

Minutes of the 133rd meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 30th April, 2019

Minutes of the 133rd meeting of the Maharashtra Coastal Zone Management Authority held under the Chairmanship of Principal Secretary, Environment on 30th April, 2019 in Sachivalaya Gymkhana, Mumbai. List of the members present in the meeting is enclosed as Annexure I.

Confirmation of Minutes:

The Authority decided to confirm that minutes of 132nd meeting of the MCZMA

Item no. 1: Proposed reconstruction of Town Hall Building on plot bearing S. No. 161/1/B/1, 161/3/B/2, 158/9/A/2/B, 158/9/B/2 (reservation no. 24) and construction of office building on plot bearing S. No. 75 A (reservation no. 56) at Bori Pakhadi, Uran, Tal. Uran, Dist. Raigad by Uran Municipal Council

The Uran Municipal Council officials presented the proposal before the Authority. The proposal of Uran Municipal Council involves:

1. Reconstruction of old town hall building on plot bearing S. No. 161/1/B/1, 161/3/B/2, 158/9/A/2/B, 158/9/B/2 and
2. Construction of office building of the Uran Municipal Council on plot bearing reservation no. 56 at Bori Pakhadi, Uran, Tal. Uran, Dist. Raigad.

The Uran Municipal Council officials informs that the project sites are away from the coastal water body, hence, sites may be situated beyond CRZ area.

The Authority noted that as per the approved CZMP, under CRZ Notification, 2011 of Uran Municipal area, the project sites are situated beyond applicable CRZ belt from the creeklet.

After deliberation, the Authority decided to confirm that following project sites of Uran Municipal Council are situated outside CRZ area, as per the approved CZMP, under CRZ Notification, 2011

1. Plot bearing S. No. 161/1/B/1, 161/3/B/2, 158/9/A/2/B, 158/9/B/2 Uran, Tal. Uran, Dist. Raigad.
2. Plot bearing reservation no. 56 at Bori Pakhadi, Uran, Tal. Uran, Dist. Raigad.


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Item no. 2: Proposed construction of solid waste management project on plot bearing S. No. 7/1, C. S. No. 1303(pt) at Alibag, Dist. Raigad by Alibaug Municipal Council.

The Authority noted that presence of Chief Officer, Alibag Municipal Council official was required to present and deliberate proposal before the Authority. Hence, the matter was deferred.

Item no. 3: Proposed construction of new hostel building for SC/ST students on plot bearing CTS No. A/791/3 of village Bandra - A, in the existing AYJNISHD Complex, Bandra Reclamation, Bandra, H/W ward, Mumbai by M/s Ali Yavar Jung National Institute of Speech & Hearing Disabilities

The project proponent presented the proposal before the Authority. Authority noted the proposal of construction of new hostel building for SC/ ST students comprises of ground floor on stilt + 1st floor to 8th floor & terrace on plot bearing no. CTS No. A/791/3 of village Bandra in the existing complex of Aliyar Jung National Institute of Speech and Hearing disabilities, Bandra Reclamation.

As per the DP remarks, the land under reference is designated for "Social Facilities" and as per the A.E. (Survey) remarks, the land under reference is in the Residential zone.

The PP further presented that construction is proposed as per the DCR 1967 of Greater Mumbai. The approved Plans for the proposed building and condition letter of approval is issued u/no. CHE/718/BP(Spl Cell)/ AHW/337 dated 6.2.2018 is submitted. Plot area is 19,100 Sqm. Height of the building is 26.60 meter.

The Authority noted that as per the approved CZMP under CRZ Notification, 2011, the plot under reference is in CRZ II area and landward side of existing road. It was further discussed that construction / reconstruction in CRZ II area is permissible, subject to DCR existing as on 19.2.1991, as per the para 8.II. of the CRZ Notification, 2011


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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. Proposed construction should be in accordance with provisions of CRZ Notification, 2011 (amended from time to time).
2. 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
3. All other required permission from different statutory authorities should be obtained.

Item no. 4: Proposed construction of 86 DUS beneficiaries Led Construction under Pradhan Mantri Awas Yogna Scheme, Dist. Raigad by Alibaug Municipal Council

The Authority noted that Alibaug Municipal Council vide letter dated 22.3.2019 has submitted the proposal of construction of 86 DUS beneficiaries led construction (New construction vertical IV) under Pradhan Mantri Awas Yogna (PMAY) scheme for Alibaug Municipal Council Dist: Raigad.

The Authority observed that the proposal submitted by the Alibaug Municipal Council is incomplete. The Alibaug Municipal Council need to submit the following:

1. Duly filled Form I of the CRZ Notification, 2011.
2. Duly filled part B with remarks of the Alibaug Municipal Council ,
3. Location of the project superimposed on approved CZMP of Alibaug. Whether the buildings are located on landward side of existing road.
4. Details of the buildings with FSI details. Whether the FSI proposed is as per DCR existing as on 19.2.1991.

After deliberation, the Authority decided to defer the proposal for submission of compliance as stated above.


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Item no.5: Proposed construction of Holiday Homes on plot bearing Gat No.84 & Gat No. 85 at Shekhadi, Tal. Shrivardhan, Alibag, Dist. Raigad by Shri. Nandu Anantram Rajput

The project proponent was presented the matter before the Authority. The PP presented that the matter was earlier deliberated in the 96th meeting of the MCZMA held on 17th Jan, 2015 wherein the PP was asked to submit the followings:

- CRZ map in 1:4000 scale prepared by one of the MoEF authorized agency superimposing the project layout showing present ecosystem. Said CRZ map should indicate old approved HTL and CRZ area.
- Rapid EIA and EMP for the project.
- Area of plot falling within 200 m and between 200 to 500 m CRZ line from approved HTL

The Authority noted that the PP has submitted project layout superimposed on the CRZ map (1:4000 scale) dated 4.10.2017 prepared by the IRS. Rapid EIA. / EMP has also been submitted.

The said map shows the position of the plot as per the CRZ-2011 MoEF Notification which is as follows:

Survey no.	Classification	Area in Sqm	Total
84	CRZ I B	4130.07	
	CRZ III	61042.90	76100
	Non CRZ	10927.03	
85	CRZ III	26886.47	
	Non CRZ	104613.53	131500
Building in survey no. 85 under CRZ	CRZ III	15505.97	


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As per the layout plan submitted by the PP, the built up area proposed is as follows:

Sr No.	Type of Unit	Ground floor (Sqm)	First floor (Sqm)	Total Built up area (Sqm)
1	Guest House	888.12	888.12	1776.14
2	Hotel Building A	819.02	819.02	1638.04
3	Hotel Building B	881.10	881.10	1762.20
4	Admin Building	625.27	625.27	1250.54
5	Health Club	625.27	625.27	1250.54
6	Staff Quarter	296.34	296.34	592.68
7	SPA unit	718.55		718.55
8	Club House	221.58	166.87	388.45
9	Security cabin	24.36		24.36
10	Meter Room	67.54		67.54
11	Cottage Type A Nos. of Units 43	136.24x 43= 5858.32	77.16x 43= 3317.88	9176.20
12	Cottage Type B Nos. of units B- 46	151.42x 46= 6965.32	92.13 x 46= 4237.98	11203.30
13	Cottage Type C Nos. of units- 55	103.53x 55= 5694.15	82.85x 55= 4556.75	10250.90
	Total built up area	23684.94	16414.60	40099.54

Further the Authority noted that the PP vide letter dated 1st August, 2018 submitted the Rapid EIA and CRZ map in 1:4000 scale prepared by the IRS, Chennai of the project, which states that as per the approved CZMP under 1991 the project site is fully in CRZ, however, as per the CRZ 2011 MoEF Notification CRZ classification is as follows:

Survey no.	Classification	Area in Sqm	Total
84	CRZ I B	4130.07	
	CRZ III	61042.90	76100
	Non CRZ	10927.03	
85	CRZ III	26886.47	


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	Non CRZ	104613.53	131500
Building in survey no. 85 under CRZ	CRZ III	15505.97	

Authority noted that the MoEF&CC, New Delhi vide letter dated 16th August, 2018 approved the CZMP of the Raigad. As per the approved CZMP:

- Survey no 84 is partly in CRZ I B, CRZ III (within 100 m from the coastal water body) i.e. NDZ, where construction is not permissible.
- Survey no. 85 is fronting to Arabian Sea on west side and Creek on Northern side. On western side, the part of the said plot is situated beyond 200 m from the seafront i.e. CRZ III and partly outside CRZ area.

On Northern side, the plot is partly within 100 m from the creek i.e. NDZ and partly outside CRZ area. In NDZ area, construction is not permissible.

The Authority further noted that the total built up area involved in the project is 40099.54 Sqm which is exceeding 20,000 Sqm, hence, EC under EIA Notification, 2006 is also mandatory.

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

1. The proposed construction of Hotel should be in accordance with guidelines mentioned in Annexure III of the CRZ Notification, 2011 (amended from time to time).
2. Local Body to ensure that FSI shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
3. 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.
4. PP to ensure that no construction should be carried out within 200 m from the HTL of the Seafront. No basement should be constructed in the project.
5. All other required permissions should be obtained prior to commencement of construction activity.


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Item no. 6: Proposed construction on plot bearing old S. No. 247, New S. No. 39, H. No. 1, 2, 3, 4A, old S. No. 244, 245, New S. No. 35, 36, H. No. 5 & 6 of village Navghar, Tal. & Dist. Thane by M/s. Gujrat Estate

The project proponent presented the matter before the Authority. The matter was earlier deliberated in the 117th meeting of the MCZMA held on 5th & 6th April, 2017, wherein the PP was directed to resubmit the complete proposal through MBMC along with following details:

- Layout of the project superimposed on approved CZMP.
- Details of the existing buildings and proposed buildings.
- Details of the approvals of existing buildings.
- Current status of the construction
- Whether there is any violation of CRZ Notification, 1991 and 2011

Authority noted that the PP vide letter dated 3.4.2019 replied forwarding the duly filled part B of MBMC. Further, the PP vide letter dated 23.4.2019 submitted its point-wise reply.

The PP during the meeting presented that buildings are constructed on CTS No. new 34(pt), 35, 39(pt). New CTS No. 36 is also part of project, however no construction is carried out or proposed.

The PP during the meeting presented that earlier, MBMC has approved the building plans on in the year 2009, 2010 & 2011 for Building no. 1, 2, 3,4,5,6 and core house 1 to 5, beyond the 150 m CRZ limit along the Vasai creek i.e. beyond CRZ III area, as per the approved CZMP of the MBMC under CRZ Notification, 1991. Accordingly; as per approved building plans and commencement certificate issued by the MBMC, construction of the building started on the site. The PP further stated that building No. 1, 3,4,5,6 and core house 1 to 5 has got the occupation certificate also. Construction of the building no.2 is also complete, however, OC is pending. The PP further stated that no new buildings are proposed in the project.

The PP has got the CRZ demarcation done by the IRS, Chennai in 1:4000 scale, which shows the position of project site as per approved CZMP, 1991 as well as new draft demarcation as per CRZ, 2011. The PP stated that as per the approved CZMP, 1991, buildings are situated beyond CRZ area. However, new


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draft demarcation shows certain constructed buildings is observed within CRZ II area. Hence, the PP is seeking the clarification about the CRZ applicability to the project.

The Authority observed the above said CRZ map prepared by the IRS, Chennai. The Authority further noted that MoEF, New Delhi vide letter dated 28.2.2019 has approved the CZMP, under CRZ Notification, 2011 of the Thane district. It was further noted that new draft demarcation by IRS, Chennai differs from the approved CZMP under CRZ Notification, 2011.

The PP submitted the project layout superimposed on the approved CZMP under CRZ Notification, 2011, as per which, the constructed buildings on the project site under reference are situated beyond 100 m CRZ II belt from the Vasai creek i.e. outside CRZ area.

The Authority after deliberation opined that Concern planning Authority i.e. Mira Bhayander Municipal Corporation had approved the building plans beyond CRZ area, taking into consideration the approved CZMP under CRZ Notification, 1991 which was in force at the relevant time. Accordingly, the construction of the buildings is completed. Further, it was observed that constructed buildings are situated beyond applicable CRZ limit from the Vasai creek as per approved CZMP under CRZ Notification, 2011. Hence, the CRZ norms will not be applicable to aforesaid constructed buildings on the site reference. However, Local body to strictly ensure that no new construction is permitted in CRZ areas, as per the provisions of the CRZ Notification, 2011 and approved CZMP. There shall not be violation of the provisions of the CRZ Notification, 1991 and 2011.

Item no.7: Proposed reconstruction on CTS No. 1/3, 1/4, 1/5, 1/6 of maouje Alibag, Tal. Alibag, Dist Raigad by Shri. Bhawanji W. Shaha & Mrs. Kalawati B Shaha

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


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Item no.8: Proposed construction of residential cum commercial building on plot bearing C. S. No. 1066, S. No. 13, H. No. 1A/1B, at village Nagothane, Tal. Roha, Dist. Raigad by Shri. Dinesh Dattatray Zolge

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

Item no.9: Proposed residential building on plot bearing S. No. 26, H. No. 7A, mouje Sukalbhat, Tal. Vengurla, Dist. Sindhudurg by Shri. Raghuvir Sitram Mantri

The project proponent presented the matter before the authority. The proposal is for construction of residential building comprises of ground floor + 1st floor on S. No. 26, Hiss no. 7/2 at Sukalbhat, Dist: Sindhudurg. Area of the plot is 3030 Sqm. As per the approved CZMP under CRZ Notification, 2011, the plot fall in CRZ III area. It is situated beyond 200 m HTL of the seafront.

The PP presented that building plans are revised which will be submitted to Authority.

The Authority after deliberation decided to defer the proposal for submission of revised plans as stated by the PP.

Item no.10: Proposed residential building on plot bearing CTS No. 814 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Khuram Salim Damad

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

Item no. 11: Proposed reconstruction of residential building on plot bearing CTS No. 1864 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Ratnakar Shantaram Palshetkar.

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


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Item no.12: Proposed reconstruction of residential cum commercial building on plot bearing CTS No.2295 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Hasmukh Bhurmal Jain

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

Item no. 13: Proposed reconstruction of residential cum commercial building on plot bearing CTS No. 1990, 1992, 1993 of mouje Murud, Tal. Murud, Dist. Raigad by Shri. Yogendra H. Chogale

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

Item no.14: Proposed residential building on plot bearing Gut No. 1030 mouje Basani, Tal. & Dist. Ratnagiri by Shri. Ashok Madan Mayekar & Others

The project proponent presented the matter before the authority. The proposal for construction of residential building on plot bearing Gut No. 1030 mouje Basani, Tal. & Dist. Ratnagiri. As per approved CZMP of Ratnagiri District the plot under reference falls beyond 100 m from Kalbadevi Bay from West Side and beyond 100 m from Creek from North Side.

The Authority noted that, as per the approved CZMP as per CRZ Notification, 2011, the plot under reference does not falls under CRZ area.

After deliberation, the Authority decided to confirm that the approved CZMP as per CRZ Notification, 2011, the plot bearing Gut No. 1030 mouje Basani, Tal. & Dist. Ratnagiri does not falls under CRZ area. Local body to ensure that proposed construction is in Non CRZ area i.e. beyond CRZ buffer area from the HTL of the sea, as per approved CZMP as per CRZ Notification, 2011.


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Item no.15: Proposed construction of residential building on plot bearing S. No. 54/3 of mauje Warcha Pat at Guhagar, Tal. Guhagar, Dist. Ratnagiri by Shri. Vinayak Ramchandra Sohoni

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

Item no.16: Proposed reconstruction & extension of existing building on CS No. 2539, house no. 1546, at Malvan, Tal. Malvan, Dist. Sindhudurg by Smt. Shaila Gurunath Kavatkar

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

Item no.17: Proposed reconstruction and extension of existing School at plot bearing CTS No. 2633, S. No. 1355 (900A), H. No. 60 at Kacheri Road, Medha-Malvan, Tal. Malvan, Dist. Sindhudurg by Our Lady of Rosary Church

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

Item no.18: Proposed reconstruction of residential Hotel on plot bearing CTS No. 897, 898, 899 of Malvan, Tal. Malvan, Dist. Sindhudurg by Malvan Sahakari Kharedi Vikri Sangh Ltd.

The Project proponent presented the matter before the authority. The PP presented that residential Hotel comprises of Ground + 1st Floor is proposed on plot bearing CTS No. 897, 898, 899 of Malvan, Tal. Malvan, Dist. Sindhudurg. The plot area is 270.00 sqm and proposed BUA is 334.92 sqm.

As per Development Plan the plot under reference falls in Residential & Commercial Zone. The PP further stated that the plot under reference falls in CRZ-II area and landward side of existing road.

The Authority deliberated the proposal and observed the proposal submitted by the PP is not clear and incomplete in nature. The PP need to submit the following details:


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1. Present use of the existing structure on plot under reference
2. Whether the proposal is for construction of hotel or residential lodging.
3. Approved CZMP under CRZ Notification, 2011 showing the plot under reference.

After deliberation, the Authority decided to defer the proposal for submission of compliance as stated above.

Item no.19: Revised CRZ Clearance for proposed construction on plot bearing S. No. 16, 16/1, 16K & 350 at mauje Alibag, Tal. Alibag, Dist. Raigad, by Hitesh Ramprakash Chatwal

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

Item no.20: Proposed construction of residential cum commercial building on plot bearing C. S. No. 987 to 993 at Mouje Uran, Tal. Uran Dist. Raigad by Smt. Safiyabibi J. M. Tungekar

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

Item no.21: Proposed reconstruction of residential building on plot bearing C. S. No. 172 of Murud, Tal. Murud, Dist. Raigad by Shri. Afsari A. Khan

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

Item no.22: Proposed construction of residential building on plot bearing S. No. 43/12/A/3, CS No. 2424 of murud, Tal. Murud, Dist. Raigad by Shri. Mahendrakumar K. Parik

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


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Item no.23: Proposed residential building on plot bearing S. No. 110/9, CTS No. 807 of Murud, Tal. Murud, Dist. Raigad by Dr. Ishtiaq M. Shekhani

The project proponent presented the matter before the Authority. The proposal for residential building ground floor + 3 upper floors on plot bearing S. No. 110/9, CTS No. 807 of Murud, Tal. Murud, Dist. Raigad. The plot under reference is vacant.

The Authority noted that the plot under reference falls in CRZ-II area, as per the CZMP, 2011, & is situated on landward side of existing road prior 1991. As per the Development plan of Murud - Janjira, the plot under reference falls in residential zone. Total plot area is 2967.80sqm, permissible FSI is 1.00 and proposed built up area is 2636.70sqm

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

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

Item no.24: Proposed reconstruction of residential building on plot bearing CTS No. 1562 A, S. No. 762 A, H. No. 4B of Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Suryakant B. Patade

The project proponent presented the matter before the Authority. The proposal for reconstruction of residential building comprises of ground floor + first floor on plot bearing CTS No. 1562 A, S. No. 762 A, H. No. 4B of Malvan, Tal. Malvan, Dist. Sindhudurg by demolishing existing old structure.

The Authority noted that the plot under reference is fronting Malvan Bay and does not falls in CRZ area, as per the CZMP, 2011 & is situated on landward side of existing road prior 1991. As per the Development plan of Malvan, the plot under reference falls in residential & commercial zone. Total plot area is 325.80sqm and proposed built up area is 273.74sqm


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After deliberation, the Authority decided to confirm that CTS No. 1562 A, S. No. 762 A, H. No. 4B of Malvan, Tal. Malvan, Dist. Sindhudurg is situated outside CRZ area i.e. beyond 100 m CRZ buffer area from the HTL of the Malvan Bay, as per approved CZMP under CRZ Notification, 2011.

Item no.25: Proposed construction of residential building on plot bearing C. S. No. 2944A, S. No. 263, H. No. 4A1 at Dhuriwada, Malvan, Tal. Malvan, Dist. Sindhudurg by Smt. Dipali Satish Bidye

The project proponent presented the matter before the Authority. The proposal is for construction of residential building comprises ground + first floor on plot bearing C. S. No. 2944A, S. No. 263, H. No. 4A1 at Dhuriwada, Malvan, Tal. Malvan, Dist. Sindhudurg. The plot is vacant.

The Authority noted that, the plot under reference is falls in CRZ II area, as per the CZMP, 2011 & is situated on landward side of existing road prior 1991. As per the Development plan of Malvan, the plot under reference situated in residential & commercial zone. Total plot area is 980.00sqm and proposed built up area is 169.21sqm

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

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



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Item no.26: Proposed construction of residential building on plot bearing CTS No. 2588, 2589, 2890A, 2590B, 2591, 2592, 2593 of Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Dattatray K. Pai

The project proponent presented the matter before the Authority. The proposal is for construction of residential building comprises of stilt + ground floor + 2 upper floors on plot bearing CTS No. 2588, 2589, 2890A, 2590B, 2591, 2592, 2593 of Malvan, Tal. Malvan, Dist. Sindhudurg. The plot is vacant.

As per the Development plan of Malvan, the plot under reference falls in residential zone. Total plot area is 1000.84sqm, permissible FSI is 1.00 and proposed built up area is 967.71sqm

The Authority noted that the plot under reference falls in CRZ II area as per the approved CZMP, 2011 & is situated on landward side of existing road prior 1991.

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

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

Item no.27: Proposed reconstruction of residential building on plot bearing C. S. No. K908B & 908B at Mouje Alibag Tal. Alibag, Dist. Raigad by Shri. Prabhakar Chintaman Shinde

The project proponent presented the matter before the Authority. The PP presented that the proposal is for reconstruction of residential building on plot bearing C. S. No. K908B & 908B at Mouje Alibag Tal. Alibag, Dist. Raigad by demolishing existing structure. The PP further presented that the plot under reference is situated on landward side of existing road prior to 1991. As per the Development plan of Alibag, the plot under reference falls in residential zone.


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Total plot area is 166.30sqm, permissible FSI is 1.5 and proposed built up area is 207.30sqm.

The Authority noted that as per the approved CZMP under CRZ Notification, 2011, the plot is situated in CRZ III area.

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

1. Local Body to ensure that proposed construction should be in accordance with para 8. III. of the CRZ Notification, 2011.
2. Local body to ensure that the PP is a local inhabitant.
3. All other required permissions should be obtained prior to commencement of construction activity

Item no.28: WP No. 11177 of 2016 before Hon. High Court regarding reconstruction of existing house on plot bearing S. No. 166/1, CTS No. 03 & 3/1, mauje Zadgaon, Tal. & Dist. Ratnagiri by Sou. Pushpa Jayprakash Manjrekar

The project proponent presented the matter before the Authority. The proposal of reconstruction of existing ground floor house on plot bearing S. No. 166/1, CTS No. 03 & 3/1, mauje Zadgaon, Tal. & Dist. Ratnagiri. Plot area is 14,520 Sqm and total built up area is 121.52 Sqm.

The Authority noted that the plot under reference falls in Congested Residential Zone, as per Development Plan of Ratnagiri. As per the approved CZMP, the site falls in CRZ II area and situated on landward side of the existing road.

The PP further informed that there is High Court order dated 7.12.2017 in WP No. 11177/2016 (Pushpa Jayprakash Manjrekar v/s State of Maharashtra) wherein the Hon'ble High Court has directed the Ratnagiri Municipal Council to decide the application made by Petitioner for reconstruction - repairs of the house positively within three months.


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

Item no.29: Proposed addition of 4th floor to existing building on plot bearing C. S. No. 913 B/1 + K 913 A of mauje Alibag, Tal. Alibag, Dist. Raigad by Shri. Santosh Eknath Mhatre

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

Item no.30: Proposed construction of residential building (bungalows) on plot bearing S. No. 1, H. No. 10 at Varcha pat, village Guhagar, Tal. Guhagar, Dist. Ratnagiri by Smt. Manju Harish Shinavi & Mr. Sunny Shrimal Khivasara

The project proponent presented the matter before the Authority. The Authority noted the proposal is for construction of residential building (bungalows) on plot bearing S. No. 1, H. No. 10 at Varcha pat, village Guhagar, Tal. Guhagar, Dist. Ratnagiri.

The Authority noted that as per the CZMP, 2011 as per CRZ Notification, 2011, the plot under reference partly falls in CRZ-III area (partially in NDZ & partially in 200-500 m) & partly falls in Non CRZ area. The plot under reference is situated on seaward side of existing road. As per the Development plan of Guhagar, the plot under reference falls in agriculture zone. Total plot area is 2500.00sqm, permissible FSI is 1.00 and proposed built up area is 818.84sqm

During the meeting, the Authority observed that the proposal attracts Annexure III of the CRZ Notification, 2011 and directed PP to submit the Rapid EIA/ EMP for the project and project layout superimposed on the approved CZMP.


Member Secretary


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After deliberation, the Authority decided to defer the proposal for submission of compliance as stated above.

Item no.31: Proposed development of residential building on plot bearing S. No. 271/8, 9, 11, 286/1, 2, village Navghar, Mira Bhyandar, Dist. Thane by M/s Tejas Consultants

The project proponent presented the matter before the authority. The proposal for development of residential building on plot bearing S. No. 271/8, 9, 11, 286/1, 2, village Navghar, Mira Bhyandar, Dist. Thane.

The Authority noted that as per the final approved CZMP as per CRZ Notification, 2011, the plot under reference does not fall under CRZ area. Total plot area is 5810.00sqm

After deliberation, the Authority decided to confirm that plot bearing plot bearing S. No. 271/8, 9, 11, 286/1, 2, village Navghar, Mira Bhyandar, Dist. Thane is situated beyond 100 m CRZ setback area from the HTL of the creek as per the CZMP under CRZ Notification, 2011 approved by MoEF&CC, New Delhi.

Discussion item: Regarding CZMP under CRZ Notification, 2011 approved by MoEF&CC, New Delhi.

The MoEF&CC, New Delhi vide letter dated 16th August, 2018 approved the CZMPs under CRZ Notification, 2011 of Raigad district. The Authority discussed that said approved CZMP under CRZ Notification, 2011 shows the Alibaug Municipal Council area as CRZ III area, which is an error in the CZMP. Being a Municipal Council area, it to be shown as CRZ II area. As per the para 7.(ii) CRZ II of the CRZ Notification, 2011, the areas that have been developed upto or close to shoreline shall be classified as CRZ II area. Further, said para 7 (ii) explains that "developed area" is referred to as that area within the existing municipal limits or in other existing legally designated urban areas which are substantially built-up and has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains.

The Alibaug Municipal Council area, being a Municipal area is a developed area and it should have been classified as CRZ II area, in the approved CZMP, 2011.


Member Secretary


Chairman

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The Authority further noted the earlier approved CZMP under CRZ Notification, 1991, which had classified the Alibaug Municipal Council area, being a developed area, as CRZ II area.

The Authority after deliberation decided to bring the above facts to the notice of NCSCM, Chennai and IRS, Chennai, so that above said error could be rectified by MoEF&CC, New Delhi. The map of the Municipal Limit of the Alibaug Municipal Council shall be provided to NCSCM, Chennai and IRS, Chennai for further necessary action in the matter.

Annexure I

List of the members present in the meeting:

1. Dr. Mahesh Shindikar, CoEP, Expert Member, MCZMA
2. Dr. Anilkumar Choube, Director, NIO, Expert Member, MCZMA
3. Dr. Khot Mahadev Satappa, Principal, Chh. Sambhaji Raje Sainik School, Ratnagri, Expert Member, MCZMA
4. Mr. Suryakant K. Nikam Member Secretary, MCZMA


Member Secretary


Chairman