.

During the meeting, the Chief Officer, AMC, stated that, stated that the plot is situated on landward side of the existing authorized structure and existing road as well. The Authority asked the CO, AMC to submit the report stating the same and reporting the status of the land (whether the plot is vacant or otherwise)

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing road and it is vacant.

The Authority noted that as per para 8.II. CRZ II (i) & (ii) of the CRZ Notification, 2011, 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.


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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.35: Proposed reconstruction of exiting building on plot bearing S. no. 101, plot no. M-34, Shreebag, Alibag, Dist. Raigad by Shri. Kamlesh Talreja

The project proponent presented the proposal before the Authority. The proposal is for Residential cum commercial (Gr + 3 floors) building on plot bearing S. No. 101, Plot No. M-34, At Alibaug, Tal Alibaug, District Raigad

As per the remarks dated 25.11.2020 of the Alibaug Municipal Council, the plot falls in CRZ II area and situated on landward side of the existing structure. The said remarks further states that as per sanctioned DP, the plot is in Residential Zone. Plot area is 440 Sqm, Permissible FSI is 1.

The Chief Officer, Aliabug Municipal Council during the meeting stated that there is old existing structure on the site and redevelopment is proposed by demolished the existing structure. The CO, AMC, further stated that the plot is situated on landward side of the existing authorized structure and existing road as well. The Authority asked the CO, Alibaug Municipal Council to submit the report accordingly.

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing road. It further states that existing structure to be demolished.

The Authority noted that as per para 8.II. CRZ II (iii) of the CRZ Notification, 2011 reconstruction of existing 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 the proposed FSI for the proposal is within the permissible limit of town and country planning regulations existing as on 19.2.1991.



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

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

Item No.36: Proposed reconstruction of residential building on plot bearing CTS No. 27 & 27K at Alibag, Dist. Raigad by Mr.Imtiyaj Jahangir Sayyad

The project proponent presented the proposal before the Authority. The proposal forwarded by the Alibaug Municipal Council is for residential building (Gr + 3 floors) on plot bearing CTS No. 27 & 27 K, At Alibaug, Tal Alibaug, District Raigad

As per remarks dated 12.5.2021 of the Alibaug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The said remarks further states that As per sanctioned DP, the plot is situated in Residential Zone. Plot area is 126.26Sqm, Permissible FSI is 1.8 (since plot is located in dense populated area), proposed built up area is 219.45 Sqm.

The Chief Officer, Alibaug Municipal Council during the meeting stated that there is old existing structure of the year 1962 on the site and redevelopment is proposed by demolished the existing structure. The CO, AMC further stated that the plot is situated on landward side of the existing authorized structure. The Authority asked the CO, AMC to submit the report accordingly.

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the authorized structure. It further states that existing structure to be demolished.

The Authority noted that as per para 8.II. CRZ II(iii) of the CRZ Notification, 2011 reconstruction of existing authorized building is permissible


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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 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.37: Proposed construction of residential house on plot bearing S. No. 29A/1, MHADA plot no. 64 at Alibag, Dist. Raigad by Mr & Mrs. Abhijit Prakash Bagwe

The project proponent presented the proposal before the Authority. The proposal forwarded by the Alibaug Municipal Council is for construction of Residential house (Gr + 2 floors) on plot no. 64, S. No. 29 A/1, Mhada Colony, Shreebag No. 2, village Alibag, Tal Alibaug, District Raigad.

As per remarks dated 4.5.2021 of the Alibug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The remarks further states that as per sanctioned DP, the plot is situated in Residential Zone. Plot area is 72 Sqm, Permissible FSI is 1, proposed built up area is 71.88 Sqm.

During the meeting, the Chief Officer, AMC, stated that, stated that the plot is situated on landward side of the existing authorized structure and existing road as well. The Authority asked the CO, AMC to submit the report stating the same and reporting the status of the land (whether the plot is vacant or otherwise)


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The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing road and it is vacant.

The Authority noted that as per para 8.II. CRZ II (i) & (ii) of the CRZ Notification, 2011, 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.38: Proposed construction of residential cum commercial building on plot bearing C. S. no. 890 B of village Murud, Tal. Murud, Dist. Raigad by Shri. Dilip Shantilal Jain

The project proponent presented the proposal before the Authority. The proposal forwarded by the Murud Janjira Municipal Council is for Residential building (Gr + 3 floors) on plot bearing CTS No. 890B at Murud-Janjira Tal Murud, District Raigad

As per the remarks dated 9.6.2021 the Murud Janjira Municipal Council, the plot falls in CRZ II area and situated on landward side of the existing structure. As per sanctioned DP, the plot is situated in Residential Zone. Plot area is 400 Sqm, Permissible FSI is 1, Total Built up area proposed is 392.97 Sqm

During the meeting, the Chief Officer, Murud Janjira Municipal Council stated that the plot is in CRZ II and on landward side of existing road & authorized


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structure and the Plot is vacant. The Authority decided to proceed based on the oral submissions made by the CO, MJMC. However, the report shall be submitted by the MJMC by 22.6.2022.

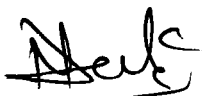
The Authority noted that as per para 8.II. CRZ II (i) & (ii) of the CRZ Notification, 2011, construction of building is permissible in CRZ II area with FSI as per town and country planning regulation existing as on 19.2.1991, under CRZ Notification, 2011. Concern planning Authority should strictly ensure 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.39: Proposed reconstruction of existing structure for residential purpose on land bearing Shribag Scheme no. 2, plot no. LA 89, at Alibag, Dist. Raigad by Shri. Aniket Hanuman Gurav

The project proponent presented the proposal before the Authority. The proposal forwarded by the Alibaug Municipal Council is for residential building (Stilt + 2(pt) floors) on plot no. LA89, Shreebag scheme No. 2, At Alibaug, Tal Alibaug, District Raigad.



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As per remarks dated 16.6.2021 of the Alibug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The said remarks further states that as per sanctioned DP, the plot is situated in Residential Zone. Plot area is 108 Sqm, Permissible FSI is 1, proposed built up area is 107.90 Sqm.

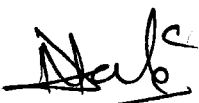
The Chief Officer, Aliabug Municipal Council during the meeting stated that there is old existing structure on the site and redevelopment is proposed by demolished the existing structure. The CO, AMC, further stated that the plot is situated on landward side of the existing authorized structure. The Authority asked the CO, Alibaug Municipal Council to submit the report accordingly.

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing authorized structure. It further states that existing structure to be demolished.

The Authority noted that as per para 8.II. CRZ II (iii) of the CRZ Notification, 2011 reconstruction of existing 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 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 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


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Item No.40: Proposed construction at CTS No. 343A/1/2/1 of Alibag,
Dist Raigad by Smt. Varsha Jain & Smt Khushbu Jain

The project proponent presented the proposal before the Authority. The proposal forwarded by the Alibaug Municipal Council is for residential building (Stilt + 7 floors) on plot bearing CTS No. 434A1/2/1 at village Alibaug, District Raigad

As per remarks dated 15.2.2021 of the Alibaug Municipal Council, the plot falls in CRZ II area and situated on landward side of existing structure. The said remarks further states that as per sanctioned DP, the plot is situated in Residential Zone. Plot area is 587.65 Sqm, Permissible FSI is 1.8 (since plot is located in densely populated locality), proposed built up area is 1057.77 Sqm.

During the meeting, the Chief Officer, AMC, stated that, stated that the plot is situated on landward side of the existing authorized structure and existing road as well. The Authority asked the CO, AMC to submit the report stating the same and reporting the status of the land (whether the plot is vacant or otherwise)

The Alibaug Municipal Council submitted its report dated 16.6.2022, as per which, the plot is situated on landward side of the existing road and it is vacant.

The Authority noted that as per para 8.II. CRZ II (i) & (ii) of the CRZ Notification, 2011, 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.


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

Item No.41: Proposed Income Tax Office building on plot No. 196 pf Block III, BBRS, corresponding to CTS No. 1952 of Nariman Point, NCPA Marg, Mumbai by Chief Income Tax Commissioner.

The project proponent presented the proposal before the Authority. The proposal forwarded by the MMRDA is for construction of Income Tax Office building on plot No. 196 pf Block III, BBRS, corresponding to CTS No. 1952 of Nariman Point, NCPA Marg, Mumbai

The Authority noted that earlier, the MoEF, New Delhi vide letter dated 7.5.2007 had granted the CRZ clearance for the Income Tax Office building on plot under reference, under CRZ Notification, 1991. Further, the MCZMA vide letter dated 25.10.2019 has granted the CRZ recommendation to the said project subject to certain conditions under CRZ Notification, 2011, wherein planning Authority restricted the plans as per DCR 1967. The work was started on the site, as per CRZ recommendation.

Now, considering the CRZ Notification, 2019, the plans are amended as per DCPR 2034 as in force on 18.1.2019. Proposed building comprises of Basement + Ground + 13 Upper floors on site under reference.

The remark of the MMRDA states that, the plot under reference is in Commercial Zone as per sanctioned DP in force as on 18th Jan, 2019. As per approved CZMP, 2019, the site falls in CRZ II area.

As per the submission, Plot area is 2786.82 Sqm, Total permissible FSI (as per DCPR 2034)- 5.4, proposed FSI is 3.465 and Proposed BUA is 9656.33

The Authority noted that the proposal has earlier CRZ approvals from MoEF & MCZMA and current proposal involves additional construction as per the DCPR 2034 till 18th January, 2019, under CRZ Notification, 2019

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


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the instant case, the proposal is submitted on 6.6.2022 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019,

The Authority noted that construction of 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. Concern planning Authority should strictly ensure that the proposed construction 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. Concern Planning Authority should strictly ensure that the proposed development 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. Concern Planning Authority 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.42: Proposed construction of building on land bearing plot no. 3 & 4, Sector 15, Dronagir, Tal: Uran, District Raigad by Mukund Arrs Developers

The project proponent presented the proposal before the Authority. M/s Mukund ARSS developers vide letter dated 9.8.2019 submitted an application to MCZMA. As per the application, the developer has executed and completed project "The ambience Garden" on plot no. 3 & 4, sector 15, Dronagiri, Tal: Uran and District Raigad. The developer has obtained the CC and completed the construction of the said building and applied to CIDCO for grant of the OC. The OC was refused by the CIDCO vide letter dated 2.8.2019, due to non submission of the CRZ NoC. The project was not in CRZ as per old approved CZMP under


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CRZ Notification, 1991. However, now the said project is in CRZ area as per the approved CZMP, 2011.

The Authority noted that the M/s Mukund ARSS developers had filed WP No. 8450/ 2021 V/s CIDCO with a prayer to grant the OC for the building. MCZMA had earlier filed affidavit in the matter. The Hon'ble High Court vide order dated 17th April, 2022 disposed of the matter with following directions:

"We record the statement of learned Counsel for the Respondent-MCZMA that the Respondent-MCZMA would certify the proposal of the Petitioner in accordance with Clause 4(i) above, and shall forward its recommendation within four weeks to the Respondent-CIDCO for issuance of Occupation Certificate (OC). The Respondent-CIDCO shall therefore consider the proposal of the Petitioner and issue Occupation Certificate to the Petitioner within eight weeks in accordance with law, subject to the Petitioner making necessary formal compliances, if any"

During the meeting, the Authority informed the project proponent that 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. The PP agreed for the same. Accordingly, the matter was delisted from the records of the MCZMA.

Item No.43: Proposed construction of residential building at S. No. 34/2, 37/1, 37/2, 38/1 to 38/3 & 39 at village Kolshet, District Thane by Tarang Developers

The project proponent presented the proposal before the Authority. The proposal is for residential development on S. No. 34/2, 37/1, 37/2, 38/1 to


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38/3 & 39 at village Kolshet, District Thane. As per the TMC remarks, the plot falls partly in CRZ IA and partly in CRZ II area.

The PP during the meeting states that approved CZMP, 2011 of the land is not in conformity with the ground conditions. The PP further states that CRZ mapping of the land had been carried out by the PP through IRS, Chennai prior to approval of the CZMP, 2011. The said mapping does not confirm with approved CZMP, 2011. Hence, approved CZMP, 2011 needs to be rectified.

The Authority noted that at present for the Thane District, CZMP under CRZ Notification, 2011 has been approved by MoEF&CC, New Delhi and the PP need to submit the CRZ map (1:4000 scale) & report superimposing the project layout prepared by one of the MoEF authorized agency, in accordance with approved CZMP under CRZ Notification, 2011, so that land area falling in CRZ IA and CRZ II area could be ascertained. Accordingly, the matter was deferred for submission of the above said map showing the approved CZMP, 2011 status by the PP.

Item No.44: Proposed redevelopment of building on plot bearing CTS No. 838 & 839A of village Juhu, V M Road, JVPD. Scheme, Vileparle (W), Mumbai in K/W Ward.

The project proponent presented the proposal before the Authority. The proposal is of redevelopment of building on plot bearing CTS No. 838 & 839A of village Juhu, V M Road, JVPD. Scheme, Vileparle (W), Mumbai.

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 plot under reference is situated in residential zone and not reserved for any public purpose.

The proposal of redevelopment on plot under reference was deliberated in 75th meeting of the MCZMA held on 15th May, 2012. As per the decision taken in the said meeting, the MCZMA vide letter dated 6.9.2012 recommended the proposal to concern planning Authority, as per provisions of the CRZ Notification, 2011, with FSI as per DCR 1967.


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The plans for 1.00 FSI in lieu of plot potential as per DCR 1967 were approved for proposed building comprising of Basement for parking + Stilt for Parking + 1st & 2nd Podium floor + 3rd + 4th to 5th upper floor with swimming floor on terrace floor, on 10.03.2017. Accordingly, CC for entire work is granted on 20.09.2017. Now, the plans are amended as per the and proposed building comprises of Basement + Stilt + 3 level podium + 4th to 10th + 11th (pt) upper floor on plot bearing CTS No. 838, 839A of village Juhu, VM Road JVPD Scheme, Vile parle, Mumbai, as per provisions of the CRZ Notification, 2019 with FSI as per DCPR 2034.

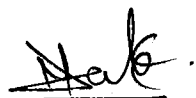
As per the remarks of the MCGM, Plot area is 1455.80 Sqm. BUA for FSI - 4910.67 Sqm, Non FSI - 4825.823 Sqm, Total Construction area is 9436.50 Sqm. The concession was approved by Hon'ble M.C. on 16.11.2021 and 08.12.2021 as per DCPR 2034

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 4.2.2022 (i.e. after 29th Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 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, 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.



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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.

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

Annexure I

List of members/officials present in the online meeting:

1. Mr. Sunil Bhat, Dy Chief Engineer, MCGM, representative of MCGM, member, MCZMA
2. Mr. P. K. Mirashe, Representative from the Industry Dept, Member MCZMA
3. Dr. Mahesh Shindikar, College of Engineering, Pune, Expert Member, MCZMA
4. Mr. Maruti Kudale, Ex Director, CWPRS, Expert Member, MCZMA
5. Mr. Narendra Toke, Director, Environment &CC and Member Secretary, MCZMA.


Member Secretary


Chairperson