

**Minutes of the 179th Meeting (Day-1) of Maharashtra Coastal Zone
Management Authority held on 11th November, 2024**

The 179th meeting (Day -1) of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Principal Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 11th November, 2024. List of members present in the meeting is attached as Annexure-I.

Confirmation of minutes of 178th meeting of MCZMA:

The Authority decided to confirm the minutes of 178th meeting of the MCZMA held on 10th & 25th September, 2024 without any change.

Item No. 1: Proposed redevelopment of Residential cum Commercial project under 33(11) of DCPR 2034 on Plot Bearing CTS No. (s) 15/738 & 14/738 of Tardeo Division at M. M. Malavia Marg, Tardeo, Mumbai by M/s. K Raheja Corp Real Estate Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential cum Commercial project under 33(11) of DCPR 2034 on Plot Bearing CTS No. (s) 15/738 & 14/738 of Tardeo Division at M. M. Malavia Marg, Tardeo, Mumbai.

Consultant presented that, there is one existing building for non residential use on the plot, which is on the landward side of the existing roads.

The proposal is for redevelopment to a new residential cum nonresidential building comprising of Basement + Ground floor + 1st Podium (Commercial) + 2nd to 7th Podium + 8th Podium (pt) / Amenities & Refuge (pt) + 9th & 10th Podium + 11th E-Deck floor + 12th floor for amenities + Service floor + 13th to 25th Residential + Service floor + 26th to 41st residential floors (41st part floor) + Service floor having total height 186.00 m from general ground level up to terrace level.

The Provisional CFO NOC has been issued on 29.06.2024. The Civil Aviation NOC has been issued on 07 08 2024. The proposal has been submitted for EC vide no SIA/MH/INFRA2/486098/2024



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As per D P Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 5357.33 Sqm, FSI area is 23633.91 sqm, Non FSI area is 42532.30 Sqm, Total Construction area is 66166.21 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:



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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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 2: Proposed redevelopment on plot bearing C.S. No. 837/A/1 of village Bandra - B Mount Merry Road, Bandra West, Mumbai by M/s. K Raheja Corp Real Estate Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing C.S. No. 837/A/1 of village Bandra - B Mount Merry Road, Bandra West, Mumbai.

Consultant presented that, there is one existing building comprising of Ground floor structure + 1st to 7th Upper floor, which is on the landward side of the existing roads.

The proposal is for redevelopment to a new residential building comprising of Three level basement + Lower ground + Ground floor + 1st to 16th Upper Floors having total height 67.30 m from general ground level up to terrace level.

The Provisional CFO NOC has been submitted is under process. The Civil Aviation NOC has been issued on 22.06.2023.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 2267.80 Sqm, FSI area is 12246.01 sqm, Non FSI area is 10826.35 Sqm, Total Construction area is 23072.36 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority observed that PP has submitted proposal for C.S. No. 837/A/1 However, CRZ map & report prepared by IRS shows C.S. No. 837/A/1 & 837/A/2. The Authority asked clarification for the same. PP submitted the clarification on 12.11.2024 which states that, the CTS No. 837/A/2 having plot area of 228.20 sqm is road set back area which has been handed over to the MCGM in the year 1994.



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

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.



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4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 3: Proposed redevelopment on plot bearing CTS no(s) 780, 781, 782 and 783 of Bandra-B Village in H/W ward, Mumbai by M/s. K Raheja Corp Real Estate Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS no(s) 780, 781, 782 and 783 of Bandra-B Village in H/W ward, Mumbai.

Consultant presented that, there is an existing bungalow of Ground Floor + 1st upper Floor, existing tank and Ground Floor + 1st to 13th Upper Floors building which are authorized structures, standing on site.

The proposal is for redevelopment to a new residential building comprising of 3 levels of basements + Ground Floors + 1st to 2nd Floors for Parking + 3rd to 30th upper floors with total height of 119.95 m from general ground level up to terrace level.

The Civil Aviation NOC has been issued on 05.08.2024. The Provisional CFO NOC has been submitted is under process.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 3089.50 Sqm, FSI area is 9130.44 sqm, Non FSI area is 10860.59 Sqm, Total Construction area is 19991.03 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, if the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 4: Proposed amendment, internal alteration & additions at lower ground, upper ground floor and guest room floors at existing hotel building on plot bearing CTS No. 867, Village Juhu, Juhu Tara Road, Vile Parle (West), Mumbai by M/s. Juhu Beach Resorts Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for amendment, internal alteration & additions at lower ground, upper ground floor and guest room floors at existing hotel building on plot bearing CTS No. 867, Village Juhu, Juhu Tara Road, Vile Parle (West), Mumbai.

Consultant presented that, there is an existing five star category existing hotel building of Ground Floor + 1st to 5th upper Floor, which is an authorized structure. The said structure is standing on site.

Earlier, PP has obtained CRZ recommendation from MCZMA on 08.06.2022 for addition and alteration on site under reference. Now, PP has amended the plans for addition and alterations of existing Hotel Building.

The proposed amendment, internal alteration (in positioning of internal walls external walls of guest rooms) & additions at lower ground, upper ground floor and 1st to 5th guest room floors at existing Hotel Building.

The amendment, internal alterations are within the existing building line on the seaward side. There is no extension or change of the building footprint. The Provisional CFO NOC has been issued on 07.05.2024. The Civil Aviation NOC has been issued on 21.08.2017.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 21059.90 Sqm, existing construction area as per OC dated 04.05.2001 is 48308.09 sq m, proposed FSI area is 3,792.54 sqm, Non FSI area is 500.00 sqm, Proposed Construction area is 4292.54 sqm. Total construction area as per present proposal (Existing + proposed) : 52,600.63 sq. mtrs.



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Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on seaward side of existing road, as per CRZ map.

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

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.



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2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
8. Safe disposal of the wastewater should be ensured.
9. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Item No. 5: Proposed Expansion of Redevelopment project under Reg. 33(7) & Reg. 30, of property bearing C.S.NO 1/47, 2/47, 117, 118,119, 120 & 121 of Lower Parel div., situated at 75, Annie Besant Street, Worli, G/South ward, Mumbai by M/s. Nishuvi Corporation

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Expansion of Redevelopment project under Reg. 33(7) & Reg. 30, of property bearing C.S.NO 1/47, 2/47, 117, 118,119, 120 & 121 of Lower Parel div., situated at 75, Annie Besant Street, Worli, G/South ward, Mumbai

Consultant presented that, there are some existing buildings of non residential and residential use on the plot, which are on the landward side of the existing roads. Some of the structures have been demolished and some are proposed to be demolished.

Earlier, PP has obtained CRZ recommendation from MCZMA on 12.05.2023 for redevelopment on site under reference. Now, PP has amended the plans.

The proposal is for redevelopment to a new residential and non- residential buildings comprising of Wing B (Commercial Rehab, Residential Sale and Rehab Building) of One basement +Ground floor + 1st Commercial Floor + 2nd Floor for part parking and Part Offices + 3rd to 6th Floor for parking + 7th part for parking and part for amenities + 8th and 9th Floor as amenities floor + Service Floor + 10th to 21st Residential Floors + Service Floor + 22nd to 50th Upper Floors + Service Floor having total height 241.20 mt. from general ground level up to terrace level and Wing E (Rehabilitation Wing) of Ground Floor + 1st to 8th Upper floors for residential use having total height 27.70 mt. from general ground level up to terrace level.

The proposal has received Hon. MC's concessions vide No. EB/3268/GS/A-Amend(1) dated 20.09.2024. The Provisional CFO NOC NOC has been issued on 27.04.2024. The Civil Aviation NOC has been issued on 09.10.2024. The proposal has received an earlier EC vide no. EC24B038MH115072 dated 02.02.2024.



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The construction of Rehab Building is initiated as per approvals and for remaining Buildings are yet to be started as on date.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 9874.63 Sqm, FSI area is 40,413.69 sqm, Non FSI area is 68,430.17 Sqm, Total Construction area is 1,08,843.86 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.



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Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 6: Proposed redevelopment of residential building on plot bearing CTS No. 992 (New CTS No.992/A and 992/B) of village Juhu, Final plot No.6, TPS Santacruz No.-II at Juhu Tara Road, Vile Parle (West), Mumbai by Mr. Ravi Raheja, Mr. Neel Raheja and Mr. Chandru Raheja

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing CTS No. 992 (New CTS No.992/A and 992/B) of village Juhu, Final plot No.6, TPS Santacruz No.-II at Juhu Tara Road, Vile Parle (West), Mumbai

Consultant presented that, there was one existing bungalow building of Ground floor + 1st Upper floor, for residential use, which has been demolished on site.

Earlier, PP has obtained CRZ recommendation from MCZMA on 12.05.2023 for redevelopment on site under reference and accordingly the work has started on site. Now, PP has amended the plans.

The proposal is for redevelopment to a new residential building comprising of 3 levels of basements + Ground Floors + 1st to 8th + 9th(part) upper floors with total height of 39.24 mt. from general ground level up to terrace level. The plinth line of new building is in line with seaward building limiting line of old existing bungalow.

The proposal has received various concessions from Hon. MC vide No. P- 11801/ 2022/ (6)/K/ W Ward/ FP/ 337/ 1/ New, dated 25.07.2024. The Civil Aviation NOC has been issued on 22.12.2022. The CFO NOC has been issued on 26.04.2024

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 2869.00 Sqm, FSI area is 7,333.11 sqm, Non FSI area is 8,150.10 Sqm, Total Construction area is 15,483.21 Sqm

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Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on seaward side of existing road, as per CRZ map.

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

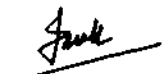
Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.



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5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 7: Proposed Redevelopment of Residential Building on Land Bearing C.T.S. No. (S) 808, 1055 and 1054 in Bandra-B, H/W Ward, Bandra (W), Mumbai, Maharashtra by M/s. KRC Balmoral Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Redevelopment of Residential Building on Land Bearing C.T.S. No. (S) 808, 1055 and 1054 in Bandra-B, H/W Ward, Bandra (W), Mumbai.

Consultant presented that, the existing building known as "Balmoral Hall Apts" was constructed in 1973 having configuration of G+14 floors will be demolished.

Proposed construction involves

- 1) Tower - A: 4B + G + Upper Ground + 1st Podiums + 2nd Entrance Lobby Lvl. (E- Deck) + 3rd To 25th Upper (Residential Floor); Height: 98.80 m
- 2) Tower - B: 4B + G + Upper Ground + 1st Podium + Mezzanine + 2nd E-Deck Floor (Fitness Center) + 3rd To 24th Upper (Residential Floor); Height: 101.85 m.


As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 5,058.77 Sqm, FSI area is 25,950.64 sqm, Non FSI area is 28518.36 Sqm, Total Construction area is 54,469.00 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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


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As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.



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7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



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Item No. 8: Proposed redevelopment of Residential Project on Plot Bearing CTS No. (s) 1334/B, 1410, 1411/A & 1412/C of Bandra C, in H/W Ward, Bandra (W), Mumbai by M/s. KRC Sunset Heights Private Limited.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Project on Plot Bearing CTS No. (s) 1334/B, 1410, 1411/A & 1412/C of Bandra C, in H/W Ward, Bandra (W), Mumbai.

Consultant presented that, the existing 2 buildings/wings constructed in the year 1970 having configuration of Ground + 10th floors & Ground + 12th floors will be demolished.

Proposed construction involves

1. Tower 1 & 2: 3B + G + 1st to 17th Floors (63.30 m)
2. Tower 3 & 4: 3B + G + 1st to 18th Floors (66.80 m)

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 4465.60 Sqm, FSI area is 16634.60 sqm, Non FSI area is 12831.84 Sqm, Total Construction area is 29466.44 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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



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As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



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6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


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Item No. 9: Proposed redevelopment of Residential Project on Plot Bearing C.S No. 352, of village Malabar Hill, Narayan Dabholkar Road, Mumbai by M/s. K Raheja Corp Real Estate Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Project on Plot Bearing C.S No. 352, of village Malabar Hill, Narayan Dabholkar Road, Mumbai.

Consultant presented that, the existing building constructed in the year 1972 having configuration of G+15 Floor and the same will be demolished.

Proposed construction involves B + G + 1st to 8th Podium + 9th Podium (Eco-Deck) + 3 Amenity Levels + Service Floor + 1st to 9th Floors + Service Floor + Structural Girder Floor + 10th to 31st Floors + Service Floor + Structural Girder Floor + 32nd to 43rd Floors + Service Floor; Height: 234.65 m

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 6079.5 Sqm, FSI area is 30083.93 sqm, Non FSI area is 50467.00 Sqm, Total Construction area is 80550.93 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on seaward side of existing road, as per CRZ map.

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



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As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



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7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
8. Safe disposal of the wastewater should be ensured.
9. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 10: Proposed redevelopment of Residential Building on Land Bearing C.T.S.No(s) 799, 803, 802, 801, 800, 804 and 805 of Bandra-B Village in H/W Ward Mumbai by M/s. KRC Silver Cascade Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Building on Land Bearing C.T.S.No(s) 799, 803, 802, 801, 800, 804 and 805 of Bandra-B Village in H/W Ward Mumbai.

Consultant presented that, the existing building was constructed in 1985 having configuration of Ground + 14th floors will be demolished.

Proposed construction involves:

Tower - A: 4B+ LG + UG + Service Floor + 1st To 13th Residential Floor + Service Floor + 14th To 20th Residential Floor + Service Floor + Terrace (pt) /Amenity Floor (pt). Height: 89.25 m

Tower - B: 4B+ LG + UG + Service Floor + 1st To 15th Residential Floor + Service Floor + 16th To 20th Residential Floor + Service Floor + Terrace (pt)/Amenity Floor (pt). Height: 97.65 m

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 4281.6 Sqm, FSI area is 13172.60 sqm, Non FSI area is 28575.39 Sqm, Total Construction area is 41747.98 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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


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

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



Member Secretary



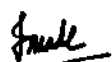
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6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 11: Proposed extension of Hotel Building on Plot bearing 86, 93 & 91/1, 95, 96, 98 D village Akxa, Malad (West) Mumbai by M/s. K Raheja Corp Pvt Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for extension of Hotel Building on Plot bearing 86, 93 & 91/1, 95, 96, 98 D village Akxa, Malad (West) Mumbai.

Consultant presented that, the hotel building was approved on 26.10.1983 and OC was granted on 01.03.1996 on site under reference by MCGM.

The proposed Hotel building will have configuration of B + G+ Mezzanine floor + 1st floor + P1 to P4 Parking floor + 2nd to 13th floor + Service Floor + Restaurant/Terrace floor (Height: 75.75 m). The existing hotel bldg. of G+6th floors (BUA: 6,784.02 m²) and 1 cottage blg. of G + 1st floor (BUA: 205.16 m²) will be retained.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 17340.50 Sqm, FSI area is 29258.34 sqm, Non FSI area is 27452.74 Sqm, Total Construction area is 56711.08 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-IA (50 m Mangrove buffer zone) and CRZ-II area. The site under reference is situated on seaward side of existing road, as per CRZ map.

The proposed building, existing building to be demolished and existing building to be retained are in CRZ-II as per approved CZMP 2019.

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



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

The Authority noted as per Para 5.2 (CRZ-II) of the CRZ Notification, 2019:
"(v) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification."

As per Annexure-III of the CRZ Notification, 2019:
"Guidelines for Development of Beach Resorts, Hotels and Tourism Development Projects in the designated CRZ areas: Construction of beach resorts or hotels in designated areas of CRZ-II for occupation of tourist or visitors shall be subject to the certain conditions,"

As per Para 7(iv) of the CRZ Notification, 2019:
"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.

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2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. The concerned Planning Authority to ensure that no construction allowed in 50 m mangrove buffer zone and there will no violation of order dated 17th Sep, 2018 passed by Hon. High Court in PIL 87/2006.
5. PP to strictly ensure the compliance of guideline stipulated in Annexure-III of the CRZ Notification, 2019.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 12: Proposed residential cum commercial building development at Plot No. 84, Sector 53, Dronagiri, Navi Mumbai by M/s. Avani Enterprises

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for residential cum commercial building development at Plot No. 84, Sector 53, Dronagiri, Navi Mumbai.

Proposed Residential Cum Commercial Building having Ground Floor - Shops + Parking + 1 to 6 Typical Floors for Residential user of height of 22.08 m.

The plot falls in Special Economic zone (as per NMMC development plan by CIDCO)

Plot area is 850.00 Sqm, FSI area is 1274.187 sqm, Non FSI area is 865.1312 Sqm, Total Construction area is 2143.0089 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area (432.15 sqm) and non CRZ area (417.85 sqm). The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II 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: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(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"



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The Authority noted that proposed construction of building in CRZ II area is permissible subject to Construction of buildings only on the landward side of the existing road, or on the landward side of existing authorised fixed structures and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.


Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road, or on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 13: Proposed new construction of farmhouses on plot bearing survey No. 75/1 at Village Nagaon, Tal: Uran, District: Raigad by Shri. Suresh Balaram Patil & Shri. Kiran Alias Gangeya Ramnath Patil

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for new construction of farmhouses on plot bearing survey No. 75/1 at Village Nagaon, Tal: Uran District: Raigad.

Proposed new construction of 2 nos. farmhouses comprises of Ground + 1st floor.

The plot falls in agriculture zone. Plot area is 8320.00 Sqm, Total Construction area is 886.9645qm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area.

The Authority asked whether the construction is proposed on the landward side of the existing road, or on the landward side of existing authorised fixed structures. Consultant presented that, the site under reference is situated on landward side of existing Nagaon Pirwadi road. The Authority asked to submit certificate of existing road with year of construction from Panchayat Samiti. PP submitted the letter dated 06.12.2024 of Panchayat Samiti Uran which stated that the Nagaon Pirwadi Road existing since 1981-82. The Authority noted the same.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II 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: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(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



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the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification"

The Authority noted that proposed construction of building in CRZ II area is permissible subject to Construction of buildings only on the landward side of the existing road, or on the landward side of existing authorised fixed structures and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road, or on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 14: Proposed new construction of residential cum commercial building at plot no.73, sector 11, Koperkhairane, Navi Mumbai by Shri. Hussain Shaikh

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for new construction of residential cum commercial building at plot no.73, sector 11, Koperkhairane, Navi Mumbai.

Proposed new construction of residential cum commercial building comprises of Ground + 3rd floor.

The plot falls in Residential Zone. Plot area is 100.780 Sqm, Total Construction area is 151.170 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area.

Consultant presented that, the site under reference is situated on landward side of existing structure on Plot no. 74. Consultant submitted the copy of Occupation Certificate dated 14.08.2014 issued by NMMC for existing structure on Plot no. 74.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II 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: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(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"

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The Authority noted that proposed construction of building in CRZ II area is permissible subject to Construction of buildings only on the landward side of the existing road, or on the landward side of existing authorised fixed structures and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road, or on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Chairman

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Item No. 15: Proposed development of Commercial Cum Residential Building at C.T.S. No. 1034, 1034/1 to 24 of F.P. No. 26, of TPS Santacruz, Juhu Sector No. II, Village Juhu, Juhu Tara Road, Santacruz West, Mumbai by Mr. Janak Uttam Jain

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for development of Commercial Cum Residential Building at C.T.S. No. 1034, 1034/1 to 24 of F.P. No. 26, of TPS Santacruz, Juhu Sector No. II, Village Juhu, Juhu Tara Road, Santacruz West, Mumbai

The proposal is for development of Commercial Cum Residential Building comprising of 2 Basement + Gr. + 1st Comm + 2nd Service FL + 3rd to 9th (pt) upper floor.

The proposal has received IOD No. P-5781/2020/(1034 AND OTHER)/K/W WARD/JUHU-K/W/IOD/1/NEW dated 31.07.2024. The Civil Aviation NOC has been issued on 18.09.2018. The CFO NOC has been issued on 16.07.2023.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 1299.00 Sqm, FSI area is 3483.79 sqm, Non FSI area is 2496.16 Sqm, Total Construction area is 5979.95 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II 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: Provided that no permission for construction of buildings shall be



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given on landward side of any new roads which are constructed on the seaward side of an existing road.

(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"

The Authority noted that proposed construction of building in CRZ II area is permissible subject to Construction of buildings only on the landward side of the existing road, or on the landward side of existing authorised fixed structures and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road, or on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 16: Proposed Internal Additions/ Alterations/ Amalgamation Work in the Existing Residential Building located on Plot C. S. No. 1 (Part) of Worli Division, situated at Dr. Annie Besant Road, Worli, in 'G/South' Ward, Mumbai by M/s. Lord Ayyappa Enterprises Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Internal Additions/ Alterations/ Amalgamation Work in the Existing Residential Building located on Plot C. S. No. 1 (Part) of Worli Division, situated at Dr. Annie Besant Road, Worli, in 'G/South' Ward, Mumbai

Earlier, PP has obtained CRZ recommendation from MCZMA on 29.05.2013 for the redevelopment of existing building plot under reference. Accordingly, redevelopment has been carried out and Occupation certificate has been received from MCGM.

Now, PP has proposed Internal Additions/ Alterations/ Amalgamation Work in the said existing Residential Building.

As per DP Remarks 2034 the plot under reference is situated in Residential & Commercial zone.

Plot area is 750.00 Sqm, FSI area is 1309.02 sqm, Non FSI area is 690.98 Sqm, Total Construction area is 2000.00 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

Consultant presented the proposal details as follows:

Sr. No.	Old CRZ NOC vide letter no. CRZ-2012/CR-164/TC-4	Proposed	Remarks


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	redevelopment of plot bearing C. S. No. 1 (Part) of Worli Division, situated at Dr. Annie Besant Road, Worli, in 'G/South' Ward, Mumbai-400018.	Additions/Alterations/Amalgamation Work in the Existing Residential Building located on Plot C. S. No. 1 (Part) of Worli Division, situated at Dr. Annie Besant Road, Worli, in 'G/South' Ward, Mumbai-400018.	Additions/Alterations/Amalgamation Work in the Existing Residential Building
2	Building Configuration: 2 Basement + Ground + 1 st to 6 th Upper Floor's.	Building Configuration: 2 Basement + Ground + 1 st to 6 th Upper Floor's.	No Change
3	Total Area: 750.00 Sq.mt.	Total Area: 750.00 Sq.mt.	No Change
4	FSI 1.33	FSI 1.33	No Change
5	FSI Area: 927.20 sq.mt. Non FSI Area: 858.45 sq.mt.	FSI Area: 1309.02 sq.mt. Non FSI Area : 690.98 sq.mt.	Increased by FSI Area: 381.82 sq.mt. (Additional fungible FSI). Decreased by Non FSI Area : 167.47 sq.mt.
6	Total Construction Area: 1835.00 sq.mt (proposed: 1785.65)	Total Construction Area: 2000.00 sq.mt	Increased by 165 Sq.mt.
7	Height: 23.95 m	Height: 27.25 m	Increased by 3.3 m (Due to Toilet proposed on the Terrace)

PP has also proposed elevation features like grass façade, elevation fins at Chajja projections and voids from 1st to 6th floor with glass façade like boat shape on east side of the plot free of FSI. PP has submitted IOD dated 29.10.2024 and concession approval issued by MCGM.

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


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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Chairman

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Item No. 17: Proposed Unipole Screen Arrangement for Advertisement At CTS No. 47, Near Lala Lajpat Rai Udyan, Haji Ali, D - Ward, Mumbai by M/s Bizlist Advertising LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Unipole Screen Arrangement for Advertisement At CTS No. 47, Near Lala Lajpat Rai Udyan, Haji Ali, D - Ward, Mumbai.

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM report, the project site (Lat: 18 58 43.406N, Long: 72 48 43.294E) falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map prepared as per approved CZMP, 2019.

The Authority noted the decision taken in the 96th meeting of MCZMA held on 17.01.2015 regarding Advertisement Hoarding Board in CRZ areas.

The Authority also noted that as per para 5.2 (ii) & (iii) CRZ-II 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: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road."

The Authority noted that advertisement hoarding in CRZ II area is permissible on the landward side of the existing road or on the landward side of existing authorised fixed structures. The concerned Planning Authority shall ensure the same.

Decision:

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:


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Chairman

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1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed advertisement hoarding is not situated in NDZ of CRZ-II area i.e. Garden area as per approved CZMP, 2019.
3. The concerned Planning Authority should strictly ensure that the proposed advertisement hoarding is in CRZ-II and on the landward side of the existing road or on the landward side of existing authorised fixed structures before issuing commencement certificate to the project.
4. The concerned Planning Authority should strictly ensure the structural stability of advertisement board.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

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Item No. 18: Proposed Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amasons Garden, D - Ward, Mumbai by M/s Bizlist Advertising LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Unipole Screen Arrangement for Advertisement at CTS No. 908, Near Amasons Garden, D - Ward, Mumbai.

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM report, the project site (Lat: 18 58 7.506N, Long: 72 48 10.006E) falls in CRZ-II area.

The Authority noted the decision taken in the 96th meeting of MCZMA held on 17.01.2015 regarding Advertisement Hoarding Board in CRZ areas.

The Authority also noted that as per para 5.2 (ii) CRZ-II 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: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road."

The Authority noted that advertisement hoarding in CRZ II area is permissible on the landward side of the existing road or on the landward side of existing authorised fixed structures. The concerned Planning Authority shall ensure the same.

Decision:

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:



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Chairman

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1. The concerned Planning Authority shall ensure that the proposed Advertisement hoarding should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed advertisement hoarding is not situated in NDZ of CRZ-II area i.e. Garden area as per approved CZMP, 2019.
3. The concerned Planning Authority should strictly ensure that the proposed advertisement hoarding is in CRZ-II and on the landward side of the existing road or on the landward side of existing authorised fixed structures before issuing commencement certificate to the project.
4. The concerned Planning Authority should strictly ensure the structural stability of advertisement board.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairman

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Item No. 19: Proposed Unipole Screen Arrangement for Advertisement at CTS No. 595, Near Tata Garden Park, D - Ward, Mumbai by M/s Bizlist Advertising LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Unipole Screen Arrangement for Advertisement at CTS No. 595, Near Tata Garden Park, D - Ward, Mumbai.

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM report, the project site (Lat: 18 57 57.801N, Long: 72 48 12.304E) falls in CRZ-II area.

The Authority noted the decision taken in the 96th meeting of MCZMA held on 17.01.2015 regarding Advertisement Hoarding Board in CRZ areas.

The Authority also noted that as per para 5.2 (ii) & (iii) CRZ-II 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: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road."

The Authority noted that proposed advertisement hoarding in CRZ II area is permissible subject to proposed on the landward side of the existing road or on the landward side of existing authorised fixed structures. The concerned Planning Authority shall ensure the same.

Decision:

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:



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1. The concerned Planning Authority shall ensure that the proposed advertisement hoarding should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed advertisement hoarding is not situated in NDZ of CRZ-II area i.e. Garden area as per approved CZMP, 2019.
3. The concerned Planning Authority should strictly ensure that the proposed advertisement hoarding is in CRZ-II and on the landward side of the existing road or on the landward side of existing authorised fixed structures before issuing commencement certificate to the project.
4. The concerned Planning Authority should strictly ensure the structural stability of advertisement board.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 20: Proposed redevelopment of Plot No. 71 of Vithal Nagar Co-Operative Housing Society Ltd. corresponding to CTS No.338 of Village Juhu, Vile Parle (W), Mumbai by Shri. Vijay Thakordas Thakkar

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Plot No. 71 of Vithal Nagar Co-Operative Housing Society Ltd. corresponding to CTS No.338 of Village Juhu, Vile Parle (W), Mumbai.

Earlier, PP has obtained CRZ recommendation from MCZMA on 01.09.2023 for the redevelopment of existing building plot under reference. The existing building is demolished on site and work of basement is in progress as per CC granted by MCGM vide letter dated 16.10.2023.

Now, PP has amended the proposal, since there are changes in the building plans. Proposed building comprising of 1st to 5th basement for car parking + Ground for entrance lobby partly double ht.(6.95 mts) and balance ht. 3.5mts. With space for D.G. sets and elec. meter room + 1st floor for swimming pool + fitness centre + society office + 2nd to 12th floor for Residential (ht. 3.55 mts.) + 14th (ht. 4.05mts.) + 15th (ht. 2.9 mts.)

The revised plan has received approval vide Letter No. P-14893/2023/(338)/K / WWard/ JUHU-K/W/ 337/2/ Amend dated 22.03.2024.

As per DP Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 929.20 Sqm, FSI area is 5016.90 sqm, Non FSI area is 5987.02 Sqm, Total Construction area is 11003.92 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.



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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as-per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 21: Proposed Residential with Shopline project on plot under reference - S.Nos. 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46/B/1, 46/B/2, 46/B/Pt/3, 46/B/PT/4 & 47 of village Achole, Taluka Vasai, District Palghar by Shri. Anil R Gupta

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for Residential with Shopline project on plot under reference - S.Nos. 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46/B/1, 46/B/2, 46/B/Pt/3, 46/B/PT/4 & 47 of village Achole, Taluka Vasai, District Palghar.

Project site under reference is falls in CRZ-IB, CRZ-II, CRZ-IVB & Non CRZ area. The project has following components:

1. Residential with shopline Buildings are proposed on NON-CRZ area.
2. Recreational open space proposed in CRZ-II area.
3. Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.
4. Area of DP reservations in CRZ-I & II to be handover to VVMC

Plot area is 796530.00 sqm FSI area is 36,01,000 sqm; total Non FSI area is 10,44,290 sqm; Total Construction area is 46,45,290 sqm

Deliberations:

The Authority noted that the PP has submitted the CRZ map (1:4000 scale) & report as per approved CZMP, 2019, prepared by IRS, Chennai. As per the said IRS report, The Land Parcel bearing S.Nos: 46/B/1, 46/B/2, 46/B/Pt/3 & 46/B/Pt/4 falls in CRZ-IB, CRZ-II, CRZ-IVB and outside CRZ, Land Parcel bearing S.Nos: 36, 40, 43 & 45 falls in CRZ-IB, CRZ-II and outside CRZ, Land Parcel bearing S.Nos: 37, 39, 41, 42 & 44 falls in CRZ-II and outside CRZ and the Land Parcel bearing S.Nos: 38 and 47 falls completely outside CRZ as per approved CZMP (Map No: MH 87) map vide CRZ Notification 2019.

Proposed Project site Details in various CRZ area:-

S1.No.	Survey No.	CRZ- Classification	Area in Sq.M	Total Area in Sq.M
1	36	CRZ - IB	5829.19	35600.00
		CRZ - II	13590.28	


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		Outside CRZ	16180.53	
2	37	CRZ - II	45.28	15020.00
		Outside CRZ	14974.72	
3	38	Outside CRZ	10720.00	10720.00
4	39	CRZ - II	87.63	8780.00
		Outside CRZ	8692.37	
5	40	CRZ - IB	6.42	2730.00
		CRZ - II	458.19	
		Outside CRZ	2265.39	
6	41	CRZ - II	19.96	12440.00
		Outside CRZ	12420.04	
7	42	CRZ - II	0.26	9000.00
		Outside CRZ	8999.74	
8	43	CRZ - IB	360.26	5360.00
		CRZ - II	2296.90	
		Outside CRZ	2702.84	
9	44	CRZ - II	219.32	7890.00
		Outside CRZ	7670.68	
10	45	CRZ - IB	12.68	7510.00
		CRZ - II	618.24	
		Outside CRZ	6879.08	
11	46/B/1, 46/B/2, 46/B/Pt/3 & 46/B/Pt/4	CRZ - IB	4549.24	672082.00
		CRZ - II	24792.78	
		CRZ - IVB	366.13	
		Outside CRZ	642373.85	
12	47	Outside CRZ	9398.00	9398.00
Total			796530.00	796530.00

The project has following components:

1. Residential with shopline Buildings are proposed on NON-CRZ area.
2. Recreational open space proposed in CRZ-II area.
3. Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.
4. Area of DP reservations in CRZ-I & II to be handover to VVMC

The Authority noted the followings:

1. Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
2. Tree plantation/ green belt can be developed in CRZ-II area without any construction.


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3. Balance FSI utilization of the CRZ II portion of the land on Non CRZ portion of the said land is allowed, as per the clarification dated 28.09.2015 issued by MoEF&CC New Delhi, with respect to utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. The said letter dated 28.09.2015 of MoEF&CC clarifies as follows:
"Potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilized on non CRZ contiguous portion of land."
4. Handover the area in DP reservations is the subject matter of Concerned Planning Authority i.e. VVMC.

The Authority observed that PP has also proposed construction of retaining wall to protect the DP channel. The Authority asked PP to submit Nalla remarks and requirement of retaining wall from VVMC. PP vide letter dated 15.11.2024 submitted that in the absence of the Remarks of Nallah from VVMC, they have withdrawn the permission of constructing the retaining wall for the same. The Authority noted the same.

The Expert Members asked PP regarding applicability of Wetland Rules for the project site. PP presented that the proposed Project is situated in Achole Village, Dist Palghar. As per brief document prepared by District Collector Palghar for Wetland in Palghar District, the village Achole does not falls under Wetland. PP further presented that, this is also clarified by Environment Dept vide letter dated 24.05.2018. The Authority asked PP submit the relevant documents. Accordingly, PP submitted the same vide letter dated 15.11.2024.

The Expert Members observed that the project site is adjoining to Railway line and asked PP to submit NOC from Railway. PP presented that, as per the UDCPR Clause no. 3.1.4, if any construction is within 30.0m from railway boundary, No Objection Certificate from Railway Authority shall be necessary. In present proposal there is no proposed construction 30.0 m from railway boundary. Hence Railway NOC is not required for the project.

The Authority further noted as per para 7(iv) of the CRZ Notification, 2019:
"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management


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Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) or the Ministry of Environment, Forest and Climate Change for category 'B' and category 'A' projects respectively"


Decision:

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. The Concerned Planning Authority to ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Concerned planning authority i.e. VVMC shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
3. Concerned planning authority i.e. VVMC shall ensure that Tree plantation/ green belt can be developed in CRZ-II area without any construction.
4. Concerned planning authority i.e. VVMC shall ensure that Potential of plot in CRZ II could be utilized, on the basis of 1991 norms as amended from time to time, on non CRZ contiguous portion of land as per clarification letter dated 28.09.2015 by the MoEF&CC, New Delhi.
5. Handover the area in DP reservations in CRZ-I & CRZ-II is the subject matter of Concerned Planning Authority i.e. VVMC.
6. Concerned planning authority i.e. VVMC should strictly ensure that, no construction of retaining wall to protect the DP channel as proposed by PP.
7. Environment clearance under EIA Notification, 2006 should be obtained from competent Authority.
8. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
9. Concerned planning authority i.e. VVMC should strictly ensure that there shall not be any violation of Wetland Rules, 2017 and various court orders in the matter.
10. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



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11. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
12. Safe disposal of the wastewater should be ensured.
13. All other required permission from different statutory authorities including Structural Stability certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 22: Proposed construction on plot bearing S.No.371, H.No. B1 to B5 at Village: Juchandra; Taluka: Vasai; District: Palghar by Royal IB Infrastructure Private Limited

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for construction on plot bearing S.No.371, H.No. B1 to B5 at Village: Juchandra; Taluka: Vasai; District: Palghar.

Earlier, PP has obtained CRZ Status of project site from MCZMA on 22.08.2017 as per CRZ Notification 2011. Accordingly, PP has completed construction of Building No.1 (A to G) comprises of G + 7th floor, Building No.2 (H to M) comprises of G + 7th floor and CFC building comprises of G + 2 floor in non CRZ area.

Now, PP has proposed the project with following components:

- 1) Construction of Buildings in Non CRZ area.
- 2) Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.
- 3) Construction of DP road in CRZ-II & Non CRZ area within project site

Plot area is 20160.00 sqm, FSI area is 47439.48 sqm; total Non FSI area is 4970.88 sqm; Total Construction area is 52410.36 sqm

Deliberations:

The Authority noted that the PP has submitted the CRZ map (1:4000 scale) & report as per approved CZMP, 2019, prepared by IRS, Chennai. As per the said IRS report, Project site falls in CRZ-IB area (0.62 sqm), CRZ-II area (2295.18 sqm) & Non CRZ area (17864.20 sqm)

The Authority noted that, PP has proposed the project with following components:

- 1) Construction of Building No.3 (A to D) comprises of G/St + 23rd floor and construction of 3rd & 4th floor on existing CFC building in Non CRZ area.
- 2) Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.
- 3) Construction of DP road in CRZ-II & Non CRZ area within project site


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The Authority noted the followings:

1. Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
2. Balance FSI utilization of the CRZ II portion of the land on Non CRZ portion of the said land is allowed, as per the clarification dated 28.09.2015 issued by MoEF&CC New Delhi, with respect to utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. The said letter dated 28.09.2015 of MoEF&CC clarifies as follows:
"Potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilized on non CRZ contiguous portion of land."
3. The construction of road is permissible activity in CRZ-II area as per para 5.1 & 5.2 (i) of CRZ Notification, 2019. Therefore, proposed construction of DP road in CRZ-II & Non CRZ area within project site can be allowed.

The Authority further noted as per para 7(iv) of the CRZ Notification, 2019:
"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) or the Ministry of Environment, Forest and Climate Change for category 'B' and category 'A' projects respectively"

Decision:

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. The Concerned Planning Authority to ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.



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2. Concerned planning authority i.e. VVMC shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
3. Concerned planning authority i.e. VVMC shall ensure that Potential of plot in CRZ II could be utilized, on the basis of 1991 norms as amended from time to time, on non CRZ contiguous portion of land as per clarification letter dated 28.09.2015 by the MoEF&CC, New Delhi.
4. Concerned planning authority i.e. VVMC shall ensure that no construction allowed in CRZ-IB area.
5. Environment clearance under EIA Notification, 2006 should be obtained from competent Authority.
6. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
7. Concerned planning authority i.e. VVMC should strictly ensure that there shall not be any violation of Wetland Rules, 2017 and various court orders in the matter.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. All other required permission from different statutory authorities including Structural Stability certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 23: Proposed Residential Bungalow Plotting on bearing S.No. 26, 27 & 28 of village Mukkam, Taluka Vasai, District Palghar by M/s. JSB Homemakers Private Limited

Introduction:

The project proponent presented the proposal before the Authority. The proposal is for Residential Bungalow Plotting on bearing S.No. 26, 27 & 28 of village Mukkam, Taluka Vasai, District Palghar.

PP presented that, the project site is situated in CRZ-IA, CRZ-II & Non CRZ area. Plot area is 42980.00 sqm.

The proposed project has following components:

1. Plotting & construction of Residential Bungalows / row houses proposed in Non CRZ area.
2. Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.
3. Utilities like Electrical Substation and STP proposed in CRZ-II area.
4. Recreational open space proposed in CRZ-II and mangroves buffer zone.

Deliberations:

The Authority noted that PP has submitted proposal along with the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-IA, CRZ-IA (50m Mangrove Buffer Zone), CRZ-II and non CRZ area as per approved CZMP (MH 87) map vide CRZ Notification 2019.

Proposed project site details in various CRZ areas, as stated in the IRS report is as follows:

Survey No.	CRZ Classification	Area in sqm	Total area in sqm
26	CRZ-IA	896.04	8830.00
	CRZ-IA (50 m Mangrove Buffer Zone)	1412.40	
	CRZ-II	133.47	
	Outside CRZ	6388.09	


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27	CRZ-IA	1217.96	16470.00
	CRZ-IA (50 m Mangrove Buffer Zone)	3394.82	
	CRZ-II	436.97	
	Outside CRZ	11420.25	
28	CRZ-IA	714.18	17680.00
	CRZ-IA (50 m Mangrove Buffer Zone)	10942.73	
	CRZ-II	422.41	
	Outside CRZ	5600.68	

The Authority observed that, the project has four (4) components:

1. Plotting & construction of Residential Bungalows / row houses proposed in Non CRZ area.
2. Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.
3. Utilities like Electrical Substation and STP proposed in CRZ-II area.
4. Recreational open space proposed in CRZ-II and mangroves buffer zone.

The Authority noted that:

1. Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. The concerned Planning Authority i.e. VVMC shall strictly ensure the same.
2. FSI utilization of the CRZ II portion of the land on Non CRZ portion of the said land is allowed, as per the clarification dated 28.09.2015 issued by MoEF&CC New Delhi, with respect to utilization / computation of BUA of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. The said letter dated 28.09.2015 of MoEF&CC clarifies as follows:

"Potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilized on non CRZ contiguous portion of land."
3. As per para 5.2(i) read with para 5.1.2 (ix), (x), & (xv) of the CRZ Notification, 2019, "Treatment facilities for waste and effluents and conveyance of treated effluents" and "Storm water drains" & "Pipelines, conveying systems including transmission lines" are permissible activity in CRZ II area. Thus, proposed activities such as Electrical Substation and STP are allowed in CRZ II area.


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4. In view of the para 5.1.1 of the CRZ Notification, 2019 and Hon'ble High Court order dated 18th Sept, 2018 in PIL 97/2006, no construction is allowed in 50 m mangrove buffer zone area. The said area should be kept open and free from construction. Tree plantation/ green belt may be developed within CRZ-II & 50 m mangrove buffer zone in order to conserve and protect the said area.

As per para 7 of the CRZ Notification, 2019:

(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority.

Decision:

In view of above, 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. The concerned planning authority shall ensure that the proposed activities should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. No Plotting & construction of Residential Bungalows / row houses should be proposed in CRZ area. Proposed Plotting & construction of Residential Bungalows / row houses should be situated beyond CRZ area, as per approved CZMP, 2019. The concerned Planning Authority i.e. VVMC shall strictly ensure the same.
3. The concerned planning authority i.e. VVMC to ensure that project activities such as Sewer, Storm water drain line, STP & Substation are proposed only in CRZ II area.
4. The concerned planning authority i.e. VVMC shall ensure that Potential of plot in CRZ II could be utilized, on the basis of 1991 norms as amended from time to time, on non CRZ contiguous portion of land as per clarification letter dated 28.09.2015 by the MoEF&CC, New Delhi.
5. No construction is allowed in 50 m mangrove buffer zone area. The said area should be kept open and free from construction. Tree plantation/ green belt may be developed within CRZ-II & 50 m mangrove buffer zone in order to conserve and protect the said area.
6. The concerned planning authority i.e. VVMC to strictly ensure that there will be no violation of Hon. High Court order dated 17th Sep, 2018 in PIL 87/2006.



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7. Concerned planning authority i.e. VVMC should strictly ensure that there shall not be any violation of Wetland Rules, 2017 and various court orders in the matter.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.



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Item No. 24: Proposed redevelopment of residential Building 'Cliff Tower CHS' on Plot Bearing Part of CTS No. 877, 878, 879 & Part of CTS no 880 A of village Bandra (B) at Mount Marry Road, Bandra (West), H/W Ward, Mumbai by M/s. Key heights Realtors Pvt Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential Building 'Cliff Tower CHS' on Plot Bearing Part of CTS No. 877, 878, 879 & Part of CTS no 880 A of village Bandra (B) at Mount Marry Road, Bandra (West), H/W Ward, Mumbai under Regulation 33(11) of DCPR 2034.

Consultant presented that, Existing Building is comprising of stilt + 14th upper Floor which is proposed to be demolished.

The proposed residential building comprising of 4 Basement Floors + Ground/stilt + 5 Podium Floor + Service Floor + 1st to 20th Floor + 21st amenity floor + Terrace. The total height of the proposed building is 99.63 m.

As per D P Remarks 2034 the plot under reference is situated in Residential zone.

Plot area is 2098.00 Sqm, FSI area is 11329.2 sqm, Non FSI area is 12944.92 Sqm, Total Construction area is 24274.12 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area.

The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority observed that PP has submitted proposal for CTS No. 877, 878, 879 & Part of CTS no 880 A. However, CRZ map & report prepared by IRS shows CTS No. 876, 877, 878, 879, 880 A & 880 B. The Authority asked PP to submit clarification for the same. PP presented that, The total CTS No.


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876,877, 878, 879 & part of CTS 880 A and 880 B ,which comprise of 2 buildings namely Cliff Tower CHSL and Asit premises CHSL , where as per the DP remarks , the DP road is passing between the 2 plot , the copy of the DP remarks is submitted. The title of both the societies is separate wherein Cliff Tower CHSL is having the title of area admeasuring 2092.00 sq.mt. with the CTS no. 878 , 879 and part CTS for 877 and part of 880A ,hence the additional CTS which are undivided between both the societies covered fully at the time of carrying out the IRS demarcation i.e. part of 880 A , part of 877 ,880B and 876 considering the subdivision of the plots will be done in due course of development.

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

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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:



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1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 25: Proposed Residential cum Commercial Building on Plot No.- 76/1, Sector- 17, at Kalamboli, Navi Mumbai, district - Raigad by M/s. Reliable Kaamdhenu Lifespaces LLP.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential cum Commercial Building on Plot No.- 76/1, Sector- 17, at Kalamboli, Navi Mumbai, district - Raigad.

Earlier, PP has obtained CRZ recommendation from MCZMA on 13.03.2023 for for a gross built-up area of 16,508.48 m² (FSI - 10,115.18 m² + Non FSI 6593.29 m²). Accordingly, construction was initiated on site and construction of Raft work of Basement 2 is in progress on site.

Now, PP has amended the building plans as the CRZ affected area of the plot has reduced, thereby increasing the plot potential as per the CRZ notification 2019.

Proposed Residential cum Commercial Building building comprises of Basement - 1 + Basement - 2 + Gr Floor (pt. Comm. + pt. Parking) + 1st (Residential + Amenities) + 2nd to 27th Residential Floors.

As per Development Plan, the plot falls in residential zone.

Plot area is 2602.01 Sqm, FSI area is 14345.783 sqm, Non FSI area is 7763.221 Sqm, Total Construction area is 22109.004 Sqm

Deliberations:

Consultant presented the comparative statement as follows:

Sr. No	Component	Details as per CRZ Clearance vide no. CRZ 2022/CR264/TC 4 dated 13/03/2023	Details as per proposed Amendment	Remarks
1	Name of the Project	Proposed Residential complex with convenient shops	Proposed Amendment in Residential Building with Convenient Shops	Change


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2	Project Proponent	M/s. Reliable Kamdhenu lifespaces LLP.	M/s. Reliable Kamdhenu lifespaces LLP.	No change
3	Location of the Project	Plot No. 76/1, Sector-17, Kalamboli, Navi Mumbai	Plot No. 76/1, Sector-17, Kalamboli, Navi Mumbai	No change
4	Plot Area	2,602.01 m ²	2,602.01 m ²	No change
5	Area of Plot under CRZ-II	1,092.19 m ²	55.260 m ²	Reduced by 1036.93 m ²
6	Non CRZ Area	1,509.82 m ²	2,546.75 m ²	Increased by 1036.93 m ²
7	FSI Area	10,115.18 m ²	14,345.783	Increased by 4230.60 m ²
8	Non FSI Area	6593.29 m ²	7,763.221	Increased by 1169.93m ²
9	Total construction Built up area	16,708.48 m ²	22,109.004 m ²	Increased by 5400.52 m ²
10	Building Configuration	2 Basements +Ground floor shops (8)+ First floor Lobby, Society Office and Fitness Center + 2nd to 22nd Floor Residential (138 Tenements)	Basement - 1 + Basement - 2 + Gr Floor (pt. Comm. + pt. Parking) + 1st (Residential + Amenities) + 2nd to 27th Residential Floors (156 Tenements)	Changed configuration as per revised planning.

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area (55.26 sqm) and non CRZ area (2546.75 sqm).

The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II 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


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structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(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"

As per Para 7(iv) of the CRZ Notification, 2019:

"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed construction of building in CRZ II area is permissible subject to Construction of buildings only on the landward side of the existing road, or on the landward side of existing authorised fixed structures and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

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. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is on the landward side of the existing road, or on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.



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3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 26: Proposed 1 No of water pipeline, 4 No of Bridges, Cross-country Conveyors with utilities and Wagon tippler facility with Railway Lines at JSW Dolvi, District Raigad by M/s. JSW Steel Limited Dolvi .

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for 1 No of water pipeline, 4 No of Bridges, Cross-country Conveyors with utilities and Wagon tippler facility with Railway Lines at JSW Dolvi, District Raigad.

Consultant presented that, JSW Steel has major production facilities at Vijaynagar (Karnataka), Dolvi (Maharashtra), Selam (Tamil Nadu). Present capacity of Integrated Steel Plant at JSW Dolvi Works is 10 MTPA. JSW Steel has proposed for expansion of its capacity to 15 MTPA. The proposed plant and machinery of expansion project are outside the CRZ. Auxiliary facilities (linear) like water pipeline, bridges with galleries for utilities, Cross-country Conveyors with utilities and Wagon tippler facility with Railway Lines are falling under the purview of CRZ Notification 2019. Present application is for the CRZ permission for Proposed project of construction of 1 No of water pipeline, 4 No of vehicular Bridges with galleries for utilities, Cross-country Conveyors with utilities and Wagon tippler facility.

Present capacity of Integrated Steel Plant at JSW Dolvi is 10 MTPA. JSW Steel has proposed expansion of its capacity to 15 MTPA. This expansion will require facilities for handling of additional raw material and finished goods.

Need of each project component is given in table below:

Project Component	Requirement
Water pipeline- 1 Nos (falling under CRZ IA, III, IVB)	To fulfill additional capacity of steel plant one water lines with diameter of 1.1 meters is proposed. These pipelines will carry water from the proposed water reservoir with a capacity of 13,00,000 Kilo liters. Proposed pipelines will cross Amba river to enter in steel plant.
Cross country Conveyor with utilities	Cross Country / Long Distance overland Conveyors with utilities are the most economical means of transporting bulk materials over long distances and the costs are often lower


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(falling under CRZ I, III)	than truck or rail transportation. Installing the Conveyors with utilities beside the existing road facilitates easy approach for maintenance and avoids additional cost of building separate approach roads.
Vehicular Bridges- 4 Nos (falling under CRZ I, III)	4 No vehicular Bridges with galleries for utilities are proposed to facilitate the expansion of steel plant. These bridges will provide connection between land parcels, utilities & facilities of entire 15 MTPA steel plant.
Wagon tippler facility with Railway Lines (falling under CRZ I, III)	A dedicated railway line with wagon tippler facility will be constructed to provide raw materials required for capacity expansion of steel plant.

Sr. No	Project Component	Coordinates (Lat, Long)
1	Proposed water pipeline	18°40'40.84"N, 73° 2'19.28"E To 18°40'29.30"N, 73° 1'54.57"E
2	Vehicular Bridges	18°40'42.76"N, 73° 2'24.22"E To 18°40'46.46"N, 73° 2'24.67"E
3	Vehicular Bridges	18°40'36.94"N, 73° 2'37.61"E To 18°40'38.71"N, 73° 2'37.67"E
4	Vehicular Bridges	18°40'37.04"N, 73° 2'50.24"E To 18°40'39.16"N, 73° 2'50.78"E
5	Vehicular Bridges	18°40'28.21"N, 73° 2'47.69"E To 18°40'28.57"N, 73° 2'46.13"E
6	Cross country Conveyors with utilities	18°42'49.00"N, 73° 1'28.94"E To 18°41'48.54"N, 73° 1'57.45"E


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
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7	Wagon Tippler Facility with Railway line	18°42'25.18"N, 73° 2'43.92"E To 18°41'55.33"N, 73° 2'13.98"E
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Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM report, Area of proposed project activities under each CRZ categories as per approved CZMP of Maharashtra State, 2019:

Sr No	Sheet No	Proposed Project Activities	Area in Sq.M				
			CRZ IA		CRZ IB	CRZ III	CRZ IVB
			Mangrove s	50m mangrovebuff er	Intertid al Zone	No DevelopmentZo ne	Waterbod y
1	Sheet No:1	JH	-	225.00	-	-	-
		Conveyer	531.87	5742.68	2206.27	3620.91	-
2	Sheet No:2	Wagon Tippler with Railway siding	100.52	7656.01	234.9	664.55	-
3	Sheet No:4	JH	-	-	-	228.68	-
		Conveyer	275.83	4090.69	577.22	2392.37	-
		Cable galleries	-	-	33.98	383.46	-
		Pipe /Trough Conveyer	-	-	491.21	411.33	-
		Wagon Tippler with Railway Siding	-	-	798.73	-	-
4	Sheet No:	MCC Room	-	400.00	-	-	-
		Wagon Tippler	-	1675.39	-	-	-


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	5	Cable galleries	-	-	228.55	350.9	-
		Pipe/Trough Conveyer	-	-	-	158.48	-
		Wagon Tippler with Railway Siding	2915.11	14309.37	2269.56	455.15	-
		Conveyer	-	-	259.81	527.09	-
5	Sheet No: 7	Pipe and its Galleries	-	472.40	-	-	217.33
6	Sheet No: 8	Bridge	-	-	765.41	372.22	-
		Cable and Pipe Galleries	678.80	3456.14	-	427.14	-
		Pipe and its Galleries	799.29	2188.10	-	488.36	4295.76
		Road Bridge	1201.72	3513.79	-	-	-
		Conveyer	-	592.29	104.99	334.01	-
7	Sheet No: 9	Road with Gate	82.94	-	7568.55	5525.52	-
8	Sheet No: 10	Pipe and its Galleries	2016.72	3685.87	-	611.56	-
9	Sheet No: 11	Road Bridge	-	-	444.85	464.09	-

Length of proposed project activities under each CRZ categories as per approved CZMP of Maharashtra State, 2019:

Sheet	Proposed Project Activities	Length in meters			
		CRZ IA	CRZ IB	CRZ III	IV B


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No		mangroves	50m mangrove buffer	Intertidal Zone	No Development Zone	Waterbody
Sheet No: 1	Conveyor	134.35	1976.38	455.27	861.65	-
	JH	-	15.01	-	-	-
Sheet No: 2	Wagon Tippler with Railway Siding	18.53	1509.10	47.04	130.05	-
Sheet No: 4	Cable galleries	-	-	11.33	127.61	-
	Pipe/Trough Conveyor	-	-	122.62	103.02	-
	JH	-	-	-	21.71	-
	Wagon Tipple with Railway Siding	-	-	253.56	-	-
	Conveyor	69.24	1027.38	210.44	906.07	-
Sheet No: 5	Cable galleries	-	-	76.18	117.01	-
	Pipe/Trough Conveyor	-	-	-	39.73	-
	Wagon Tippler	-	51	-	-	-
	Wagon Tippler with Railway Siding	745.46	2998.48	619.00	70.19	-
	MCC Room	-	40	-	-	-
	Conveyor	-	-	130.22	349.25	-
Sheet No:7	Pipe and its Galleries	-	23.39	-	-	10.10
Sheet No: 8	Conveyor	-	148.10	52.50	135.93	-
	Bridge	-	-	52.35	25.92	-
	Cable and pipe Galleries	68.10	345.76	-	42.06	-
	Pipe and its galleries	39.34	109.13	-	16.15	215.81
	Road Bridge	65.11	186.61	-	-	-
Sheet No:9	Road with Gate	16.91	-	214.86	119.07	-
Sheet No:10	Pipe and its galleries	112.57	173.67	-	29.15	-


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Sheet No:11	Road Bridge	-	-	23.27	22.94	-
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Consultant presented the project benefits as under:

Cross-country Conveyors	<ul style="list-style-type: none"> • Conveyors generate significantly fewer greenhouse gas emissions compared to trucks or trains. This is due to the electric power used to run conveyors, which can be sourced from renewable energy. • Conveyors can operate continuously and are generally more energy-efficient than the stop-and-go nature of truck transport • Conveyors often require a narrower right-of-way compared to roads or rail lines, minimizing the disturbance to natural habitat
Vehicular bridges	<ul style="list-style-type: none"> • By providing a direct route between factory units, vehicular bridges reduce the need for trucks or other vehicles to travel longer distances, thereby cutting down on greenhouse gas emissions. • By reducing the need for large, heavy-duty trucks, vehicular bridges contribute to lower noise levels within and around the factory complex. • Safer internal transport routes within the factory reduce the risk of accidents and spills that could harm the environment.
Water Pipeline	<ul style="list-style-type: none"> • Will provide steady water supply for expansion of steel plant and reduce dependency on external water sources such as water tankers.
Wagon tipping facility with Railway Lines	<ul style="list-style-type: none"> • Rail transport is generally more energy-efficient than road transport, resulting in lower greenhouse gas emissions per ton-mile of freight transported. • Railways are more fuel-efficient than road transport, especially for long-distance and bulk transport, leading to lower overall energy consumption

The Authority noted that, PP has submitted Environmental Impact Assessment (EIA) & Environment Management Plan (EMP) prepared by Building Environment (India) Pvt. Ltd (Nabet Accredited Consultant).

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The Authority asked consultant about mangrove at project site. The consultant presented that Floral observations indicated presence of mangrove species such as *Avicenniamarina*, *Sonneratia alba*, *Avicennia officinalis* etc. where nala drains into Dharamtar creek beyond project boundary.

The proposal was earlier considered in 176th meeting of MCZMA held on 05.08.2024. The Authority asked PP & consultant to submit note on permissibility of each proposed activities as per approved CZMP & CRZ Notification, 2019. PP to submit ownership of land. PP to submit whether mangrove cutting involved in the proposed activities and submit mangrove replantation plan.

The Authority noted the reply submitted by PP as follows:-

1) Permissibility of each proposed activities as per approved CZMP & CRZ notification 2019


Proposed project is for construction of 1 No of water pipeline, 4 No of vehicular Bridges with galleries for utilities, Cross-country Conveyors with utilities and Wagon tippler facility.

Area and length of proposed project as per approved CZMP is as mentioned below.

Sr. No	CRZ Zone	Length (meter)	Area (Sqm)
1	CRZ IA (Mangrove)	1269.61	8602.8
2	CRZ IA (Mangrove Buffer)	8604.01	48007.73
3	CRZ IB	2268.64	15984.03
4	CRZ III	3417.51	17415.82
5	CRZ IVB	225.91	4513.09
	Total	15785.68	94523.47

Permissibility of Project as per CRZ Notification 2019

Project Component	CRZ Permissibility
Water pipeline- 1 Nos (falling under CRZ IA, III, IVB)	Permissible in CRZ I A 5.1.1 (ii) only for Public utility
	Permissible in CRZ IB as per 5.1.2 sub section (XV)
	Permissible in CRZ III as per 5.2 sub section (i)


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	Permissible in CRZ IV as per 5.2 sub section (xiii)
Cross country Conveyor with utilities (falling under CRZ IA & IB, III)	Permissible in CRZ I A 5.1.1 (ii) only for Public utility
	Permissible in CRZ III as per 5.2 sub section (i)
Vehicular Bridges- 4 Nos (falling under CRZ IA & IB, III)	Permissible in CRZ I A 5.1.1 sub section (ii) only for Public utility
	Permissible in CRZ III 5.3 for public utilities
Wagon tippler facility with Railway Lines (falling under CRZ IA & IB, III)	The railway siding and loading unloading activities for Private Ports and Factories are covered under Railway Act of 1989 and supersedes the CRZ Notification.

The proposed activity of construction of 1 No of water pipeline, 4 No of vehicular Bridges with galleries for utilities, Cross-country Conveyors with utilities and Wagon tippler facility are partly falling under Buffer Zone of Mangroves. The conveyor belts will be overhead of the mangroves and pillars will be constructed in buffer zone, There is no cutting of mangroves involved in the project activities,


JSW Steel Limited, Dolvi is presently operating an Integrated Steel plant of Capacity 10 MTPA at village Dolvi, Taluka- Pen, Dist.- Raigad and has proposed for its expansion from 10 to 15 MTPA capacity. The proposed plant and machinery of expansion project are outside the CRZ. Auxiliary facilities (linear) like water pipeline, bridges with galleries for utilities, Cross-country Conveyors with utilities and Wagon tippler facility with Railway Lines are falling under the purview of CRZ Notification 2019.

Terms of Reference (TOR) for carrying have been approved to carry out the Environment Impact Assessment (EIA) vide TOR reference No. TO23A1001MH5876540N dated 16.07.2024 for obtaining Environment Clearance from MOEF&CC.

The consultant presented that, the National Steel Policy (NSP) of Ministry of Steel has projected a demand of steel products of 300 Million tonnes by 2030. In line with this policy of Nation Development, JSW is expanding its capacity through Brown field and Green field expansion projects. The present expansion plan for JSWSL's Integrated steel plant at Dolvi is in line with JSW's vision to boost the country's projected Iron & steel Production capacity.

2) Details regarding ownership of land:

Presently, total land on which the auxiliary facilities are proposed for 15 MTPA Steel plant, company has owned around 2/3rd land area in Kharmachella&Kharghat and remaining area around 1/3rd is under process of


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acquisition through MIDC. At present, MIDC has completed section 32 (i) process under MIDC Act.

- a) The private land involved in the project is part of MIDC land acquisition which will be acquired by MIDC and allotted to JSW Steel Limited. As per Notification dated 3rd February 2021 by Industry Energy and Labour Department, under No. IDC 2021/(C.R. 60)/Ind 14- In exercise of the power conferred by clause (g) of section 2 of Maharashtra Industrial development act , 1961 (Maharashtra III of 1962), The Government of Maharashtra has declared Kharkarvi, Kharmachela, Kharghat, Beneghat and Dolvi Taluka Pen , District Raigad, to be Industrial Area.

- b) The Government land of Maharashtra Maritime Board (MMB)- acquisition is initiated and shall be acquired by completing due procedure.

Government land of PWD and Revenue department will be acquired through allotment by MIDC, Maharashtra for which procedure is going on. However, work will be commenced only after complete land ownership transferred to JSW.

The PP submitted as Undertaking dated 25.11.2024 and stated that piling and footing for pillars of the proposed overhead bridges with the galleries for utilities will be constructed on the land owned by JSW Steel Ltd and land allotted by authority to JSW steel Ltd.

2) Details regarding mangrove cutting and replantation plan:

Proposed project component passes overhead to Mangroves about 8584.76 Sqm, in totality. The facilities have been planned in such a way that though the area covered by mangroves is 8584.76 sqm; no mangrove cutting is required as the conveyor belts are running overhead in the buffer zone only. Project component like cross country conveyor, vehicular bridges, pipe and its gallery, cable and its gallery will be constructed on piles. Hence majority of the structure of this component will pass above mangrove vegetation. Vehicular bridges will be passing over the creek at adequate height without disturbing the natural flow and ecology of the sub-creek. Wagon tippler (an on-ground facility) over 1675.39 sqm is proposed in the Mangrove Buffer Zone hence no mangrove will be cut for wagon tippler facility. Mangrove cutting is not involved in proposed project activity.

PP submitted that, the plant at Dolvi was established in year 1994. JSW Steel Ltd is the only large-scale industrial establishment in the area. Currently, JSW


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plant at Dolvi employs 13,778 no's (direct & Indirect) including JSW employee and contract employees. In the construction & operation phases of the proposed project, both direct & indirect deployment of local work force would be facilitated. The nature of employment opportunities would involve contractual & casual Labour work for semiskilled & unskilled local skilled staff and direct employment for skilled locals.

The National Steel Policy (NSP) of Ministry of Steel has projected a demand of steel products of 300 Million tonnes by 2030. In line with this policy of Nation Development, JSW is expanding its capacity through brown field and green field expansion projects. The present expansion plan for JSW's Integrated steel plant at Dolvi is in line with JSW's vision to boost the country's projected Iron & steel production capacity. Steel industry is an important Public Utility Services industries; which benefit the Nation and Public at large, as Steel is key material used in all the building material/infrastructure to modern equipment.

The Authority asked PP about requirement of proposed four (04) Nos of bridges. PP submitted that, due to the site's topographical constraints, there is no other feasible road access from the existing integrated steel plant (10 MTPA) to the area of land proposed for expansion from 10 to 15 MTPA. Therefore, to establish the connectivity between existing plant to proposed expansion areas at Kharmachela and Kharghat villages, the construction of proposed four (04) Nos of bridges are required.

The Authority asked PP about requirement of conveyor belts for transportation. PP submitted that, the cross-country conveyor will be laid beside existing conveyor system, which is duly approved by Hon'ble Bombay High Court. Conveyor belts are important for capacity expansion of steel plant as large quantity of raw material for steel production is to be transported from Dharamtar Jetty to steel plant. The Conveyor is proposed in a strategic manner so as to reduce the adverse impact of transportation of heavy vehicles and carbon-di-oxide emissions due to vehicular transportation. Constructions of the conveyor will also safeguard the environment as same are proposed along the exiting conveyor system, thereby ensuring that the said project does not affect vegetation. Mangrove cutting is not involved as the conveyor belts will be overhead structures and piling & footing of pillars will be placed in a manner so that mangrove cutting is completely avoided.

The Authority asked PP about requirement Water pipeline. PP submitted that, Water pipeline for the proposed project will not only serve as water supply


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mode for the plant, but also will provide water to villages in the nearby area. Presently, 45 nos of villages are served through pipelines laid down by JSW Steel and through proposed pipeline for water supply, will provide water to around 30 nos of villages in the area. Thus, the project is contributing to the public utility services. The terrain of location is such that the land is divided naturally by small nallas or channels. The water pipeline is required to cross these water bodies to bring water to plant location. There is no alternative route where crossing of the nala/waterbody can be completely avoided. In conclusion, expansion of steel plant and auxiliary facilities for the steel plant (partly falling under CRZ) will not only aid to meet the growing demand of steel but also benefit public at large.

The Authority asked PP about any Court matter pending regarding project at site. The PP informed that, there is a case pending before the Hon'ble National Green Tribunal (NGT), WZ, Pune being case no 122 of 2015 filed by Ms. Samita Patil & Others alleging various environmental issues on our existing steel manufacturing plant. JSW is duty bound to follow the orders that will be passed by the Hon'ble NGT Pune in case no 122 of 2015 related to CRZ matter. The Authority asked PP to submit affidavit to that effect. PP submitted the same on 25.11.2024.

The Authority noted as per 5.1.1 (CRZ-IA) of CRZ Notification, 2019:

"(ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities."

The Authority noted as per 5.1.2 (CRZ-IB) of CRZ Notification, 2019:

"Activities shall be regulated or permissible in the CRZ-I B areas as under:- (xv) Pipelines, conveying systems including transmission lines."

The Authority noted as per 5.3 (CRZ-III) of CRZ Notification, 2019:

"(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable."

The Authority noted as per 5.4 (CRZ-IV) of CRZ Notification, 2019:

"Activities shall be permitted and regulated in the CRZ IV areas as under:- (xiii) Pipelines, conveying systems including transmission lines."

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"(iii) For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority. "

The Authority further noted the order dated 18th Sep, 2018 in PIL 87/2006 passed by the Hon'ble High Court of Mumbai. The Authority noted that as per submission of the PP, project would be commenced after securing all the other necessary clearances from various Government authorities including prior clearance from the High Court. It was further submitted that the proposed project would bring employment opportunity in the surrounding area thereby benefiting the local public.

The Authority noted that as per CRZ Notification, 2019, laying of pipelines, cross-country conveyor and bridges are permissible activities in CRZ area. It was further noted that the project involves fully mechanized handing of material using fully enclosed belt conveyor. Fully enclosed conveyor will ensure spill proof/leak proof transport of the material, thereby restricting the fugitive emissions to minimum level, during Operation & Maintenance of the plant. The Expert Member, during the discussion suggested that the PP should carry out simultaneous monitoring of the impact of the project activities on the surrounding area and accordingly, implement the mitigation plan & environment management plan for the protection of the coastal environment. In addition to this, the PP need to obtain all other required permissions like Mangrove Cell NoC, High Court approval, MPCB, MoEF&CC, new Delhi for the project

The Authority noted that, Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project falls in mangroves & its 50 m buffer zone.

Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to MoEF&CC New Delhi subject to compliance of following conditions:


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1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project falls in mangroves & its 50 m buffer zone.
3. PP to ensure that mangrove cutting is not involved in the project. Spacing between piles of conveyor corridor 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 to obtain the NoC from the mangrove cell.
5. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
6. PP should carry out simultaneous monitoring of the impact of the project activities on the surrounding area and accordingly, implement the mitigation plan & environment management plan for the protection of the coastal environment.
7. PP to ensure that no reclamation shall be carried out at the two creeklets present near the project location. Free flow of the creeklets should not be blocked, during construction and operation phase of the project.
8. Green Belt should be developed around the backup storage facilities so as to mitigate the air pollution due to fugitive emission. Trucks/Vehicles should be properly covered during the transportation to avoid spillage of the material.
9. 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.
10. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
11. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
12. PP to ensure that movement of the fishermen boats should not be obstructed due to project activities.
13. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Annexure I

List of members/officials present in the online meeting:

1. Dy.Ch.E. DP MCGM, Member, MCZMA
2. Mr. A.K. Chaubey, Expert Member, MCZMA
3. Mr. Maruti Kudale, Expert Member, MCZMA
4. Dr. Mahesh Shindikar, Expert Member, MCZMA
5. Mr. M. K. Mirashe, representative of Industries, Expert Member, MCZMA
6. Dr. Anish Andheria, Wildlife Conservation Trust, Expert Member MCZMA
7. Smt. Reshma Pitale, BNHS, Expert Member MCZMA
8. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary,
MCZMA