

**MINUTES OF THE 158<sup>th</sup> MEETING OF MAHARASHTRA COASTAL ZONE  
MANAGEMENT AUTHORITY HELD ON 11<sup>th</sup> and 12<sup>th</sup> April, 2022**

The 158<sup>th</sup> meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment). In view of present pandemic situation of COVID-19, it was decided to appraise the proposals by using information technology facilities. Hence, the proposals were appraised through Videoconferencing technology on Cisco WebEx platform on 11<sup>th</sup> and 12<sup>th</sup> April, 2022.

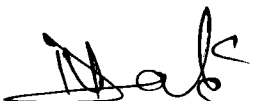
List of members present in the meeting is at **Annexure-I**.

**Item No.31:** Proposed development of BKC Art Plaza on land bearing CTS No. 629 of village Bandra East, Near Nandadeep garden, Mumbai by MMRDA

The project proponent presented the proposal before the Authority. The MMRDA has proposed development of an Arts Events Plaza next to the vacant land parcel in BKC Near Nanda deep Garden, at Kalanagar Junction, Bandra East, Mumbai. Proposed project - BKC Art Plaza Consist of Following Elements.

- Amphitheatre
- Pump room
- Electric room
- Storeroom/green room
- Office
- 2-wheeler parking
- 4-wheeler parking
- Paved Areas
- Green Lawn with Mounds
- Built in seating / Benches
- Plant beds/Flower Beds
- Artistic Sculptures
- Toilet Block
- Watchmen's Cabin/Booth
- Mobile Food Trucks
- Compound Wall

Total Plot Area is 11,530.00 Sqm and Total Built-up Area is 250.78 Sqm.

  
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As per the approved CZMP under CRZ Notification, 2019, the plot under reference is partly affected by CRZ II area and partly outside CRZ area. MMRDA officials presented that proposed activities does not fall in Mangrove or its 50 m mangrove buffer zone area.

The Authority noted that the proposal aims to vacant land parcel in BKC Near Nanda deep Garden, at Kalanagar Junction, Bandra East, Mumbai and it could be allowed. As suggested by the Expert Member, Dr Kudale, MMRDA need to provide adequate parking facility considering carrying capacity of the project site.

After deliberation, the Authority decided to grant the CRZ recommendation to the proposal from CRZ point of view to SEIAA subject to following conditions:

1. MCGM should strictly ensure that proposed activities are in accordance with provision of the CRZ Notification, 2011
2. MCGM to provide adequate parking facility be provided in the area considering the carrying capacity of the project site.
3. MCGM should ensure that only beautification of the open space is allowed. No residential / commercial construction is allowed.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. All the other required permission from different statutory authorities should be obtained.

**Item No. 32:** Proposed reconstruction on residential building for Hon. Ministers on plot bearing CS no. 274 of Malbar Hill, Mumbai by PWD

The Superintendent Engineer, PWD presented the proposal before the Authority. The PWD has proposed construction of Residential Tower for Hon. Ministers on Governments Puratan Bungalow, plot No. 274 B.G. Kher Marg, Malabar Hill, Mumbai. As per the plans submitted, the proposed residential building comprises of Basement + First to 21<sup>st</sup> upper floors + terrace on plot No. 274 B.G. Kher Marg, Malabar Hill, Mumbai.

As per the building plans submitted by the PP, Area of the plot (as per CTS extract) is 2584.45 Sqm, Permissible built up area (FSI 4) is 10337.80 Sqm and proposed built up area is 9653.30 Sqm

  
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As per approved CZMP, 2011, the project site falls partly in CRZ II area and partly outside CRZ area. The site is situated on landward side of the existing road. However, it is observed that the project site is situated outside CRZ area, as per approved CZMP under CRZ Notification, 2019.

Considering the status of the project site in approved CZMP under CRZ Notification, 2019, the PP requested not to consider the proposal and if required, PP may come before the Authority requesting the CRZ status of the site, as per approved CZMP, 2019. Accordingly, the matter is delisted from the records of the MCZMA.

**Item No.33:** Proposed sewer line connecting STP at Jesal Park, Mira Bhaindar, Dist, Thane by MBMC.

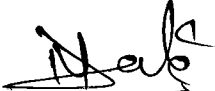
The Municipal Commissioner, MBMC presented the presented the proposal before the Authority. The MBMC has proposed underground sewerage line at Jesal Park near Bhainder Chowpatty for better hygiene and sanitation. Length of the underground sewer line is 350 meter and 3 nos of Manhole.

As per approved CZMP, the site of sewerage line falls within 50 m mangrove buffer zone CRZ I (A) area. The sewer line of dia. 700 mm is proposed underground by pushing method at depth of 6 meter. Mangroves at Manhole only be affected. Only 12 mangrove trees would be cut for the project.

The Authority noted that the laying of the sewer line connecting to STP is vital public interest infrastructure project. However, the Expert members raised the concern over existence of thick mangroves near the project site, as observed from the google image. Further, it was opined that 4<sup>th</sup> manhole could be required at the turn of the sewer line.

MBMC commissioner presented that sewer line would be laid underground using push method. mangrove at manhole only be affected. Around 12 nos of mangrove tree could be cut for the project. He agreed that 4<sup>th</sup> Manhole at the turn of pipeline could be a requirement, however, that need to be examined from engineering design point of view. If necessary, MBMC could revise the design of the sewer line.

In the light of above, the Authority after deliberation decided that MBMC need to explore the design of the sewer line with 4 nos. of manholes. Further, considering the thick mangroves near the project site, Mangrove Cell need to make site visit and provide site visit report. Accordingly, upon receipt of revise design of sewer line and mangrove cell report as discussed above, the proposal would be deliberated for appropriate decision. Accordingly, the matter was deferred.

  
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**Item No.34:** Proposed pipeline from JNPT to Uran Terminal Dist Raigad by BPCL

The officials of the BPCL presented the proposal before the Authority. BPCL has proposed construction of aboveground pipeline of length 12.5 km with 20 inches diameter for propane from BPCL jetty, JNPT to BPCL Uran Terminal to be laid near the existing BPCL cryogenic 2 x 12 inch dia lines. The pipeline will be with suitable insulation and safety systems and all associated civil and structural works including crossings.

The terminal at Uran is the only LPG import handling infrastructure owned by BPCL on west coast and which is very critical for meeting the LPG requirement of western, Northern and Southern parts of the country. Augmenting the LPG handling capacity of this terminal is of utmost importance to ensure uninterrupted and smooth supply chain operations to meet the ever growing LPG demand besides the increased LPG demand due to "Pradhan Mantri Ujjwala Yojna".


The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai:

| Sr. No. | CRZ category                         | Length in meter |
|---------|--------------------------------------|-----------------|
| 1       | CRZ IA ( 50 m mangrove buffer zone ) | 2015.5          |
| 2       | CRZ IB                               | 811.09          |
| 3       | CRZ II                               | 5978.7          |
| 4       | CRZ IVA                              | 587.33          |
| 5       | Non CRZ                              | 2983.77         |
|         | Total                                | 12376.39        |

During the meeting, the PP informed that EIA report for the project is submitted for the project. It was further presented that mangrove would not be cut/ cleared for the project, however, it falls within 50 m mangrove buffer zone area.

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

Expert Member, MCZMA asked PP whether additional ground coverage would be required for platform for laying of the pipeline. The PP presented that new pipeline will be laid parallel to existing pipeline. There would not be any additional ground area covered for constructing the platform for laying of the pipeline.



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In the light of above, after detailed discussion and deliberation, the Authority decided to recommend the proposal to MoEF&CC, New Delhi subject to strict compliance of following conditions:

1. The proposed pipeline should be carried out strictly as per the provisions of CRZ Notification, 2011 as amended from time to time.
2. PP to ensure that there would not be any additional ground area coverage for construction of the platform for laying of the pipeline.
3. PP to ensure that mangrove should not be cleared/ cut or anyway harmed during the construction and operation phase of project for the laying of the pipeline. PP to obtain the prior High Court permission, as per Hon'ble High Court order dated 17<sup>th</sup> September, 2018 in PIL 87/2006, since proposed pipeline is passing through 50 m mangrove buffer zone at certain stitches.
4. PP to obtain the NoC from the Mangrove Cell.
5. PP to ensure that pipeline will be with suitable insulation and safety systems and all associated civil and structural works including crossings.
6. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
9. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No.35:** Revalidation for CRZ clearance for Storage and fabrication activities to assemble equipment of system packages of 11A, 11B, 12, 15, 16A, 16B and MMRCL Storage Package at Wadala, Mumbai by MMRCL

The Authority noted that the MMRCL officials presented the matter before the Authority. MCZMA has granted CRZ clearance to MMRCL for storage and fabrication activities to assemble equipment of system packages - 11A, 11B, 12, 14, 15, 16A and 16B of Mumbai Metro line-3 project at Wadala Mumbai vide CRZ clearance no CRZ-2018/CR-346/TC-4 dated 26<sup>th</sup> December 2018. The recommendation was valid for 3 years from the date of issuance i.e. till 26/12/2021. However, as informed by MMRCL, these activities are still required for Mumbai Metro line -3 project. Accordingly, MMRCL has submitted the application for revalidation of CRZ clearance on 07/12/2021 to MCZMA.

  
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As presented by MMRCL, system package 14 is deleted (Non CRZ portion), as this land portion is not required. Also, 1100 sqm area with earlier system package contractor (system package-15) is returned to MMRC but will be required by other system contractor in future, which was covered earlier in granted CRZ clearance and thus this land parcel is retained for revalidation of CRZ clearance as a 'MMRCL package' for proposed storage of system equipment. Accordingly, MMRC has requested for revalidation of CRZ clearance for system packages - 11A, 11B, 12, 15, 16A, 16B & 'MMRCL package' of Mumbai Metro line-3 project at Wadala Mumbai as per CZMP 2019. At present no activities on 1100sqm area of site.

MMRCL officials further presented that as per granted CRZ clearance, the Total plot area is 24,362 sqm; CRZ II is 18,428.66sqm; Non -CRZ is 5,934sqm. Present revalidation proposal as per CZMP-2019, Total plot area is 22,600 sqm; CRZ II is 17,125 sqm; Non CRZ is 5,475 sqm.

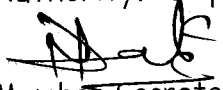
MMRCL officials further presented that activities such as prefabricated site office, open and closed storages for system packages equipment's are established on the said site as per CRZ clearance. Certain storage activities and fabrication activities are still to be established. The compliance report for CRZ clearance granted is being submitted regularly to the MCZMA, latest being up to Dec, 2021. Dust suppression, regular cleaning, sweeping of the road, paved internal road for air pollution control; septic tank and soak pit for sewage treatment; Municipal solid waste, Hazardous waste and bio medical waste from first aid centre disposed to authorized vendor / agency.

The Authority noted that project activities are still required for completion of Mumbai Metro line-3 project and accordingly validity of the CRZ clearance granted could be extended.

After deliberation, the Authority decided to revalidate the CRZ clearance no CRZ-2018/CR-346/TC-4 dated 26<sup>th</sup> December 2018 for further 3 years i.e, upto 26<sup>th</sup> December, 2024

**Item No.36:** Proposed construction of Lift to existing building Deputy Governor Quarters for Reserve Bank of India on plot bearing CS No. 338 of Malbar Hill Division at Nepean Sea Road, Vasant Vihar, D Ward, Mumbai by Reserve Bank of India

The officials from the Reserve Bank of India presented the proposal before the Authority. Deputy Governor's Quarter, located on C.S No. 338 of Malabar Hill

  
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Division at Nepean sea Road, is Ground + 5, RCC framed structure and is provided with only one passenger lift of 6 person capacity. Proposal has received approval of the MCGM. During any medical emergency or lift break down, it causes acute inconvenience to Deputy Governors and their family members, residing in the quarter, to reach ground level to the respective floor on which their flat is located.

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

The Authority noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved and signed. In the instant case, proposal attracts provisions of the CRZ Notification, 2019.

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, building construction is permitted subject to FSI existing as on date of CRZ Notification, 2019 i.e. 18<sup>th</sup> Jan, 2019. The Authority noted that considering the site as in CRZ II area, MCGM should strictly ensure that the proposed construction of additional lift to existing building is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> 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. MCGM should strictly ensure that proposed construction of additional lift to existing building is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.
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:** Propose development works at Guhagar Dist Ratngairi by Guhagar Nagar Panchayat

Chief Officer, Guhagar Nagar panchayat presented the proposal before the Authority.

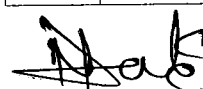
Guhagar Nagar panchayat has proposed following developmental works:

  
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| Sr No. | proposed works   | CRZ category                   |
|--------|--|--------------------------------|
| 1      | Repairing Of Pakhadi at Guhagar Varchapat mohalla from main road to public Toilets<br><br>(Approx. size of Pakhadi is 23 m in length and 3 meter wide)   | CRZ III (No development zone). |
| 2      | Reconstruction of pipe Culvert (pipe mori) of Guhagar Khalchapat road.<br><br>(Approx. size of Culvert (Pipe Mori) is 10 meter in length and 5 meter in width).  | CRZ I B                        |
| 3      | Repairing of Pipe Culvert (Pipe Mori) at Guhagar Bag Smashanbhumi Ganpati visarjan pakhadi.<br><br>(approx size of Culvert (Pipe Mori) 10 meter in length and 5 meter in width)  | CRZ I B .                      |
| 4      | Construction of Pipe Gutter from Bhosale Galli to Shri Khairun Saiyyad house at Guhagar Varchapat.<br><br>(approx size of Pipe Gutter is 350 m in length, 0.45 m wide and open gutter is appro. 90 m in length and 1 m wide) | CRZ III (No development zone). |
| 5      | Laying of paving block at Guhagar Jeevan Shikshan Shala No.1<br><br>(approx. size of site is 24.50 m x 10.50 m , 7.50 m x 10 m and 5.50 m x 3.50 m.)   | CRZ III .                      |
| 6      | Laying of paving block at Khalcha Pat Anganwadi.<br><br>(approx. size of site is 13 m x 5 m , 11 m x 5.50m , 13 m x 3 m. and 6m x 1.80m.)  | CRZ III .                      |
| 7      | Proposed construction of protection wall in front of seawind hotel.<br><br>(approx. size of Wall is 60 m in length and 0.45 meter wide and 1.5 m height)   | CRZ III .                      |

  
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|    |  |                                |
|----|--|--------------------------------|
| 8  | Construction of toilets at Guhagar Varchapat Mohalla.<br><br>(approx. size of Toilet 6.50 m x 2 m and Septik tank size 2.31 m x 2m.)                                     | CRZ III (No development zone). |
| 9  | Repairing , strengthening and BT surfacing for road from Durgadevi Khamb to Khare Sankul at Guhagar Varchapat.<br><br>(approx. size of Road 250 m in length x 4 m wide.) | CRZ III .                      |
| 10 | Construction of Shavdahini at Guhagar Nagarpanchayat Smashanbhumi.<br><br>(approx. Size of Shavdahini 3.5 m x 2 m.)  | CRZ I A.                       |
| 11 | Construction of Shed for Shavdahini at Guhagar Nagarpanchayat Smashanbhumi.<br><br>(approx. Size of Shavdahini Shed 11m x 6 m) .   | CRZ I A.                       |

The Authority noted that *as per para 8(i) III.A. (iii)(j) of CRZ Notification, 2011, following is permissible: "construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA*

The Authority noted that the proposed developmental activities are miscellaneous activities which are requirement of local inhabitants of the Guhagar area. The projects sites are in CRZ III area, wherein civic infrastructure facilities like road, drainage, sewerage, crematoria required for local inhabitants is a permissible activity as per provisions of the CRZ Notification, 2011.

The Authority noted that proposals at Sr. No. 1 to 9, which are situated in CRZ III area could be allowed from CRZ point of view. It was further noted that location of the projects sites listed at Sr No. 10 & 11 are not clear.

  
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In the light of above, the Authority after deliberation decided to recommend the proposals listed at Sr No. 1 to 9 from CRZ point of view to Planning Authority with subject to following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. Construction should not be carried out in CRZ I area.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. All other required permissions should be obtained before the commencement of the project.

The Authority further noted that Guhagar Nagar Panchayat may submit the separate applications for the Sr. No. 10 and 11 with details and exact superimposition of the project sites on approved CZMP, 2011.

**Item No.38:** Proposed improvement of road and drain in Holding Pond area along Palm Beach Road, in Nerul, Navi Mumbai by NMMC

Municipal Commissioner, Navi Mumbai Municipal Corporation presented the proposal before the Authority. The NMMC has proposed improvement of road and drain in Holding pond area long palm beach road in Nerul Ward, Navi Mumbai

Holding ponds are created in Navi Mumbai to prevent sea water entering into the city during high tide and cyclonic conditions. The existing approach roads in Holding ponds are used for transportation. Improvement / construction of the access road and drain is proposed along sarsole holding pond with total length of 1385.00 meter.

As per approved CZMP, 2011, the project site is situated within 50 m mangrove buffer zone area. The Authority noted that as per para 3(v) of the CRZ Notification, 2011, facilities required for *Storm water drains ancillary structure for pumping* is permissible activity.

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

NMMC commissioner presented that Mangrove Cell has visited the site and confirmed that no mangrove will be cut for the project.

  
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Expert Member, MCZMA suggested footprint of the exiting road should be extended, since there are mangrove vegetation in the area. NMMC officials presented that proposal only involves improvement of existing road and footprint of the road is not proposed to be increased. There would not be cutting/ clearing of mangrove vegetation for the project.

The Authority noted that existing road in the holding pond is used for maintenance of holding pond and its improvement could be permitted from CRZ point of view.

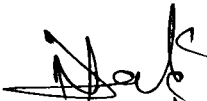
The Authority after deliberation decided to grant the CRZ recommendation to the proposal from CRZ point of view to SEIAA subject to following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. NMMC to ensure that footprint should be extended. NMMC assured that footprint will not be increased.
3. PP to ensure that mangrove should not be cleared/ cut for the laying of the pipeline. PP to obtain the prior High Court permission, as per Hon'ble High Court order dated 17<sup>th</sup> September, 2018 in PIL 87/2006, since proposed pipeline is passing through 50 m mangrove buffer zone at certain stitches.
4. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
5. All other required permission from different statutory authorities should be obtained.

**Item No.39:** Proposed construction of Creek Bridge across Dharamtar Creek joining Karanja to Revas in Dist Raigad by MSRDC

Chief Engineer, MSRDC presented the proposal before the Authority. MSRDC has proposed construction of Creek Bridge across Dharamtar Creek joining Karanja to Revas (Coastal Highway from Karanja to Revas).

Length of the 2+2 lane elevator connector is about 10.209 km and width is about 32.60 meters. The total land area to be acquired is approx. 46.72 Ha and the proposed length of the four lane bridge is approx. 10.209 km. The proposed right of way is between 30-45 m as the proposed road is four lane bridge.

  
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Coastal bridge is proposed to cut down the existing roadway distance from 60-70 km to only 10.209 km. The proposed alignment will pass through Bendkhal, Bokadvira, Chanje, Ranjankhar Villages.

As per the approved CZMP, 2011, the proposed creek bridge is passing through CRZ IA, CRZ IB, CRZ III (NDZ) area. The PP has superimposed the alignment of road on approved CZMP, 2011, as per which:

| SN | Zone                      | Code     | Area (Sq.m) | Length (m) |
|----|---------------------------|----------|-------------|------------|
| 1  | Mangroves                 | CRZ IA   | 1,80,904.15 | 4205.96    |
| 2  | 50m Mangroves Buffer Zone | CRZ IA   | 33,112.85   | 928.78     |
| 3  | CRZ Landward of HTL       | CRZ II   | 52,679.98   | 1356       |
| 4  | Waterbody                 | CRZ IV A | 72126.4     | 1608       |
| 5  | Intertidal Zone           | CRZ IB   | 34491.66    | 824        |
| 6  | No Development Zone       | NDZ      | 29357.62    | 702        |

The Authority noted that the EIA report has been prepared by Accredited Consultant. Anticipated impacts and mitigation measures suggested in the EIA report has been noted.

The Authority deliberated the probable likely impacts of the project activity on coastal environment. The Authority asked the PP about the various possible alignments explored for the proposed creek bridge. The PP presented that the proposed bridge is crossing the Dharamtar Creek and there are various constraints which were taken into consideration while exploring alternative possible alignments for the bridge. The Major constraints involves utilization of existing road network, Minimize Private Land acquisition, Minimize Human displacement etc, Minimum impact on mangrove vegetation, avoid Revas port area etc. Preferred alternative alignments were assessed on the basis of design criteria, Environment, economy and ease in constructability. The proposed alignment was finalized Based on the said assessment. It was further presented that the selected proposed alignment has minimum possible impact on mangrove vegetation.

Expert Members, Dr. Mahesh Shindikar and Kudale raised concern about the siltation at Karanja and Revas. They anticipated that construction activity at mouth of creek may cause obstruction to creek flow. It was suggested that PP need to carry out the required hydrodynamic studies from the competent

  
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Authority like CWPRS to comprehend the impact of construction of proposed bridge on flow of the creek. The PP presented that issue of the siltation has been taken into consideration in design criteria of the bridge. It was further presented that creek pillars are strategically designed considering the siltation in the creek and there would not be any obstruction to free flow of the creek. However, as per suggestion of the Authority, the PP agreed to carry out the required hydrodynamic studies from the competent Authority like CWPRS.

The Authority noted that Proposed Bridge across Dharamtar Creek is important connectivity for local inhabitants to between Karanja and Revas. However, proposed bridge is crossing the Dharamtar Creek and passing through mangrove vegetation at certain locations. The project implementing agency should exercise utmost caution and care while executing the project with an objective to have minimum disturbance to coastal ecosystem around the Dharamtar Creek. Pillar of the creek should be planned/ designed to ensure that there is no obstruction to free flow of the Dharamtar creek. There should not be reclamation in the mouth of the creek due to proposed construction. Adequate Culverts/ channels should be provided at appropriate locations while constructing approach road so as to ensure the free movement of the tidal water in the mangrove vegetation. PP should strictly ensure that mangroves cutting should be restricted to bare minimum. Spacing between pillars of bridge should be designed in such a way that it will have minimum footprint in the mangroves area. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities. All mitigation measures & Environment Management Plan as suggested in the EIA report should be followed in letter and spirit.

The Authority noted that as per para 8.I. CRZ I (ii) (g) of the CRZ Notification, 2011, construction of roads on stilts or pillars without affecting the tidal flow of water is a permissible activity.

As per para 8.III. CRZ-III of CRZ Notification, 2011, following is permissible in CRZ III (NDZ): (j) construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by CZMA;

  
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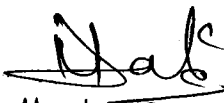
  
Chairperson

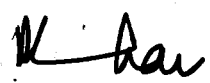
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As per amended CRZ Notification dated 28<sup>th</sup> November, 2014 published by MoEF, For the projects specified under 4(i)(except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for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

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

1. The proposed Creek Bridge across Dharamtar Creek should be carried out strictly as per the provisions of CRZ Notification, 2011 as amended from time to time and with a commitment of protection and conservation of coastal environment.
2. PP to carry out the required hydrodynamic studies from the competent Authority like CWPRS to comprehend the impact of construction of proposed bridge on flow of the creek. This CRZ recommendation is subject to submission of the said CWPRS report to SEIAA.
3. PP should strictly ensure that mangroves cutting should be restricted to bare minimum. Spacing between pillars of bridge should be designed in such a way that it will have minimum footprint in the mangroves area. Adequate Culverts/ channels should be provided at appropriate locations while constructing approach road so as to ensure the free movement of the tidal water in the mangrove vegetation
4. PP should make active efforts to minimize impact on mangroves in order to have lesser temporary loss of mangroves during construction phase of the activity.
5. PP to obtain the NoC from the mangrove cell. Compensatory afforestation of the mangroves should be carried out with the help of the Forest Department.
6. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980.
7. PP to obtain the prior High Court permission since, the project involve cutting of the mangroves.
8. The construction debris and dredged material should not be disposed off in the mangrove area & creek water to avoid any adverse impact on mangroves and marine water quality.
9. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
10. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment

  
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11. PP to ensure that movement of the fishermen boats should not be obstructed due to project activities.
12. PP to install the Sewage Treatment plant (STP) for the treatment of the domestic waste water treatment at backup infrastructure facility.
13. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently in letter and spirit during construction and operational phase of the project to ensure that coastal environment is protected.
14. All other required permissions from different statutory authorities should be obtained prior to commencement of work.

**Item No.40:** Proposed construction of tourism Jetty and allied facilities at Janjira Killa, Tal. Murud, Dist Raigad by MMB

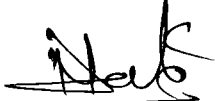
Chief Engineer, Maharashtra Maritime Board presented the proposal before the Authority. Earlier, the MMB has proposed the development of tourism jetty at the entrance of the Janjira Fort which was deliberated in 127<sup>th</sup> meeting of the MCZMA held on 1<sup>st</sup> November, 2018. After deliberation, the MCZMA recommended the proposal to SEIAA subject to certain conditions. Accordingly, the SEIAA in its 158<sup>th</sup> meeting granted the CRZ clearance for the proposal. However, Archeological Survey of India (ASI) has raised restrictions on the location of the jetty in front of the Fort. Historic fact is that Janjira Fort could never be conquered and remained invincible hidden entrance, thus in order to retain the historic importance of the fort the ASI recommended the change of location of tourism jetty to the backside of the fort instead of entrance.

Hence, now, the MMB has changed the location of the tourism jetty and is now proposed the development of the same at the backside of the fort on an oval shaped rock of the Arabian Sea along with the provision of facilities like breakwater to main wave tranquility and aluminum gangway for providing the safe embarkation and disembarkation facility to ferry boats leading to safe landing to the visitors.

Proposed activities involves:

1. Construction of pile jetty (48 meter x 7.5 meter on RCC piles) with berthing staircase of 16 x 4 meter (2 nos.)
2. Breakwater (250 meter) with large pieces of rocks and tetrapods.
3. Aluminum Link Span / gangway (40 meter)

The Authority noted that as per approved CZMP of 2011, the proposed project location falls in CRZ - I (A) and CRZ I (B) and CRZ-II Zone. From EIA report

  
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submitted, the Authority further noted the impact of project activities on land, air, water & biodiversity and mitigation measures along with environment management plan for the implementation & operation of the project.

The Authority deliberated the proposal and felt that access to the Janjira fort during high tides is through a passenger ferry boat and due to the lack of proper embarkation and dis-embarkation facilities of the ferry boats at Janjira fort, it becomes challenging for visitors. construction of Jetty at backside Janjira fort is essential for the safety of tourists accessing the fort and could be allowed.

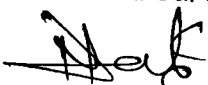
Expert Member. Dr Kudale expressed proposed breakwater Breakwater of length 250 meter will provide necessary wave tranquility and facility berthing operation of the jetty. However, whether Archeology Survey of India would allow such long breakwater near the vicinity of the Historic Murud Janjira Fort. The Authority noted that before commencement of the work, MMB need to obtain the NoC from the Archeology Survey of India.

The Authority noted the CRZ Permissibly as per CRZ Notification, 2011:

- As per para 4(i) (f) of CRZ Notification, 2011 Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures are permissible activities.
- As per amended CRZ Notification dated 28<sup>th</sup> November, 2014 published by MoEF,  
For the projects specified under 4(i)(except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

After deliberations, the Authority decided to recommend the proposal from CRZ point of view to SEIAA with subject to following conditions:

1. PP should ensure that proposed activities in CRZ areas are as per provisions of CRZ Notification, 2011 (amended time to time).
2. MMB should obtain the NoC from Archeology Survey of India for the proposed jetty and breakwater
3. PP to ensure that Mitigation measures and Environment Management Plan is implemented effectively during construction and operation phase of the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.

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

**Item No.41:** Proposed construction of Service Road from TS Chanakya Signal to Plot No. 7 Sector 58 in Nerul, Navi Mumbai by NMMC

The Municipal Commissioner, Navi Mumbai Municipal Corporation presented the proposal before the Authority. The NMMC has proposed construction of Service Road (Bituminous) from TS Chanakya signal to plot no. 07 sector 58 in Nerul ward. Length and width of the service road is 465 meter with width 50 meter and 151 meter width 10 meter.

NMMC officials presented that no mangrove will not be cut and it is certified the Mangrove Cell. The Authority noted that as per the approved CZMP, the project site is situated within 50 m mangrove buffer zone.

The Authority noted that service is important connectivity at Palm Beach road at Navi Mumbai and it could be allowed. However, NMMC need to obtain prior High Court permission, since project site is situated within 50 m mangrove buffer zone.

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

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP to ensure that mangrove should not be cleared/ cut or anyway harmed during the construction phase of the project. PP to obtain the prior High Court permission, as per Hon'ble High Court order dated 17<sup>th</sup> September, 2018 in PIL 87/2006, since proposed pipeline is passing through 50 m mangrove buffer zone at certain stitches.
3. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site.
4. All other required permission from different statutory authorities should be obtained.

**Item No.42:** Proposed Improvement of open space below BKC Connector at Prem Nagar, Dharavi in beat no. 183 of G North Ward, Mumbai by MCGM

  
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MCGM officials presented the proposal before the Authority. The MCGM has proposed work of Improvement of open space below BKC connector at Prem Nagar, Dharavi in beat No. 183 of G/ North ward, Mumbai. Due to lack of open spaces, residents of Dharavi are deprived from appropriate and basic civic amenities such as toilets, play areas and recreational spaces like gardens.

Abiding to directives from Hon'ble High Court, the spaces below flyovers were vacated from the parking slots and to avoid these spaces below flyover becoming place for beggars and antisocial elements, administrative decision to develop space below flyover was initiated by MCGM. Accordingly, MCGM has proposed the project of beautification of the open spaces below the BKC connector which are temporary in nature and it does not consists of constructions of permanent nature.

The proposed activities are as follows:

- Providing gabion structures along west side of plot for erosion control due to Nalla
- construction of compound wall to protect the open plot from encroachment
- construction of decorative gate with grill above and security cabin
- construction of playground and peripheral pathways
- proposed lighting for play ground and pathways
- Installation of Play equipments , dust bin and information boards
- Miyawaki Plantation in lieu to adjacent nature park along water front of plot
- Proposed horticulture work i.e. lawn shrubs, creepers, ornamental trees, tall trees.

The Authority noted that the MCGM has submitted the approved CZMP, 2011 showing the location of the site. As per the said map, the project site is located partly within 50 m from the Mithi creek (No development zone) and partly outside CRZ area.

MCGM officials presented that the proposal involves beautification for the area by greening the project and no major civil work is proposed. Only community toilet is also proposed.

The Authority noted that proposal aims to develop green space below BKC Connector at Prem Nagar, Dharavi and no covered construction is proposed by the MCGM, except community toilet. As presented by the MCGM, Current condition

  
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of the site is deplorable. There is widespread garbag dumping, illegal stocking of goods, open defecation etc. The beautification project will improve the condition of the site as well as immediate surroundings. Provision of **fencing on the periphery** will make the premises secure from encroachment and will reduce all unwanted activities.

In the light of above, the Authority after deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA subject to compliance of following conditions:

1. MCGM should strictly ensure that proposed activities are in accordance with provision of the CRZ Notification, 2011
2. MCGM should ensure that only greening/beautification of the open space is allowed. No residential / commercial construction is allowed.
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 the other required permission from different statutory authorities should be obtained.

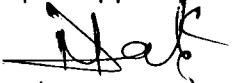
**Item No.43:** Proposed construction of building project at CS No. 146, Salt Pan Division, F/N Ward, Wadala, Mumbai by CPWD (Custom Dept)

The project proponent presented the proposal before the Authority. The CPWD (Custom Dept) has proposed construction at CS No. 146, Salt Pan Division, F/N Ward, Wadala, Mumbai. The project under consideration is Residential cum Commercial Project- Custom Enclave situated on project site under reference falling under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM). Total Plot Area is 2, 26,014.00 Sq.mt and Total BUA is 2, 10,739 Sq.mt. Current development is on Plot B / Phase 01 which consists of 6 residential wings (Wing A to F), 1 office building. - Total 7 Buildings

The proposal involves construction of 7 Buildings:

- Wing A: Stilt + P + 33 floors
- Wing B: Stilt + P + 28 floors
- Wing C: Stilt + P + 28 floors
- Wing D: Stilt + P+ 29 Floor
- Wing E: Stilt + P + 29 floors
- Wing F: Stilt + P + 27 floors
- Office Bldg: B + GR (PT) / Stilt (pr) + 3P + 16 floor

As per application:

  
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- Total plot area: 2,26,014 Sqm
- Net plot area: 2,07,046 Sqm
- FSI area: 1,61,546 Sqm
- Non FSI area- 49,193 Sqm
- Total construction area - 2,10,739 Sqm

As per IRS map & Report dated March, 2022, as per CRZ Notification, 2019 submitted by PP as follows:

- Entire Plot is 2,26,014 Sq.mt.
- Total area in CRZ II is 1, 21,325.10 Sq.mt.
- Total area in CRZ III (NDZ) within CRZ II is 11,437.00 Sq.mt.
- Total area Outside CRZ is 52,581.90 Sq.mt.

| Sr. No. | Description | CRZ Classification          | Area in Sqm | Total area in Sqm |
|---------|-------------|-----------------------------|-------------|-------------------|
| 1       | Plot A      | CRZ II                      | 17222.36    | 70043.00          |
|         |             | CRZ III (NDZ) within CRZ II | 325.82      |                   |
|         |             | Outside CRZ                 | 52494.82    |                   |
| 2       | Plot B      | CRZ II                      | 94599.11    | 99782.00          |
|         |             | CRZ III (NDZ) within CRZ II | 5182.89     |                   |
| 3       | Plot C      | CRZ II                      | 9503.89     | 15519.00          |
|         |             | CRZ III (NDZ) within CRZ II | 5928.29     |                   |
|         |             | Outside CRZ                 | 87.08       |                   |

As per the application, the site is situated on landward side of existing roads. The Authority noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved. In the instant case, the proposal is submitted on 17<sup>th</sup> Feb, 2022(i.e. after 29<sup>th</sup> Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019, as per abovesaid CZMP approval letter of MoEF&CC, New Delhi)

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

  
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*(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification, and in the event that there is a need for amendment of the FSI after the date of publication of this notification in the official Gazette, the Urban Local Body or State Government or Union territory Administration shall approach the Ministry of Environment, Forest and Climate Change through the concerned State Coastal Zone Management Authority (SCZMA) or Union Territory Coastal Zone Management Authority, as the case may be and the SCZMA shall forward the proposal to the National Coastal Zone Management Authority (NCZMA) with its views in the matter, and the NCZMA shall thereafter examine various aspects like availability of public amenities, environmental protection measures, etc., and take a suitable decision on the proposal and it shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.*

The PP has submitted the Architects letter stating that FSI involved in the proposal is as per town and country planning regulations existing as on 18<sup>th</sup> Jan, 2019.

The Authority noted that construction of buildings in CRZ II area *for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road* subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. Concern planning Authority should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. Concern planning authority should strictly ensure that no construction should be allowed in CRZ III (NDZ) area.

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

1. Proposed construction should be in accordance with provision of the CRZ Notification, 2019.
2. Concern planning Authority should strictly ensure that the proposed construction is situated on landward side of existing road and it is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.

  
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3. Concern planning authority should strictly ensure that no construction should be allowed in CRZ III (NDZ) area.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. 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.
6. All other required permission from different statutory authorities should be obtained.

**Item No.44:** Proposed additional lift to Wing C of existing building known as 'Amaltas CHSL' on plot bearing CTS No 1376/1/28 of village Versova on New Versova - Juhu Link Road, situated in K/West Ward, Juhu, Mumbai by M/s. Amaltas CHSL (Govt Officer Society)

The Authority noted that the proposal is of additional lift to Wing C of existing building known as "Amaltas CHS Ltd" on plot bearing CTS No. 1376/1/28 of village Versova on New Versova- Juhu Link Road at Juhu, Mumbai.

Architect has submitted plans for proposed additional lift to Wing C of existing building known as "Amaltas CHS Ltd" on plot bearing CTS No. 1376/1/28 of village Versova on New Versova- Juhu Link Road at Juhu, Mumbai under regulation 30(A) & 31(1)(iv) of DCPR 2034 .

As per MCGM remarks, the building is in existence since 1997 as occupation certificate was granted to the building on 5.9.1997 and now occupants want to install an additional lift. Thus, plans for the additional lift have been approved by MCGM as per the recent notification dated 18<sup>th</sup> Jan, 2019.

MCGM has scrutinized the plans as per DCPR 2034 which is applicable under CRZ Notification, 2019.

The Authority noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved and signed. In the instant case, proposal attracts provisions of the CRZ Notification, 2019.

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019, building construction is permitted subject to FSI existing as on date of CRZ Notification, 2019 i.e. 18<sup>th</sup> Jan, 2019. The Authority noted that considering the site as in CRZ II area, MCGM should strictly ensure that the proposed construction of additional lift to existing building is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.

  
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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. MCGM should strictly ensure that proposed construction of additional lift to existing building is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> January, 2019.
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.45:** Proposed construction of residential building on land bearing plot no. 62, sector 6, Ghansoli, Navi Mumbai by M/s Shree Sidhhivinayak Sahkari Grihnirman Sanstha Ltd. (Police Housing Society)

The project proponent presented the proposal before the Authority. The proposal involves construction of residential building comprising of Ground floor + 1<sup>st</sup> + 2<sup>nd</sup> to 21<sup>st</sup> floors on land bearing plot no. 62, Sector 6, Ghansoli, Navi Mumbai. The Plot No. 62, Sector 6, Ghansoli, Navi Mumbai is allotted by CIDCO to society (M/s Siddhivinayak Sahakari Grihnirman Sanstha).

The NMMC remarks mentions that as per approved CZMP, 2011, the plot under reference falls in CRZ II area (within 100 m from the creek) and situated on landward side of existing road. The plot under reference had reservation of Municipal Housing (Reservation No. 15) which is now included in Residential zone, as per NMMC directions dated 19.11.2020.

As per the application, Plot area is 2165 Sqm, permissible FSI- 2, Total construction area (FSI + Non FSI) - 8070.240 Sqm.

During the meeting, the Authority explained to PP that construction of building on plot under reference is proposed as per UDCPR 2020. However, at present, for Navi Mumbai, provisions of CRZ Notification, 2011 is applicable, As per CRZ Notification, 2011, construction of building in CRZ II area is permissible subject to DCR existing as on 19.2.1991. Hence, at present, proposal could not be considered. PP may resubmit the proposal once CRZ Notification, 2019 is applicable for the Navi Mumbai. Accordingly, the current proposal is deferred. Accordingly, the matter is delisted from the records of the MCZMA.

  
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**Item No.46:** Proposed Municipal Staff building BMC Colony on plot bearing CTS No. 1123, Punch Marg, Yari Road, Village Versova, Andheri West at K/W Ward, Mumbai by MCGM

The project proponent presented the proposal before the Authority. The MCGM has proposed redevelopment of Municipal Staff building BMC Colony on plot bearing CTS No. 1123, Punch Marg, Yari Road, Village Versova, Andheri West, under Ashray Yojna. Existing building was demolished as it was dilapidated and proposal under reference was prepared as per the requirement of the S.W. M. (Ashtray Yojna Cell) department of MCGM, in which development of Municipal Staff Quarter under Ashray Yojna is proposed with FSI of 3 and additional 35% as per 33 (20)A of DCPR of 2034.

Proposed building comprises of two wings- Wing A & Wing B having Ground + 1st to 17<sup>th</sup> upper floors with total height 53.80 mt. Total plot Area is 2710.46 Sqm, Total Proposed BUA is 9886.96 Sqm and FSI consumed on Net Plot Area is 3.64

The Authority noted that as per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road. As per D.P.-2034, the plot under reference is affected by existing amenities of ER1.1 (Municipal Staff Quarters) & situated in residential zone. The plot u/r is accessible from existing road & not affected by any sanctioned R.L.

The Authority noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved and signed. Hence, as per approval letter dated 29<sup>th</sup> Sep, 2019 of MoEF&CC, New Delhi, "all proposals in Mumbai City and Mumbai Suburban received henceforth for CRZ clearance shall be considered as per CRZ Notification, 2019 only. However, pending proposal under CRZ Notification 2011, if any, may be considered at the discretion of project proponent"

In the instant case, the proposal is submitted on 17<sup>th</sup> Feb, 2022(i.e. after 29<sup>th</sup> Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019, as per abovesaid CZMP approval letter of MoEF&CC, New Delhi)

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

  
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*official Gazette and in the event that there is a need for amendment of the FSI after the said date of this notification, the Urban Local Body or State Government or Union territory Administration shall approach the Ministry of Environment, Forest and Climate Change through the concerned State Coastal Zone Management Authority (SCZMA) or Union Territory Coastal Zone Management Authority, as the case may be and the CZMA shall forward the proposal to the National Coastal Zone Management Authority (NCZMA) with its views in the matter, and the NCZMA shall thereafter examine various aspects like availability of public amenities, environmental protection measures etc., and take a suitable decision on the proposal and it shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.*

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> 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 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. 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.
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. 47:** Proposed redevelopment of Municipal Staff Quarter on plot bearing CTS No. 476 on AB Nair Road of Juhu Village in K/W Ward, Mumbai by MCGM

  
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The project proponent presented the proposal before the Authority. MCGM has proposed redevelopment of Municipal Staff Quarter on plot bearing CTS No. 476 on AB Nair Road of Juhu Village in K/W Ward, Mumbai, under Ashray Yojna. There is existing building on site which is in condition. proposal under reference is prepared as per requirement of the S.W.M. ( Ashray Yojna Cell) department of MCGM, in which development of Municipal Staff Quarter under Ashray Yojna is proposed with permissible FSI 4 and additional 35% as per Reg.33(20)(A) of DCPR 2034.

Proposed building for Municipal Staff Quarter comprises of Ground Floor + 1st to 16th Upper floors with total height 49.60 meter. Total plot Area is 1290.60 Sq. mtrs, Total Proposed BUA is 6113.24 Sq. mtrs and FSI consumed on Net Plot Area is 4.74

The Authority noted that as per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road. As per D.P.-2034, the plot under reference is situated in residential zone and affected by reservation of Municipal Staff Quarter.

The Authority noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved and signed. Hence, as per approval letter dated 29<sup>th</sup> Sep, 2019 of MoEF&CC, New Delhi, "all proposals in Mumbai City and Mumbai Suburban received henceforth for CRZ clearance shall be considered as per CRZ Notification, 2019 only. However, pending proposal under CRZ Notification 2011, if any, may be considered at the discretion of project proponent"

In the instant case, the proposal is submitted on 17<sup>th</sup> Feb, 2022(i.e. after 29<sup>th</sup> Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019, as per abovesaid CZMP approval letter of MoEF&CC, New Delhi)

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019:  
(iv) *Reconstruction of authorised buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette and in the event that there is a need for amendment of the FSI after the said date of this notification, the Urban Local Body or State Government or Union territory Administration shall approach the Ministry of Environment, Forest and Climate Change through the concerned State Coastal Zone Management Authority (SCZMA) or Union Territory Coastal Zone*

  
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Chairperson

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*Management Authority, as the case may be and the CZMA shall forward the proposal to the National Coastal Zone Management Authority (NCZMA) with its views in the matter, and the NCZMA shall thereafter examine various aspects like availability of public amenities, environmental protection measures etc., and take a suitable decision on the proposal and it shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.*

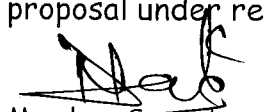
The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. MCGM should strictly ensure that the proposed reconstruction is within the limit of permissible FSI as per DCR as on 18<sup>th</sup> 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 18<sup>th</sup> January, 2019. before issuing commencement certificate to the project.
3. 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.
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.48:** Proposed Municipal staff building BMC Colony on plot bearing CTS No. 306, Rajwadkar Street, Colaba Division, A ward, Mumbai by MCGM

The project proponent presented the proposal before the Authority. The MCGM has proposed redevelopment of Municipal staff building BMC Colony on plot bearing CTS No. 306, Rajwadkar Street, Colaba Division, A ward, Mumbai, under Ashray Yojna. Part of existing building was demolished as it was dilapidated and proposal under reference is prepared as per requirement of the S.W.M. ( Ashray

  
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Yojna Cell) department of MCGM, in which development of Municipal Staff Quarter under Ashray Yojna is proposed with permissible FSI 1.33 and additional 35% as per Reg.33(20)(A) of DCPR 2034.

Proposed building comprises of two wings - Wing A & Wing B connected by tie beams, both wings comprising of Ground + 1st to 3rd upper floors with total height 12.20 meter. Total plot Area is 4166.90 Sq. mtrs, Total Proposed BUA is 6075.56 Sq. mtrs. and FSI consumed on Net Plot Area is 1.33


The Authority noted that as per the approved CZMP under CRZ Notification, 2019, the plot under reference is falls in CRZ II area and it is situated on landward side of existing road. As per D.P.-2034, the plot under reference is situated in residential zone and affected by reservation of Municipal Staff Quarter.

The Authority noted that at present, for Greater Mumbai, CZMP under CRZ Notification, 2019 are approved and signed. Hence, as per approval letter dated 29<sup>th</sup> Sep, 2019 of MoEF&CC, New Delhi, "all proposals in Mumbai City and Mumbai Suburban received henceforth for CRZ clearance shall be considered as per CRZ Notification, 2019 only. However, pending proposal under CRZ Notification 2011, if any, may be considered at the discretion of project proponent"

In the instant case, the proposal is submitted on 17<sup>th</sup> Feb, 2022(i.e. after 29<sup>th</sup> Sep, 2019) hence, the proposal attracts provisions of the CRZ Notification, 2019, as per above said CZMP approval letter of MoEF&CC, New Delhi.

The Authority noted that as per para 5.2 (iv) of the CRZ Notification, 2019:  
*(iv) Reconstruction of authorised buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette and in the event that there is a need for amendment of the FSI after the said date of this notification, the Urban Local Body or State Government or Union territory Administration shall approach the Ministry of Environment, Forest and Climate Change through the concerned State Coastal Zone Management Authority (SCZMA) or Union Territory Coastal Zone Management Authority, as the case may be and the CZMA shall forward the proposal to the National Coastal Zone Management Authority (NCZMA) with its views in the matter, and the NCZMA shall thereafter examine various aspects like availability of public amenities, environmental protection measures etc, and take a suitable decision on the proposal and it shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled*

  
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*as per respective Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.*

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

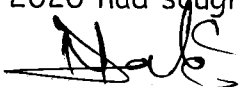
After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concerned planning Authority subject to compliance of following conditions:

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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. MCGM to ensure that the Solid Wastes are handled as per Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters.
5. All other required permission from different statutory authorities should be obtained.

**Item No.49:** Proposed development of Mosque building on land bearing plot no. 144, Sector 50E, Nerul, Navi Mumbai by M/s. Islamic welfare Association

The project proponent presented the matter before the Authority. As per presentation, the site of Mosque building on land bearing plot no. 144, Sector 50E, Nerul, Navi Mumbai is situated outside CRZ area as per CZMP under CRZ Notification, 1991. Considering the same, building permission was granted on 10.1.2014 and 14.7.2017. Now, Architect has submitted the proposal for grant of the Occupation certificate to the building. The site of Mosque building on plot under reference is situated within 100 m CRZ line as per approved CZMP under CRZ Notification, 2011. NMMC has forwarded the matter to MCZMA for taking appropriate decision regarding grant of the OCC for the building.

The Authority noted that earlier, the MCZMA vide letter dated 18<sup>th</sup> November, 2020 had sought clarification from the MoEF&CC, New Delhi regarding ongoing

  
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projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011. Accordingly, the MoEF&CC, New Delhi vide letter dated 14<sup>th</sup> March, 2022 sent a clarification to MCZMA stipulating the procedure to be followed in the matters.

Taking into consideration, clarification letter dated 14<sup>th</sup> March, 2022 issued by MoEF&CC, the Authority shall deliberate the issue and prepare a standard operating procedure (SOP) for the submission of matters attracting the said clarification through concern planning Authority. Within the framework of SOP, concern planning Authority need to submit matters to MCZMA. Accordingly, the present matter is deferred.

**Item No.50:** Proposed India Europe Xpress Submarine Cable System at Versova, Mumbai by M/s. Reliance Jio Infocomm Ltd

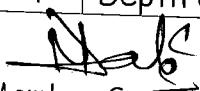
Representatives of M/s. Reliance Jio Infocomm Ltd presented the proposal before the Authority. India-Europe- Xpress (IEX) a sub sea cable system in the Arabian Sea and open seas will connect Mumbai to Europe, with landing in the Middle East (Oman, Djibouti, Soudi Arabia and Egypt) as well as through Mediterranean Sea with landings in France, Italy and Greece further expanding to US coast (East)

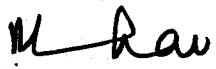
The proposed cable route and BMH location is on western coast at Versova Beach Mumbai. The Submarine cable to be laid within the territorial waters (12 nautical miles) and cable landfall at BMH to be constructed at Versova Beach is considered under the study.

The proposed primary landing site for the IEX cable system in Mumbai is located at Sun- n Sea building lane, Aram Nagar, Versova, Andheri West, Mumbai. Cable in Mumbai will land at Versova Beach and will be housed in beach manhole proposed to be located at Versova beach, Mumbai.

Details of Mumbai Landing:

| Sr. No. | Cable Components                   | Details                         |
|---------|------------------------------------|---------------------------------|
| 1       | BMH Mumbai                         | 19 7 49.04 N<br>72 48 46.81 E   |
| 2       | BMH size                           | 3.6 m (L) x 2 m (W) x 2.1 m (D) |
| 3       | Target burial depth (below seabed) | 3 meters                        |
| 4       | Depth of Burial (max water depth)  | 1500 meters                     |

  
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|   |                             |                                 |
|---|-----------------------------|---------------------------------|
| 5 | Route Length (Segment 1.24) | 351.274 km                      |
| 6 | Cable length (Segment 1.24) | 354.449 km                      |
| 7 | cable landing station       | 19 08.04. 26 N<br>72 49.28.62 E |

The Authority noted that as per the approved CZMP, the project site falls in CRZ IB, CRZ IV and CRZ II area. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which, the proposed BMH for IAX cable landing at Juhu village falls in CRZ II area.

The PP has submitted the EIA / EMP for the proposal. As per report, the proposed cable route does not traverse or impact any known sites of environmental importance such as coral reef, seagrass, marine protected areas such as mangroves, important fish breeding grounds etc. within territorial waters of Mumbai.

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

In the light of above, the Authority after discussion and deliberation decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. PP to ensure that proposed cable route does not traverse or impact any known sites of environmental importance such as coral reef, seagrass, marine protected areas such as mangroves, important fish breeding grounds etc. within territorial waters of Mumbai.
3. PP to ensure that cable is buried in the beach at adequate depth to ensure that it doesn't get exposed due to erosion.
4. Environment Management Plans should be implemented during construction and operation phase of the project.
5. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project

  
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**Item No.51:** Proposed India Asia Xpress Submarine Cable System at Jukarwadi, Andheri West, Mumbai by M/s. Reliance Jio Infocomm Ltd

Representatives of M/s. Reliance Jio Infocomm Ltd presented the proposal before the Authority. India- Asia Xpress (IAX) is a sub sea cable system in the Bay of Bengal and open seas linking the countries of Singapore, Malaysia, Thailand, Sri Lanka and India. The India- Asia Xpress cable system consists of twelve cable landing in five countries with the main trunk from Tuas (Singapore) to Mumbai (India) and branches to Chennai (India), Matara (Sri Lanka), Satun (Thailand) and Morib (Malaysia)

The Submarine cable system shall involve connectivity between the submarine cable to terrestrial cable which then connects to an extant network. The connection of the marine cable to the terrestrial cable takes place at the Beach Manhole. There are number of options for shore landings

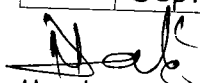
The proposed cable route and BMH location is on western coast at Silver Beach Jukarwadi Area Andheri West, Mumbai. The submarine cable route to be laid within the territorial waters (12 nautical miles) and cable landfall at BNH to be constructed across Silver Beach is considered under the study. The majority of the cable route in Indian waters is within India's Economic Zone cable route map from Mumbai BMH upto 12 nautical miles in Arabian Sea.


The proposed primary landing for the IAXS cable system in Mumbai is located at There is no existing BMH and cable landing in the area of the proposed. The proposed new BMH is approx 24 meter away from the proposed IAX Mumbai primary landing.

Cable in Mumbai will land at Silver Beach and will be housed in beach manhole proposed to be located at Silver Beach, near the Riviera Apartments in at Gandhigram Rd, Jukarwadi.

Details of Mumbai Landing:

| Sr. No. | Cable Components                   | Details                       |
|---------|------------------------------------|-------------------------------|
| 1       | BMH Mumbai                         | 19 6 44.40 N<br>72 49 20.60 E |
| 2       | BMH size                           | 3.6 m x 2 m x 2.1 m           |
| 3       | Target burial depth (below seabed) | 3 meters                      |
| 4       | Depth of Burial (max water depth)  | 1500 meters                   |

  
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|   |                             |                                 |
|---|-----------------------------|---------------------------------|
| 5 | Route Length (Segment 1.24) | 330.95 km                       |
| 6 | Cable length (Segment 1.24) | 333.92 km                       |
| 7 | cable landing station       | 19 08.04. 26 N<br>72 49.28.62 E |

The Authority noted that as per the approved CZMP, the project site falls in CRZ IB, CRZ IV and CRZ II area. The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which, the proposed BMH for IAX cable landing at Juhu village falls in CRZ II area.

The PP has submitted the EIA / EMP for the proposal. As per report, the proposed cable route does not traverse or impact any known sites of environmental importance such as coral reef, seagrass, marine protected areas such as mangroves, important fish breeding grounds etc. within territorial waters of Mumbai.

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

Expert Member, Kudale expressed that depth of 3 meter at the beach would not be adequate. There is a possibility that cable may be exposed after some time due to erosion. He suggested that atleast 5-6 meter depth would be more appropriate.

In the light of above, the Authority after discussion and deliberation decided to recommend the proposal to MoEF&CC, New Delhi subject to compliance of the following conditions-

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF time to time.
2. PP to ensure that proposed cable route does not traverse or impact any known sites of environmental importance such as coral reef, seagrass, marine protected areas such as mangroves, important fish breeding grounds etc. within territorial waters of Mumbai.
3. PP to ensure that cable is buried in the beach at adequate depth to ensure that it doesn't get exposed due to erosion.
4. Environment Management Plans should be implemented during construction and operation phase of the project.
5. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project

  
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**Item No.52:** Proposed reconstruction on plot bearing CTS No. 2936B of village Malvan, Tal. Malvan, Dist. Sindhudurg by Shri. Laxman V. Malvankar.

The Project proponent presented the proposal before the Authority. The proposal is of reconstruction of residential building on plot bearing CTS No. 2936B at Malvan, Tal: Malvan, Sindhudurg by demolishing existing structure. Plot area is 307.7 Sqm and Proposed built up area is 61.68 Sqm.

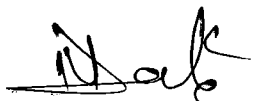
Proposal was earlier deliberated in 121<sup>st</sup> meeting of the MCZMA held on 15<sup>th</sup> & 16<sup>th</sup> Sep, 2017 wherein the matter was deferred since for completion of demarcation of the CVCA or legal opinion whichever is earlier. Now, the CVCA are finalized and demarcated in CZMP, 211. The project site is not in CVCA and falls in CRZ II area.

The Authority noted that as per approved CZMP, the site is situated in CRZ II area. As per para 8. II. (iii) CRZ II of the CRZ Notification, 2011, reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use;

The Authority noted that considering the site as in CRZ II area, reconstruction of authorized building could be permissible subject to FSI of the town country planning regulations existed as on 19.2.1991. Malvan Municipal Council should strictly ensure that the proposed construction is within the limit of permissible FSI of 1991 norms.

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

1. The Local Body to ensure that FSI for the proposed reconstruction is as per the town and country planning regulation existing as on 19.2.1991 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.

  
Member Secretary

  
Chairperson

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**Item No.53:** CRZ status for plot bearing Building no. 51, S. No. 113 (pt) CTS No. 356 (pt) of village Hariyali, Kannamwar Nagar, Vikroli East, Mumbai by M/s. Haware Legacy

The Authority noted that M/s. Haware Legacy vide letter dated 04.02.2021 submitted application for CRZ status for plot bearing Building no. 51 (Kannamwar Nagar Swapna Safalya CHSL), S. No. 113 (pt) CTS No. 356 (pt) of village Hariyali, Kannamwar Nagar, Vikroli East, Mumbai.

The matter of CRZ status for plot bearing Building no. 51, S. No. 113 (pt) CTS No. 356 (pt) of village Hariyali, Kannamwar Nagar, Vikroli East, Mumbai for Kannamwar Nagar Swapna Safalya CHSL was deliberated in 157<sup>th</sup> meeting of the MCZMA held on 4<sup>th</sup> Feb, 2022 wherein the Authority noted that the PP need to submit superimposition of the project site on approved CZMP, 2011 prepared by one of the MoEF&CC, New Delhi authorized agency. Therefore, the Authority after deliberation decided to defer the matter for submission of the compliance as stated above by the PP

The PP vide letter dated 10.3.022 submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai. As per the said map, site is situated outside CRZ area as per approved CZMP under CRZ Notification, 2019. Report of the IRS, Chennai states that the proposed redevelopment of existing building No. 49 & 51 on plot bearing CTS No. 356 (pt), S. No. 113(pt) of village Hariyali, Kannamwar Nagar, Mumbai fully falls outside CRZ area as per approved CZMP

After deliberation, the Authority decided to confirm as per IRS report that project site i.e. building no. 49 & 51 on plot bearing CTS No. 356 (pt), S. No. 113(pt) of village Hariyali, Kannamwar Nagar, Mumbai falls outside CRZ area as per approved CZMP, under CRZ Notification, 2011.

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

  
Member Secretary

  
Chairperson

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Annexure I

List of members/officials present in the online meeting:

1. Mr. Adarsh Reddy, DCF, Mangrove Cell, 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. Dr. Anish Andheria, Expert Member, MCZMA
6. Mr. Sunil Bhat, Dy Chief Engineer, MCGM, representative of MCGM, member, MCZMA
7. Mr. Narendra Toke, Director, Environment &CC and Member Secretary, MCZMA.