

**Minutes of the 179<sup>th</sup> Meeting (Day-2) of Maharashtra Coastal Zone  
Management Authority held on 12<sup>th</sup> November, 2024**

The 179<sup>th</sup> meeting (Day -2) 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 12<sup>th</sup> November, 2024. List of members present in the meeting is attached as Annexure-I.

**Item No. 1:** Proposed construction of swimming pool and other sports utility in existing school premises At Plot bearing C. S. No 14/593 & 15/593, of Malabar Hill Division, in D- Ward, Mumbai by Dawat - E- Hadiyah

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of swimming pool and other sports utility in existing school premises At Plot bearing C. S. No 14/593 & 15/593, of Malabar Hill Division, in D- Ward, Mumbai.

Consultant presented that, construction of swimming pool and other sports utility is proposed in existing school premises on site under reference

Proposed construction comprises of 1) Swimming Pool of area 410.22 m<sup>2</sup> (Ht: 6.4 m), 2) Gymnasium of area: 114.47 m<sup>2</sup> (Ht: 3.05 m) & Sauna and Steam of area: 122.86 m<sup>2</sup> (Ht: 6.4 m) Mezzanine floor and 3) Badminton court of area: 179.75 m<sup>2</sup> (Ht: 6.4 m)

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

Plot area is 2284.29Sqm, Total Construction area is 827.3 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 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 submitted that project site falls under CRZ-II and

  
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Landward side of existing authorized fixed structure. The Consultant further submitted that proposed activities for the students enrolled in the aforementioned school in the project site. The Authority noted that the concerned Planning Authority i.e. MCGM should strictly ensure 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 the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification,

The Authority noted that proposed construction in CRZ II area is permissible subject to 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. 18<sup>th</sup> January, 2019. The concerned planning authority i.e. MCGM should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019. The concerned Planning Authority i.e. MCGM to ensure that no construction is allowed on seaward side of existing authorised fixed structures.

**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 development 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 i.e. MCGM should strictly ensure that the proposed development is on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and



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Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.

3. The concerned Planning Authority i.e. MCGM to ensure that no construction is allowed on seaward side of existing authorised fixed structures.
4. The concerned Planning Authority i.e. MCGM to ensure that proposed activities is for the students enrolled in the aforementioned school in the project site.
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 CTS No. B/513 of village Bandra at St Roque Road, Bandra (West), Mumbai by Shri. Ricardo James Romell

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. B/513 of village Bandra at St Roque Road, Bandra (West), Mumbai

Consultant presented that, there is one existing building comprising of Ground floor + 1<sup>st</sup> Upper floor for residential use, which is standing on site. This structure is an authorized structure as it is also reflected on CTS plan. The first date of assessment of this existing and standing structure is prior to 1961 which will be demolished.

Proposed new residential building comprising of pit for mechanical parking + Ground Floor + 1<sup>st</sup> floor for society office + 2<sup>nd</sup> part for fitness centre & part for residential use + 3<sup>rd</sup> to 8<sup>th</sup> (pt) upper residential floors with a total height of 31.95 mtrs. from general ground level to terrace level.

The proposal has received various concessions form Hon. MC vide No. P-20373 /2024 /(513) /H/W Ward/BANDRA-B dated 21.8.2024. The Provisional CFO NOC has been issued on 23.03.2024. The Civil Aviation NOC has been issued on 29.07.2024.

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

Plot area is 426.40 Sqm, FSI area is 1148.99 sqm, Non FSI area is 240.40 Sqm, Total Construction area is 1389.39 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. 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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. 3:** Proposed Residential & Commercial Development at Village: Kolshet, Taluka and District: Thane (W) by M/s. Runwal Construction Pvt. Ltd.

**Introduction:**

The project proponent presented the proposal before the Authority. The proposal is for Residential & Commercial Development at : S. No. 1/1, 1/2A, 1/2B, 1/3, 1/4A to 1/4D, 1/5, 1/6, 1/7, 1/8, 1/10, 1/11, 1/12, 1/13, 1/15, 2/1A to 2/1D, 2/2 to 2/4, 3/1 to 3/4, 3/5A to 3/5C, 3/6, 4/1A, 4/1B, 4/2, 5/1, 5/4, 5/5, 5/6, 5/7 A B, 6/1, 6/4, 6/5, 6/6 , 18/1, 18/4,18/6, , 18/7, 18/8, 18/9, 19/2, 19/3A, 19/3B, 19/4A to 19/4D, 19/5 to 19/9, 20/1 to 20/4, 20/5A, 20/6, 20/7A, 21/1A,C, 21/2, 21/3, 21/4, 21/6, 21/8A, S.No.22/1, 22/2A, 22/3A 22/4, 22/5, 22/6, 22/7A, 22/8A, 23/1, 23/2, 32/1, 32/2, 32/3A B, Village: Kolshet, Taluka and District: Thane (W).

The site under reference is situated in CRZ IA, CRZ IA(50m Mangrove Buffer), CRZ IB, CRZ II, and NON CRZ Areas as per approved CZMP under CRZ Notification, 2019.

The Residential & Commercial Development comprises of 07 residential towers, 01 Club House and 01 Police Station are proposed on NON-CRZ area.

Building Configuration	Status
7 Residential towers	
6 Towers : A, B, C, D, E AND F 2 Basements + Ground + 5 Podiums + Upper Stilt + 1st to 25th floor + Service Floor + 26th to 49th Floors with height of 178.25 m uptill terrace floor	Proposed Tower D and F Under Construction
1 Tower: 2 Basements + Ground + 5 Podiums + Upper Stilt + Pt to 25th floor + Service Floor + 26th to 46th Floors with height of 169.10 m uptill terrace floor	Proposed
Club House: Ground + 1st to 5th Podium with height of 20.65 m up till terrace floor	Proposed
Police Station: Ground + 4 Floors with height of 16.10 m uptill terrace floor	Proposed



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Further, Balance FSI of portion of plot situated in CRZ-II to be utilized in Non-CRZ plot.

The proposal has received earlier EC from SEIAA dated 26.05.2023. The proposal has received concessions/approvals for the proposed development vide V.P. No. S05/ 0096/ 15,TMC /TDD/ 0127/ (P/C)/ 2024 dated 30/4/2024. The CFO NOC NOC has been issued on 12.04.2024. The Civil Aviation NOC has been issued on 16.02.2021.

Plot area is 88991.60 sqm, FSI area is 255485.57 sqm; total Non FSI area is 120643.66 sqm; Total Construction area is 376129.23 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 project site bearing S.Nos. 1(pt), 2(pt), 3(pt), 4(pt), 5(pt), 6(pt), 8(pt), 17(pt), 18(pt), 19(pt), 20, 21, 22(pt), 23(pt), 24(pt), 31(pt) & 32(pt) at village Kolshet, taluka Thane, Maharashtra partly in CRZ IA, CRZ IA (50m Mangrove Buffer Zone), CRZ IB and CRZ II with the remaining area falling outside CRZ as per the approved CZMP (Map No. MH 79) vide CRZ Notification 2019.

Extent of project site in various CRZ :

CRZ Classification	Area in sqm
CRZ-IA	3959.85
CRZ-IA (50 m Mangrove Buffer Zone)	14601.95
CRZ-IB	7823.48
CRZ-II	15092.01
Outside CRZ	97541.59
Total	139018.88

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 /

  
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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."*

The Authority observed that as per proposal details Plot area is 88991.60 sqm and as per IRS report Plot area is 139018.88 sqm. The Authority asked PP to submit clarification for the same. PP vide letter dated 19.11.2024 submitted that, the plot boundary shown in the IRs map is parger plot bomdary which measures 139018.88 sqm including reservations area handed over to TMC. The total plot area considered in the Minicipal proposal is only 88991.60 sqm, as the balance area has been handed over to TMC for various amenities such as Thane Municipal Transport, Municipal Housing and also Mhada reservation. The Authority noted the same.

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.
2. Concerned planning authority i.e. TMC shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.



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3. Concerned planning authority i.e. TMC 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. TMC should strictly ensure that, no any construction carried out in CRZ area as proposed by PP.
5. Environment clearance under EIA Notification, 2006 should be obtained from competent Authority.
6. Concerned Planning Authority i.e. TMC to ensure that no construction allowed in mangroves & 50 m mangrove buffer zone and there will no violation of order dated 17<sup>th</sup> Sep, 2018 passed by Hon. High Court in PIL 87/2006.
7. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
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. 4:** Proposed redevelopment of the residential building on plot bearing CTS No. 575, of village Juhu, at N.S. Road No. 12-A, JVPD Scheme, Vile Parle (West) Mumbai by Shri. Jignesh Hasmukh Modi

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of the residential building on plot bearing CTS No. 575, of village Juhu, at N.S. Road No. 12-A, JVPD Scheme, Vile Parle (West) Mumbai.

Consultant presented that, there is one existing building comprising of Ground floor + 1st to 3<sup>rd</sup> Upper floor, for residential use in ruinous in condition which has been demolished on site as, as per Notice dated 22.12.2023 under Sec 354 from MCGM. This structure is an authorized structure as it is also reflected on CTS plan. The existing building BCC letter dated 28.06.1967 is available Showing the authenticity of the structure.

Proposed new residential building comprising of Two-level Basement for parking + Ground Floor for Entrance Lobby + 1st Floor for Society office & Fitness centre + 2<sup>nd</sup> floor for parking & DG Set room + 3<sup>rd</sup> & 4<sup>th</sup> level for parking + 5<sup>th</sup> to 14<sup>th</sup> residential floors with total height of 50.45 mt. from general ground level up to terrace level.

The proposal has received various concessions form Hon. MC vide No. P-19749/2023/ (575)/K/W Ward/ JUHU-K/ W/ 337/1/New, dated 08.08.2024. The Provisional CFO NOC has been issued on 22.03.2024. The Civil Aviation NOC has been issued on 04.08.2023.

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

Plot area is 656.20 Sqm, FSI area is 2657.17 sqm, Non FSI area is 2657.17 Sqm, Total Construction area is 4738.33 Sqm

**Deliberations:**

  
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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.."*

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. 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



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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. 5:** Proposed redevelopment of the residential building on plot bearing C.T.S. No. C/1129, Near St. Anne's Church, Sherly Village, Bandra(W), Mumbai by M/s. Paramount Construction

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of the residential building on plot bearing C.T.S. No. C/1129, Near St. Anne's Church, Sherly Village, Bandra(W), Mumbai.

Consultant presented that, there is one existing building comprising of Ground floor structures + 1st To 4th Upper floor, for residential use, which is standing on site will be demolished. This structure is an authorized structure as per the Completion letter dated 30.08.1978.

Proposed new residential building comprising of Ground floor for parking + 1st to 3rd floor podium for parking + 4th(pt) floor for residential + 5th to 18th (pt) upper floors for residential use with a total height of 64.65 mtrs. from general ground level to terrace level.

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


Plot area is 936.56 Sqm, FSI area is 2413.49 Sqm, Non FSI area is 2267.54 Sqm, Total Construction area is 4687.03 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 observed that PP has submitted proposal for C.T.S. No. C/1129. However, CRZ map & report prepared by IRS shows C.T.S. No. 1129 & 1133(pt) of Bandra -C. The Authority asked PP to submit clarification for the same.

As per provisional Fire NOC proposed high-rise residential building having ground floor part on stilt + 1st to 4th podium floor for car parking + 5th to 17th

  
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observed that there is difference in building configuration in proposal submission and Fire NOC. The Authority asked PP to submit clarification or revised Fire NOC. Further, PP to submit Civil Aviation NOC.

The Authority observed that existing trees present at site under reference. The Authority asked PP as to whether trees to be retained or cut and submit Tree cutting NOC.

**Decision:**

After deliberation, the Authority decided to defer the matter for want of above information.



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**Item No. 6:** Proposed reconstruction on property bearing C.S. No. 358 of Malabar / Cumballa Hill Division, in 'D' Ward, Nepean Sea Road, Mumbai by Mahindra Family Trust - II

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction on property bearing C.S. No. 358 of Malabar / Cumballa Hill Division, in 'D' Ward, Nepean Sea Road, Mumbai.

Consultant presented that, there is one existing building comprising of Lower Ground floor + Upper Ground floor + 1st floor + 2nd (pt), for residential use, which is standing on site will be demolished. This structure is an authorized structure as it is also reflected on CTS plan and the date of first assessment is prior to 1961 and hence the same is an authorized structure.

Proposed new residential building comprising of Lower Ground floor + Upper Ground floor + 1st floor + 2nd (pt) floor + 3rd (pt) floor + Terrace level with total height of 24.575 mt. from general ground level up to terrace level.

The proposal has received various concessions form Hon. MC vide No. P-11290/2022/(358)/D Ward/MALABAR HILL/337/1/New dated 30.01.2024. □ The Provisional CFO NOC has been issued on 20.04.2023.

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

Plot area is 1091.24 Sqm, FSI area is 1621.00 Sqm, Non FSI area is 387.17 Sqm, Total Construction area is 2008.17 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. 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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 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:** Request for demarcation of HTL on existing Bund as per CRZ Notification dated 1.5.2020 & 26.11.2021 in respect of land bearing S.No . 268 &269 of village Gorai, Mumbai & S.No. 172 in village Uttan, Thane by Pan India Paryatan Private Limited

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for demarcation of HTL on existing Bund as per CRZ Notification dated 1.5.2020 & 26.11.2021 in respect of land bearing S.No . 268 &269 of village Gorai, Mumbai & S.No. 172 in village Uttan, Thane

The Consultant presented that; existing Embankment is constructed since 1885 i.e. prior to the year 1991. The existing bund on which HTL is proposed to be demarked is falls under CRZ IA and CRZ IA (50m Mangrove Buffer Zone) as per approved CZMP 2019.


PP requested to demarcate HTL on existing bund as per Clause 1 (i) (b) of amended in CRZ Notification 2019 by S.O.4886(E) dated 26.11.2021.

**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.

The Authority noted that as per para 1 CRZ Notification, 2019 amended on 26.11.2021:

*"(a) the HTL means the line on the land upto which the highest water line reaches during the spring tide as demarcated by the National Centre for Sustainable Coastal Management (NCSCM) in accordance with the laid down procedures and made available to various coastal States and Union territories;  
(b) in case there exists a bund or a sluice gate constructed prior to the date of notification issued vide S.O. 114(E) dated 19th February, 1991, the HTL shall be restricted up to the line long along the bund or the sluice gate, however, in such a case, area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ-IA irrespective of the extent of the area beyond the bund or sluice gate and such areas under mangroves shall be protected and shall not be diverted for any developmental activities."*

  
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The Authority asked details on mangrove vegetation at site under reference. Consultant presented that, Mangroves are dominating vegetation spread over 240 ha. developed due to breaching of existing embankment which became a habitat for birds, reptiles, fishes, amphibians, crustaceans and mammals.

Expert member discussed that the HTL marks the line where the water reaches during High Tides. The bund in question was constructed in the nineteenth century and is now almost imperceptible. The area between the bund and the HTL supports healthy mangrove growth. CRZ (Coastal Regulation Zone) regulations are in place to protect these ecologically sensitive areas. The PP has also proposed ecotourism activities along with the renovation of the embankment/bund, which aims to control saline water ingress. This includes the conversion of the mangrove area into agricultural land, the provision of a walkway on the bund, and the establishment of a mangrove park. These proposed activities are contradictory and ultimately could result in irreversible damage to both the mangroves and the overall eco-system of the area.

The Authority also noted the order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006 passed by the Hon. High Court for protections of Mangrove vegetation in the State. PP to ensure there will no violation of order dated 17<sup>th</sup> Sep, 2018 passed by Hon. High Court in PIL 87/2006.

The Authority observed that area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ-IA irrespective of the extent of the area beyond the bund or sluice gate and such areas under mangroves shall be protected and shall not be diverted for any developmental activities.

The Authority noted that the as para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, matter where of revision in CZMP shall be referred to NCSCM who shall the examine the matter. It was observed that the matter may be referred to NCSCM for examination of the matter through MoEF&CC, New Delhi

**Decision:**

After deliberation, the Authority decided to recommend the matter to NCSCM, Chennai through MoEF&CC, New Delhi for examination of the matter, in accordance with provisions of the CRZ Notification, 2019



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**Item No. 8:** Proposed Eco-tourism activity (viz. mangrove park) along with renovation of existing Embankment on agriculture land and bund walkway on inner side of Mangrove Park to control saline ingress along Survey no 268, 269 at Gorai village, District Mumbai, 172 at Uttan Village, District Thane, by Pan India Paryatan Private Limited

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Eco-tourism activity (viz. mangrove park) along with renovation of existing Embankment on agriculture land and bund walkway on inner side of Mangrove Park to control saline ingress along Survey no 268, 269 at Gorai village, District Mumbai, 172 at Uttan Village, District Thane.

Consultant presented that proposed project having 2 components which are as follows:

- 1) Project proposed by Kharland Development Division Thane (KLDDM) to control salinity ingress and erosion
  - a) Renovation of Existing embankment (4.22 km in length, 3.49 ha)
  - b) Creation of new internal Bund walkway (3.97 km in length, 2.38 ha)

S.N.	Activities	Sub-Activities
1	EXISTING EXTERNAL Embankment to be Renovate (4.22 km in length, width 3 m & maximum height 3 m, slope 1.5: 1, area 3.49 ha)	Cleaning
		Hearting Work
		Pitching work
		Compacting
		Construction of 4 Sluice Gate & 10 Hume Pipes to regulate discharge of tidal water from channel passing through landward side of embankment.
2	Creation of NEW INTERNAL Bund Walkway (Running parallel at a distance of 100 m from existing embankment) (3.97 km in length, width 3 m & maximum height 3 m, slope 1.5: 1, area 2.38 ha)	Cleaning
		Hearting Work
		Pitching work
		Compacting
		Construction of 4 Sluice Gate & 10 Hume Pipes to regulate discharge of tidal water from channel passing through landward side of embankment.



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- 2) Ecotourism proposed by M/s. Pan India Paryatan Pvt. Ltd. (PIPPL)  
Development of mangrove park within 100m strip between existing  
embankment and internal bund walk way (39.9 ha)

S.N.	Activities	Sub - Activities
1.	Mangrove Park as an Ecotourism activity within 100m strip between existing embankment and internal bund walk way (39.9 ha)	Mangrove sapling plantation on designated area on survey number 269 of Gorai village and survey number 172 of Uttan village. As per approved plantation scheme by Mumbai Mangrove Conservation Unit.
		Mangrove Park ticket plaza, kiosk, Nursery Exhibition cum display of mangrove park management , cafeteria,, Nursery showing mangrove eco -system

**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 CRZ map, the project site falls in CRZ-IA (Mangroves & its 50 m buffer zone).

The Authority noted that, the PP has submitted Environmental Impact Assessment (EIA) & Environment Management Plan (EMP) prepared by Eco Foot Forward Environmental Consultancy & Engineers Pvt Ltd (Nabet Accredited Consultant). As per EIA report, EIA study conducted for proposed project interprets that proposed project will have severe, long-term irreversible negative impact on Land Use Land Cover, Soil Environment, Ecology and Biodiversity of the project area and surrounding which cannot be minimised. However, impacts on the other environmental components can be minimised upto certain level embedding various mitigation measures.

Consultant presented that, as objective of the project is to restore the agricultural land by renovating embankments this will results into degradation of existing mangrove ecosystem. Major negative impacts can be envisaged on existing land cover, hydrology, soil cover and ecology and impacts will be Severe, Permanent & Irreversible as the objective of the project is to restore the



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agricultural land. Thus, impact due to project activity on this environment cannot be minimized.

The Authority noted that as per EIA report, approximately 1.09 ha and 1.8 ha mangrove area will be degraded during construction phase. Due to stopping salinity ingress mangrove cover present over landward side of internal bund walkway i.e. approx. 240 ha mangrove area will be changed due to project activity.

The Expert Members voiced their concern about the impact of the proposed activities on mangrove vegetations which is quite dense at the site. The Expert Members further discussed that the mangroves is one of the intricate ecosystem that interacts with different ecosystems both onshore and offshore. Mangroves are said to be one of the most productive ecosystems because their litter fall supplies nutrients to the soil and water. Seawater tides have an impact on the mangrove ecology, which provides a suitable habitat for avifauna, especially migratory birds. The expert members informed that there will be direct impact on mangrove vegetation due to proposed project.

Expert Members further anticipated that, embankment will lead to habitat fragmentation within impact zone for many small faunal species it will be permanently blocked off during embankment construction, which will interfere with their biological niche. Expert Member further observed that impact of the proposed activities could be irreversible. Activities may disrupt the natural coastal processes.

EIA report also confirms the adverse impact the proposed activities might have on surrounding mangrove ecosystem.

The Expert Members asked the PP & consultant about the purpose of the project and whether other ways have been explored to proposed activities in order to mitigate impact on mangroves. The PP & Consultant during the meeting presented that project is for eco-tourism activities along with embankment to protect the agricultural land are proposed in the project, which is allowed in CRZ Notification, 2019.

The Authority referred the para 5.1.1 (i) of the CRZ Notification, 2019"

*"Eco-tourism activities such as mangrove walks, tree huts, nature trails, etc., in identified stretches areas subject to such eco-tourism plan featuring in the*



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*approved CZMP as per this notification, framed with due consultative process, public hearing, etc. and further subject to environmental safeguards and precautions related to the Ecologically Sensitive Areas, as enlisted in the CZMP"*

The Authority noted that eco-tourism activities and internal bund walkway are integral activities proposed in the project. In order to permit such activities, eco-tourism plan need to be feature in approved CZMP. Presently, CZMP does not feature such plan, and work of featuring the tourism plan is under process through NCSCM and Tourism Dept. The PP may approach the Tourism Dept/ Directorate Tourism, to feature the proposed activities as Eco-tourism project in Tourism plan certified by the Tourism Dept, so that it could be featured in CZMP.

The Authority viewed that, till the time requirement as specified in para 5.1.1(i) is met, the project of eco-tourism could not be recommended.

Further, the Authority also took note of the fact that, the PP has also submitted the matter requesting change in the High Tide Line at the subject land, on account of existing old bund at the site. The decision of the instant proposal of eco-tourism activities and internal bund walkway would also depend on the final outcome of HTL change matter.

**Decision:**

After deliberation, the Authority decided to defer the matter, for the aforesaid reasons and compliance.



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**Item No. 9:** Proposed redevelopment of Residential Building at C.T.S. No. 606, Village Juhu, Mumbai by Shri. Sunil Dhawan

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Building at C.T.S. No. 606, Village Juhu, Mumbai.

Consultant presented that, Existing structure includes Ground + 2 nd Upper Floor with an built up area of 669.80 sq.m. which will be demolished. IOD Was issued u/no. CE/2483/WS/AK dated 23.12.1985. CC was issued on 27.03.1986. BCC Certificate of existing Building is issued u/no. CE/2483/WS/AK dated 11.10.1989.

Proposed new low rise residential building comprising of 2 level Basement for parking + Ground/stilt floor for entrance lobby and parking + 1 st floor for parking + 2 nd to 8 th upper residential floor with height 31.95 mtr

Concession Drawings has been approved from Municipal Commissioner vide letter no. P-22437/ 2024/ (606)/ K/ WWARD/ JUHUK/ W/ 337 /1/ NEW dated 04.11.2024.

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

Plot area is 669.80 Sqm, FSI area is 1989.30 Sqm, Non FSI area is 1960.70 Sqm, Total Construction area is 3750.00 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 & Non CRZ area.

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

  
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The area of project site in various CRZ zones:

CTS No.	CRZ Classification	Area in sqm	Total area in sqm
602	CRZ-II	669.80	669.80
606	CRZ-II	226.05	669.80
	Outside CRZ	443.75	

The Authority observed that PP has submitted proposal for C.T.S. No. 606. However, CRZ map & report prepared by IRS shows C.T.S. No. 602 & 606. The Authority asked PP to submit clarification for the same. PP submitted letter 15.11.2024 which states that earlier the plots bearing CTS No. 602 and 606 belongs to Mr. Vijay Thakkar and the survey for site demarcation from IRS Chennai was conducted by him for both plots. Currently, the proposal is only for CTS No. 606 for redevelopment by Mr. Sunil Dhawan.


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. 18<sup>th</sup> 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 18<sup>th</sup> 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

  
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the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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. 10:** Proposed change of user from residential to commercial (Bank to Shop) alteration and amalgamation in flat no. 5, 6 & 7a at Ground floor of existing building known as Sujata CHSL on plot bearing F. P. No. 28 of TPS Santacruz, Juhu Sector II situated at K/W ward on Juhu Road, Santacruz West, Mumbai by Smt. Monica Dilip Daryanani

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for change of user from residential to commercial (Bank to Shop) alteration and amalgamation in flat no. 5, 6 & 7a at Ground floor of existing building known as Sujata CHSL on plot bearing F. P. No. 28 of TPS Santacruz, Juhu Sector II situated at K/W ward on Juhu Road, Santacruz West, Mumbai.

Proposed change of user from residential to commercial (Bank to Shop) alteration and amalgamation in flat no. 5, 6 & 7a at Ground floor of existing building known as Sujata CHSL.

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

Plot area is 2059.22 Sqm, Total Construction area is 51.11 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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The Authority observed that PP has not submitted the authorisation details of the existing structure such as IOD, Commencement Certificate & Occupation Certificate issued by MCGM and Structural Stability Certificate.

The Authority further observed that, proposal is submitted by Smt. Monica Dilip Daryanani and IRS report mentions M/s. Victory Ventures Inc.

The Authority asked PP to submit the followings :-

- 1) Authorisation details of the existing structure such as IOD, Commencement Certificate & Occupation Certificate issued by MCGM.
- 2) Structural Stability certificate of existing structure
- 3) Clarification on the name of the applicant Smt. Monica Dilip Daryanani and M/s. Victory Ventures Inc.

**Decision:**

After deliberation, the Authority decided to defer the matter for want of above information.

  
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**Item No. 11:** Proposed Hotel Project "OCEAN ONE" on City Survey No. 1022, 1024, 1025/A, 1025/B, 1025/C, 1025/D at Village- Alibag, Taluka- Alibag, District -Raigad by Ranjit Singh Bindra Hospitality and Realty Private Limited

**Introduction:**

The Authority noted that PP vide letter dated 07.11.2024 requested for the withdrawal of proposal for the need of revisions in the same project.

**Decision:**

The Authority decided to delist the proposal from MCZMA records.

  
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**Item No. 12:** Proposed reconstruction at C.T.S. Nos. 979 & 979/1 to 17, K/W Ward, Village Juhu, Mumbai by M/s Karma CK Constructions

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction at C.T.S. Nos. 979 & 979/1 to 17, K/W Ward, Village Juhu, Mumbai.

Consultant presented that, PP has obtained CRZ recommendation from MCZMA on 08.06.2022 for reconstruction on site under reference. Further, PP has obtained IOD dated 18.07.2022 & Commencement Certificate dated 11.08.2022 from MCGM. Accordingly, construction was initiated on site under reference.

Now, PP has amended the building plans. Proposed Residential / Commercial Building comprises of Ground + 9<sup>th</sup> floors (3 Wings "A", "B", "C") With 1 Shop and Parking Tower on site under reference.

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


Plot area is 1321.17 Sqm, FSI area is 3711.59 Sqm, Non FSI area is 2584.41 Sqm, Total Construction area is 6296.00 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 the proposal was earlier considered in 175<sup>th</sup> meeting of MCZMA held on 05.07.2024 and asked PP to submit certain information. PP submitted the compliance which is as follow:

  
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- 1) Clarification from MCGM regarding construction carried out on site under reference is as per earlier CRZ Clearance or as per proposed plans.

The MCGM vide letter dated 04.09.2024 stated that the MCGM staff had visited the site and verified that the work at site is progressing as per Approved Plans and Commencement Certificate granted within permissible limit of construction area mentioned in CRZ NOC dt. 08/06/2022 (i.e. within FSI area 1349.95 sq.mt. and Non FSI area 183.75 sq.mt.).

- 2) Comparative Statement of change in earlier CRZ Clearance and proposed construction along with construction status.

PP has submitted Comparative Statement which is as follows:


	AS PER MCZMA NOC dated 08/06/2022	AS PER PRESENT PROPOSAL
Plot Area	1321.17 Sqm	1321.17 Sqm
C.T S. No.	979, 979/1 To 17	979, 979/1 To 17
FSI Proposed To Consumed	1.12	2.60
FSI Area	1349.95 Sqm	3711.59 Sqm
Non FSI Area	404.83 Sqm	2584.41 Sqm
Total Construction Area	1754.78 Sqm	6296.00 Sqm
No. OF FLOORS	Gr. + 1st 'A' Wing, Gr. + 1st 'B' Wing, Gr. + 1st To 7th Floor	Gr. + 9th 'A' Wing, Gr. + 9th 'B' Wing, Gr. + 9th Floor
No. OF FLATS	21	48
Maximum Height	7.90 MTRS. & 26.30 MTRS. Up To Terrace Level	31.90 MTRS. Up To Terrace Level

- 3) F.S.I, Non - F.S.I, and Total Construction Area Statement

FSI area is 3711.59 Sqm, Non FSI area is 2584.41 Sqm, Total Construction area is 6296.00 Sqm

- 4) Plan Approvals, IOD, CCs, and Civil Aviation NoC

PP has submitted amended Plan approval dated 19.12.2023 issued by MCGM, IOD & CC dated 18.07.2022 & 11.08.2022 issued by MCGM, Civil Aviation NOC dated 12.06.2019.

  
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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. 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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 redevelopment of existing building on property bearing C.T.S. No. 900 - C/4 of village Bandra D, Taluka - Andheri, Road no. 21, Khar (west), Mumbai by M/s. Steelmax Developers LLP

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of existing building on property bearing C.T.S. No. 900 - C/4 of village Bandra D, Taluka - Andheri, Road no. 21, Khar (west), Mumbai under regulation 33 (11) Development Control and Promotion Regulation -2034.

Consultant presented that, Existing structure includes Ground + 4 Floor on site under reference which will be demolished.

Proposed new residential building comprising of Ground + 16<sup>th</sup> floor with height 64.35 mtr

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

Plot area is 805.00 Sqm, FSI area is 2668.66 Sqm, Non FSI area is 1112.92Sqm, Total Construction area is 3781.58 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 & Non CRZ area.

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

The area of project site in various CRZ zones:

CRZ Classification	Area in sqm
CRZ-II	409.49
Outside CRZ	87.77
Total	497.23

  
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The Authority observed that PP has submitted plot area in the proposal is 805.00 sqm. However, CRZ map & report prepared by IRS shows plot area of 497.23 sqm. The PP to submit clarification for the same with IRS report.

**Decision:**

After deliberation, the Authority decided to defer the matter for want of above information.



Member Secretary

  
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**Item No. 14:** Proposed amendment in redevelopment of 'Declared Dilapidated Structure' on plot bearing CS no 935, Worli, Mumbai by M/s. Fairleaf Developers Pvt Ltd

**Introduction:**

The project proponent along with Architect presented the proposal before the Authority. The proposal is for amendment in redevelopment of 'Declared Dilapidated Structure' on plot bearing CS no '935, Worli, Mumbai

Architect presented that, earlier PP has obtained CRZ recommendation no CRZ2023/CR 2/TC 4 dated 03.03.2023 for redevelopment on site under reference by proposing Residential cum Commercial building comprises on 3 Basement + Ground + 1 to 17 (pt) upper floors. FSI is 5906.03m<sup>2</sup>, Non FSI is 7654.28m<sup>2</sup> and Total construction area is 13,560.31m<sup>2</sup>, Accordingly, Existing building demolished on site under reference & constructed till date: 7200 m<sup>2</sup>

Now, PP has proposed amendment in earlier CRZ recommendation dated 03.03.2023. Present proposal involves removal of Commercial component and Conversion of commercial to residential floor and addition of 1 (pt) floor for use of commercial area to residential area. Further, there will be Reduction in Total BUA by 389.61 m<sup>2</sup>

**Deliberations:**

Architect presented that, the proposed amendment as follows:

SN	Particular	CRZ Recommendation dt 03.03.2023	Proposed Amendment 2024	Remarks
1	Proposed Use	Residential cum Commercial building	Residential building	Removal of Commercial component
2	Proposed Building	3 Basement + Ground floor commercial user and entrance lobby + 1 <sup>st</sup> floor commercial user + 2 <sup>nd</sup> to 6 <sup>th</sup> Podium parking floors + 7 <sup>th</sup> to 17 <sup>th</sup> (Pt.) Residential floor	3 Basements + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> Podium floors + 6 <sup>th</sup> to 18 <sup>th</sup> (Pt) Residential floors.	Conversion of commercial to residential floor and addition of 1 (pt) floor for use of commercial area to residential area.
3	Gross Plot	1,217.40 m <sup>2</sup>	1,217.40 m <sup>2</sup>	No change

  
Member Secretary

  
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	Area			
4	Net Plot Area	1,093.71 m <sup>2</sup>	1,093.71 m <sup>2</sup>	No change
5	Proposed Total Built Up Area (FSI)	5,906.03 m <sup>2</sup>	5906.03m <sup>2</sup>	No change
6	Proposed Total Construction Area	13,560.31 m <sup>2</sup>	13,170.70 m <sup>2</sup>	Reduction in area by 389.61 m <sup>2</sup> As on date constructed on site: ~7200 m <sup>2</sup>
7	Permissible FSI Consumption	Regulation 30(A)(1) + Regulation 32(4.2) Table no 12A + Regulation 33(12)(B) of DCPR	Regulation 30 (A) (1) + Regulation 32 (4.2) Table no 12 - A + Regulation 33 (12) (B) of DCPR	No change
8	Fungible compensatory FSI	Regulation 31 (3) as per DCPR 2034 as on 18 <sup>th</sup> January 2019	Regulation 31 (3) as per DCPR 2034 as on 18 <sup>th</sup> January 2019	No change
9	CRZ notification 2019 clause	5.2 (ii) (iii)	<u>5.2 (ii) (iii)</u>	No change
10	Proposed R G Area	164.93 m <sup>2</sup>	165.60 m <sup>2</sup>	Increased as per requirement
11	Proposed Maximum Height	69.99 mts	69.99 mts	No change

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.

PP has submitted copy of amended Plan Approval Letter dated 12.09.2024 issued by the MCGM.

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The Authority observed that MCZMA has issued CRZ recommendation letter dated 03.03.2023 under CRZ Notification, 2019. Now, PP requested for amendment proposal which involves removal of Commercial component and Conversion of commercial to residential floor and addition of 1 (pt) floor for use of commercial area to residential area. Further, there will be reduction in Total BUA by 389.61 m<sup>2</sup>

**Decision:**

After deliberation, the Authority decided to amend the CRZ recommendation letter dated 03.03.2023 as proposed and all other terms and conditions shall remain unchanged.



Member Secretary

  
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**Item No. 15:** Proposed extension (Proposed 3rd & 4th Floor) To Existing Commercial Building on Plot Bearing C.T.S. No. 672/K/1b/670/+1b+670/2 & 672/1d. At - Village - Alibag, Tal- Alibag, Dist. Raigad by Shri. Ankit Shah

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for extension (Proposed 3rd & 4th Floor) To Existing Commercial Building on Plot Bearing C.T.S. No. 672/K/1b/670/+1b+670/2 & 672/1d. At - Village - Alibag, Tal- Alibag, Dist. Raigad

Consultant presented that, earlier PP has obtained CRZ recommendation letter dated 22.01.2013 for construction of commercial Building comprises of Ground + 2 floors on Plot Bearing C.T.S. No. 672/K/1b/670/+1b+670/2 & 672/1d. At - Village - Alibag, Tal- Alibag, Dist. Raigad. Further, Alibag Municipal Council has issued building construction permission dated 26.03.2013 and accordingly construction has been carried out on site under reference. Alibag Municipal Council has issued Occupation Certificate dated 27.03.2015.

Now, PP has submitted proposal for extension (Proposed 3rd & 4th Floor) to existing Commercial Building on site under reference.

Consultant presented that, the plot under reference is situated in Residential zone and not reserved for any public purpose. Plot area is 1200.00 Sqm, Permissible construction area is 1440.00 Sqm, proposed Total Construction area is 1410.72 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 asked PP to submit Structural stability Certificate for the existing building. PP submitted the Structural stability Certificate dated 20.11.2024.



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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.*

*(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 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. 18<sup>th</sup> 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 18<sup>th</sup> 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 within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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.



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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. 16:** Proposed Commercial & Residential Building on CTS No. 922/A, 922/B & 922K At Alibag, Dist Raigad by Mr. Dewang Haridas Thakkar

**Introduction:**

The Authority observed that consultant is not present for the presentation of the proposal. PP could not make presentation about the proposal before the Authority.

**Decision:**

The Authority decided to defer the proposal.

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**Item No. 17:** Proposed Shambhala Petroleum at S. No. 40/3A/1 and 79/1 of village Vadkhal and Kandale, Dist Raigad by Shri. Rahul Chavan

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Shambhala Petroleum at S. No. 40/3A/1 and 79/1 of village Vadkhal and Kandale, Dist Raigad.

Consultant presented that, proposed construction of Petrol Pump in Non CRZ area at Survey no 40/3A/1 at village Wadkhal and Survey no 79/1 at village Kandale, Taluka Pen, District Raigad

**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-III (NDZ) area & Non CRZ area.

The area of project site in various CRZ zones:

CRZ Classification	Area in sqm
CRZ-III (NDZ)	409.49
Outside CRZ	2473.58
Total	2765.50

Consultant presented that proposed construction of Petrol Pump in Non CRZ area as per the approved Coastal Zone Management Plan (CZMP) under CRZ Notification 2019.

The Authority noted that 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.

**Decision:**



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

1. The concerned Planning Authority shall ensure that the proposed construction of Petrol Pump in Non CRZ area i.e. 2473.58 sq, area only as per the approved Coastal Zone Management Plan (CZMP) under CRZ Notification 2019.
2. The concerned Planning Authority should strictly ensure that no construction is carried out in CRZ-III (NDZ) i.e 409.49 sqm area.
3. Concerned planning authority shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
4. PP to ensure that proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable.
5. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.
6. PP to ensure all safety measures as recommended in guidelines of Petroleum & Explosives Safety Organization (PESO).
7. 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.
8. 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.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities including should be obtained before starting construction at the site shall be ensured by concerned Planning Authority.



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**Item No. 18:** Proposed Liquid Storage Terminal, Associated Facilities and Interconnection Pipelines at Pir Pau, Mumbai by Aegis Logistics Limited

**Introduction:**


The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Liquid Storage Terminal, Associated Facilities and Interconnection Pipelines at Pir Pau, Mumbai.

The total numbers of tanks to be installed are 12, which will be divided into two tank farm areas. The first tank farm area will have four (4) tanks of 5,000 KL each totalling 20,000 KL and the second tank farm area will have one (1) tank of 3,900 KL and seven (7) tanks of 5,300 KL i.e. total eight (8) tanks of 41,000 KL capacity. The first tank farm area will consists of storage tanks for petroleum products and chemicals whereas the second tank farm area will consists of storage tanks for chemical products. The total capacity shall be 61,000 KL on a total area of the plot admeasuring ~2.941 acres (1.19 Ha). The total cost of the project is ~47.64 Crores. The proposed project also involves interconnection pipelines (10 x 12" dia) between proposed terminals to Aegis existing jetty pipelines. Further, there are two (2 x 12" dia) additional transfer lines towards Aegis Mahul terminal.

**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. The area of project site in various CRZ zones:

Description	CRZ Classification	Area in Sq. m	Total Area in Sq. m
Project Site Boundary	CRZ-II	11241.53	11904.34
	CRZ-IB	662.81	
Description	CRZ Classification	Length in m	Total Length in m
Proposed Interconnection Pipeline	CRZ-IB	133.26	156.95
	CRZ-II	23.69	
Proposed Transfer Pipeline	CRZ-IB	18.00	88.33
	CRZ-II	70.33	

  
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PP has submitted Rapid Environmental Impact Assessment (EIA) Report prepared by M/s. Enviro Resources (Nabet Accredited Consultant).

Expert members asked PP to submit details about studies and impact of project on mangrove vegetation present near site and whether mangrove cutting involved in the project. Further, the Authority asked PP to submit NOC from Mangrove cell

The Authority observed that NOC from Petroleum & Explosives Safety Organization (PESO) is required for the project. The Authority asked PP to submit the same.

The Authority further observed that PP need to submit undertaking regarding Petroleum and Chemical Products listed in Annexure-II of CRZ Notification, 2019 be only stored in the project site.

The Authority further asked PP to submit comprehensive safety assessment / risk management aspects with Mitigation plan for the project.

**Decision:**

After deliberation, the Authority decided to defer the matter for want of above information.

  
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**Item No. 19:** Amendment and change in Proposer Name for Proposed Slum Rehabilitation scheme of New Sagar Vihar SRA CHS Ltd. and construction of Rehab and Sale building at Plot bearing C. S. No. 881, Plot no.22, Worli Estate Scheme- 58, at Khan Abdul Gaffar Khan Road, G/South ward, Worli, Mumbai -18 by M/s. D&A Infra Heritage Pvt Ltd.

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Amendment and change in Proposer Name for Proposed Slum Rehabilitation scheme of New Sagar Vihar SRA CHS Ltd. and construction of Rehab and Sale building at Plot bearing C. S. No. 881, Plot no.22, Worli Estate Scheme- 58, at Khan Abdul Gaffar Khan Road, G/South ward, Worli, Mumbai.

Consultant presented that, M/s. Samudra Real Estate Pvt Ltd has obtained CRZ recommendation from MCZMA on 02.06.2023 Proposed Slum Rehabilitation scheme of New Sagar Vihar SRA CHS Ltd. and construction of Rehab and Sale building at Plot bearing C. S. No. 881, Plot no.22, Worli Estate Scheme- 58, at Khan Abdul Gaffar Khan Road, G/South ward, Worli, Mumbai - 18.

Now, amendment and change in Proposer Name for Proposed Slum Rehabilitation scheme

**Deliberations:**

Consultant presented that, the proposed amendment as follows:

Particulars	CRZ Clearance Received on 02/06/2023	Amendment Proposed	Remarks
Project Proponent	Mr. Amit Thacker	Mr. Amit Thacker	No Change
Company Name	M/s. Samudra Real Estate Pvt Ltd	M/s. D&A Infra Heritage Pvt Ltd.	Changed
Total plot area (Sq. mt)	1161.90 (1611.90 sq.mt was applied but CRZ clearance has typographical error)	1611.90	Needs to be Corrected

  
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Deduction (Sq.mt)	305.03	305.03	No changes
Net plot area (Sq.mt)	1306.87	1306.87	No changes
FSI area (Sq.mt)	6702.32	6942.63 (excl. fungible)	As per approval
Total construction area (Sq.mt)	19,129.75	16,571.71	Decrease by 2558.04
Ground Coverage (Sq.mt)	629.35	555.86	Decrease by 73.49
RG area (Sq.mt)	111.15	104.55	as per 8% requirement.
Estimated Cost of the Project	172.0 Cr.	313 Cr	Increase in cost by 141 Cr.
Building No.1: Rehab Tower (Residential cum commercial Bldg.)	1 Basement + Gr. to 22nd Flrs+ Mechanized parking outside building footprint	1 Basement + Gr to 22nd Floors + terrace Mechanized parking inside building footprint	Mechanized parking location shifted
Building No. 2: Sale Tower (Residential Bldg.)	2 Basement + Gr. + 1 <sup>st</sup> to 8 <sup>th</sup> Podium + 9 <sup>th</sup> Amenity 10 <sup>th</sup> to 27 <sup>th</sup> Resi.+ 28 <sup>th</sup> Flrs.	1 Basement + Gr. + 1 <sup>st</sup> to 4 <sup>th</sup> Podium (Mechanized Car Parking System) + 5 <sup>th</sup> Amenity & Refuge + 6 <sup>th</sup> to 23rd Resi.+ Terrace	One basement is removed from planning and Mechanical parking is introduced and Podium parking is reduced and floors are reduced

PP has submitted copy of LOI dated 17.11.2021, corrigendum letter dated 11.07.2023, Revised IOA dated 06.05.2024 issued by SRA.

  
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The Authority observed that MCZMA has issued CRZ recommendation letter dated 02.06.2023 under CRZ Notification, 2019. Now, PP requested for amendment incorporating name of Project Proponent to be changed, total plot area to be corrected and Total construction area to be changed in CRZ recommendation letter dated 02.06.2023.

**Decision:**

After deliberation, the Authority decided to amend the CRZ recommendation letter dated 02.06.2023 as proposed and all other terms and conditions shall remain unchanged.



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**Item No. 20:** Proposed laying of pipeline to release of 300 KLD Treated Wastewater into the Sea from Freelance Fish Meal and Oil Private Limited, Located at Mirjole MIDC, Ratnagiri, by Freelance Fish Meal And Oil Private Limited

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for laying of pipeline to release of 300 KLD Treated Wastewater into the Sea from Freelance Fish Meal and Oil Private Limited, Located at Mirjole MIDC, Ratnagiri

Consultant presented that, PP has established modern Fish processing plant at Mirjole MIDC, Ratnagiri, Maharashtra in 2018. Installed plant capacity to process ~ 300 MT of raw material and is in the process of enhancing this current fish processing capacity to ~500 MT. Depending on the availability of raw material (fish), currently, 100 - 150 MT of fish per day are processed.

PP has been obtained renewal Consent to Operate (CTO) under Orange/M.S.I Category ORANGE/M.S.I (O31) No:- Format1.0/RO/UAN; No.0000190858/CR/2403000503 dt. 06/03/2024 from the Maharashtra Pollution Control Board with a condition that the treated trade effluent shall be recycled in maximum extent and remaining shall be used on land for gardening within factory premises. As per the CTO, the PP is allowed for manufacturing of Fish Meal up to 1800 MT/Month, Fish Oil up to 450 MT/Month, Fish soluble Paste up to 450 MT/Month. After the final treatment, the quality of the wastewater meets the standards as stipulated by Maharashtra Pollution Control Board (MPCB).

Now considering the future production capacity enhancement within installed capacity, FFM proposed laying of pipeline to release 300 KLD treated wastewaters into the Sea off Bhagvati Bunder, Ratnagiri.

Proposed project involves following involves:

- 1) Laying of HDPE (150 mm) outfall pipeline from FFM Plant to LFP covering a distance of 9988 m to discharge 300 KLD treated wastewater.
- 2) Laying of submarine pipeline at a distance of 589 m from LFP into the sea.
- 3) Fixing diffuser ports of 2 Nos. of 100 mm dia. each (1 No. will be kept as spare).

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Location	Geographical Coordinates (WGS 84)		UTM Coordinates (Zone 45 N)	
	Latitude, N	Longitude, E	X (m)	Y (m)
Point EIP of FFM	18° 52' 00" N	75° 16' 00" E	457660.00 m	1882071.00 m
LFP	18° 53' 15" N	75° 16' 00" E	457830.00 m	1880940.00 m
Outfall point Depth = 11.5 m CD	18° 53' 15" N	75° 15' 30" E	457500.00 m	1880940.00 m
Pipeline from Plant to LFP is approximately 9988 m				
Pipeline from LFP to Outfall diffuser is 589 m				

**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. The area of project site in various CRZ zones:

Description	CRZ - Classification	Length (m)	Total Length (m)
Proposed 300 KLD treated wastewater pipeline	CRZ - IA (50m Mangrove buffer zone)	583.46	10577
	CRZ - IB	82.05	
	CRZ - II	1283.08	
	Outside CRZ	8082.28	
	CRZ - IVA	546.95	

PP has submitted Rapid Environmental Impact Assessment (EIA) Report prepared by Indomer Coastal Hydraulics (P) Ltd (Nabet Accredited Consultant). Consultant presented the Anticipated Impacts and Mitigation Measures as follows:-

  
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Activity	Impact	Mitigation
Impact due to laying of outfall pipeline	Projection of pipeline cause restriction to the use of drift nets. Possibility of hindrance to local fishermen during laying.	Laying operation will be done in the shortest duration say within 2 months. During pipeline construction, full survey capacity will be available to perform any ad-hoc surveys, e.g., monitoring the pipeline touchdown point. Special attention will be given to nearshore crossings where currents and breaking waves may prevail.
Impact due to outfall pipeline	Pipeline close to the shore will rest on rocky bed exposed to monsoon waves. Waves will be breaking heavily at this intersection of the pipeline.	Anchor blocks should be properly designed for the safety of the pipeline and to avoid any breaking during monsoon. Sufficient grouting is to be done in the wave breaking zone. A Lighted Marker Buoy will be installed close to the outfall point as per the norms of the Directorate General of Lighthouses and Lightships. This will also help boats to avoid collision while enroute.
Impact due to outfall diffuser system	Projection of diffusers ports will cause restriction to the use of drift nets Hindrance to local fishermen due to the presence of diffuser Installation of diffuser in seabed and the jet plume discharge will locally alter the flow pattern within the initial mixing zone Improper design of outfall diffuser may reduce the	The outfall diffuser should not have any sharp projection and should not pose any risk for the boats and fishermen moving around this region The outfall diffuser has to be designed with proper number and size of ports, which would enhance the jet mixing of the discharge Position of diffuser should be marked with Marker floats having night flash, so that

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	mixing of treated water and may increase the distance of mixing zone	fishing boats avoid sailing across.
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Expert members asked details about mangrove vegetation present near site. Consultant presented that, Mangrove vegetation present beyond 50 m from the proposed pipeline. No mangrove cutting involved in the project. The Authority observed that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference. Proposed pipeline partly falls in 50 m mangrove buffer zone.

The Authority noted as per para 5.1.2 (CRZ-IB) of CRZ Notification, 2019,  
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

- (ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.
- (ix) Treatment facilities for waste and effluents and conveyance of treated effluents.
- (xv) Pipelines, conveying systems including transmission lines."

The Authority noted as per para 5.3 (CRZ-III) of CRZ Notification, 2019  
"(i) Activities as permitted in CRZ-IB shall also be permissible in CRZ-II."

The Authority noted as per para 5.4 (CRZ-IV) of CRZ Notification, 2019  
"Activities shall be permitted and regulated in the CRZ IV areas as under:-

- (iii) Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like.
- (vii) Facilities for discharging treated effluents into the water course.
- (xiii) Pipelines, conveying systems including transmission lines."

The Authority noted as per para 7 of 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 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

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the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority."

The Authority noted the proposal of laying of pipelines for release of treated effluent can be allowed with prior CRZ clearance from MoEF&CC, New Delhi. Further, Prior High Court permission should be obtained by the PP as per order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006, since the 583.46 m of proposed pipelines falls in 50 m mangrove buffer zone areas.

**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:

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 order dated 17<sup>th</sup> Sep, 2018 in PIL 87/2006, since the 583.46 m of proposed pipelines falls in 50 m mangrove buffer zone areas
3. PP to ensure that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference.
4. PP to ensure that no mangrove cutting involved in the project.
5. PP to ensure that free flow of tidal influence water should not be hampered.
6. PP to obtain Consent to establish from the Maharashtra Pollution Control Board for the project involving treated discharge of industrial effluents and sewage, and in case prior consent of Pollution Control Board or Pollution Control Committee is not obtained, the same shall be ensured by the proponent before the start of the construction activity of the project, following the clearance under this notification.
7. PP should strictly ensure disposal of treated effluent discharge into Sea water to the prescribed standards of CPCB /MPCB.
8. Water quality of the outlet point should be monitored regularly to see the impact of treated effluent discharge.
9. PP to ensure that no untreated sewage is discharged on to the coast or coastal waters.
10. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and



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efficiently during construction and operational phase of the project to ensure that coastal environment is protected.

11. 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.
12. 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.
13. Safe disposal of the wastewater should be ensured.
14. 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. 21:** Proposed Setting Up of 1 MLD Desalination Plant for Beach Resort, Raigad District by M/s Vedathma Properties Private Limited

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Setting Up of 1 MLD Desalination Plant for Beach Resort, Raigad District.

Consultant presented that, in order to cater the daily water requirement at beach resort, Vedathma Properties Private Limited intends to set up 1 MLD SWRO desalination plant at Alibaug, Dist Raigad. Proposed project involves following involves:

1. Intake pipeline with intake head in the sea to a distance of 2200 m from LFP.
2. Outfall pipeline with diffuser ports in the sea to a distance of 1720 m from LFP.
3. SWRO Desalination plant with other associated facilities.

Location	Geographical Coordinates (WGS 84)	
	Latitude, N	Longitude, E
Intake - LFP	18°48'01.9"N	72°52'24.6"E
Outfall - LFP	18°48'01.7"N	72°52'24.4"E
Intake Distance = 2200 m from LFP Depth: 4.4 m CD	18°49'11.7"N	72°52'28.9"E
Outfall diffuser Length = 1720 m from LFP Depth: 2.8 m CD	18°48'55.9"N	72°52'28.8"E
Distance between intake and outfall is 480 m		

**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. The area of project site in various CRZ zones:



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Description	CRZ- Classification	Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )
Project site boundary	CRZ - III (NDZ)	7831	40000
	CRZ - IIIB (200 m to 500 m from HTL)	32169	
Description	CRZ- Classification	Length (m)	Total Length (m)
Proposed Intake Pipeline	CRZ - IB	439	2400
	CRZ - III (NDZ)	239	
	CRZ - IIIB (200 m to 500 m from HTL)	134	
	CRZ - IVA	1587	
Proposed Outfall Pipeline	CRZ - IB	452	1906
	CRZ - III (NDZ)	233	
	CRZ - IIIB (200 m to 500 m from HTL)	130	
	CRZ - IVA	1092	

PP has submitted Rapid Environmental Impact Assessment (EIA) Report prepared by Indomer Coastal Hydraulics (P) Ltd (Nabet Accredited Consultant). Consultant presented the Anticipated Impacts and Mitigation Measures as follows:-

Activity	Impact	Mitigation
Impact due to Laying of pipelines in the sea	Construction of temporary bund across the surf zone which will locally alter the shoreline. Projection of pipeline and anchor blocks above the seafloor will cause restriction to the use of	Laying operation shall be done in shortest duration. Barricading the water has to be avoided. Installation of marker buoy to warn the fishermen. Post burial may be carried out so

  
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	<p>drift nets. Presence of intake head and discharge ports above the seafloor will prohibit use of gill nets and drift nets. Hindrance to local fishermen during fabrication of pipeline along beach.</p>	<p>that the top of the pipeline can be buried 0.5 m below the seabed, so that they do not cause obstruction to the movements of boats and crafts.</p>
<p>Impact due to Construction of seawater intake head</p>	<p>Impingement, entrapment and entrainment of fishes. Change in current pattern. Migration of benthic animals. Entry of plankton and larvae. Restriction to fishing using drift nets.</p>	<p>The top of intake head has to be kept below the sea surface in order to avoid formation of vortex and restriction to boat movements. For the escape of fishes and avoid trapping of any people around, the intake part shall have larger surface area, so that the velocity at intake cap does not exceed 0.15 m/s. The intake should have appropriate screens (&lt;10 mm) and trash bars with small openings (&lt;10 cm) to minimize the entry of small marine organisms, fish larvae and fishes (entrapment and impingement). A net enclosure with very fine mesh (&lt; 1000 micron) around the intake head has to be spread to avoid fishes reaching the intake mouth. A marker buoy has to be placed close to the intake head as per the norms of Directorate General of Lighthouses and Lightships. This will also help boats to avoid collision while en-route.</p>

  
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		<p>The route of pipelines laid on the seafloor has to be furnished to Naval Hydrographic Office, Dehradun in order to mark on the Naval Hydrographic Charts as a warning for navigation.</p>
<p>Impact due to Construction of outfall diffuser</p>	<p>The presence of outfall diffuser may locally restrict the use of drifting nets The installation of diffuser in sea and the jet plume discharge of discharge water would locally alter the flow pattern within the initial mixing zone Improper design of outfall diffuser may reduce the mixing and increase the distance of mixing zone. The presence of discharge ports above the seafloor will prohibit use of gill nets and drift nets Installation of diffuser in seabed and the jet plume discharge will locally alter the flow pattern within the initial mixing zone Improper design of outfall diffuser may reduce the mixing and increase the distance of mixing zone Improper design of</p>	<p>The outfall diffuser should not have any sharp projection and should not pose any risk for the boats and fishermen moving around this region The part of the outfall pipelines before the diffuser ports may suitably be placed and buried to avoid hindrance for fishing and the movement of the boat The diffuser ports should be placed appropriately above the seabed and definitely more than 5 m below the sea surface, so that they do not cause obstruction to the movements of boats and crafts Regular monthly monitoring of seawater quality, seabed sediment quality and biological parameters are to be carried out A marker buoy has to be placed close to the outfall as per the norms of Directorate General of Lighthouses and Lightships. This will help boats to avoid collision during navigation</p>

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	<p>outfall diffuser may cause interference with currents resulting in problem for the movement of boats sailing in the vicinity</p>	
<p>Impact due to Breakage of pipeline</p>	<p>Pipeline can be damaged due to natural hazards like storms, earthquake, extreme waves, scouring on the foreshore and tsunami It can also get damaged due to manmade causes like fishing, trawling and intentional damage</p>	<p>Necessary spares of pipeline segments with bends/Tees and divers with experience in salvation operation irrespective of sea condition have to be kept ready always within the plant</p>
<p>Impact due to discharge of brine reject</p>	<p>Brine may be discharged at a location where maximum dilution takes place within a short time of discharge so that the detrimental effect can be kept to a minimum. The residual chlorine present in the return water would also affect the zooplankton population. As the benthic community is sedentary in nature they will be affected by environmental changes more than the other communities like other animal</p>	<p>It is advisable that the return brine may be discharged at a location where maximum dilution takes place within a short time of discharge so that the detrimental effect can be kept to a minimum.</p>

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	<p>population, they are also sensitive to the drastic changes in saline conditions, which may affect their body physiology. The noticeable effects are alteration of community structure resulting in the reduction of species. The intertidal fauna is resistant to environmental changes to a limited extent, but large variations will affect their metabolism.</p>	
<p align="center">Impact on Fisheries and Fishermen</p>	<p>Most fish, including shellfish can tolerate salinities outside their normal range for a period of minutes to hours, however, more extended periods may cause impact in fish life. Many shellfish (Clams, Oyster etc.) are unable to move freely, but they can take protective action by temporarily closing their shells when exposed to abnormal salinities. Entire stretch of the intake and outfall pipeline will be laid on the sea floor This is only a small pipeline having 250 mm which will not hinder the trawling</p>	<p>The intake and outfall pipelines have to be buried below seabed so that there will not be any hindrance to the movements of small boats Location of the intake head and outfall diffuser should be marked with Marker buoy which will flash at night The provision of screen will help to restrict the entrapment of fishes.</p>

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	<p>option Only the outfall diffuser and intake head will be sitting on the sea floor This will not have any significant impact to the existing fishing community</p>	
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Expert members asked details about mangrove vegetation present near site. Consultant presented that, 400 m NW away from LFP and 1050 m SW away from discharge location. There will be no impact on mangrove vegetation.

The Authority noted as per para 5.1.2 (CRZ-IB) of CRZ Notification, 2019,  
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

(xiv) Foreshore requiring facilities for transport of raw materials, facilities for intake of cooling water, intake water for desalination plants, etc, and outfall for discharge of treated wastewater or cooling water from thermal power plants in conformity with the environmental standards notified by Ministry of Environment, Forest and Climate Change and relevant directions of Central Pollution Control Board (CPCB) or State Pollution Control Board (SPCB) or Pollution Control Committee (PCC), as the case may be.

(xviii) Desalination plants and associated facilities."

The Authority noted as per para 5.3 (CRZ-III) of CRZ Notification, 2019  
"(i) Activities as permitted in CRZ-IB shall also be permissible in CRZ-II."

The Authority noted as per para 5.4 (CRZ-IV) of CRZ Notification, 2019  
"Activities shall be permitted and regulated in the CRZ IV areas as under:-

(iii) Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like.

(xiii) Pipelines, conveying systems including transmission lines."

The Authority noted as per para 7 of 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 and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I



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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 noted the proposal of laying of pipelines for desalination plant can be allowed with prior CRZ clearance from MoEF&CC, New Delhi.

**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:

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. PP to ensure that there shall not be impact on mangrove area, from any activities proposed to be carried out on site under reference.
3. PP to ensure that free flow of tidal influence water should not be hampered.
4. PP to obtain Consent to establish from the Maharashtra Pollution Control Board for the project involving treated discharge of industrial effluents and sewage, and in case prior consent of Pollution Control Board or Pollution Control Committee is not obtained, the same shall be ensured by the proponent before the start of the construction activity of the project, following the clearance under this notification.
5. PP to ensure that no untreated sewage is discharged on to the coast or coastal waters.
6. 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.
7. 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.
8. 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.
9. Safe disposal of the wastewater should be ensured.
10. 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. 22:** Proposed redevelopment at S.no. 52/A/4/C/2 Village Arnala Vasai Dist Palghar by Shri. Mohan D Samant

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment at S.no. 52/A/4/C/2 Village Arnala Vasai Dist Palghar

Consultant presented that, the existing structure of G + 1 (constructed in 1983) has been demolished as structure was in dilapidated condition.

Proposed construction of one residential building comprising Gr + 5 upper floors with height up to 19.10 mtrs

The plot under reference is in residential zone and not reserved for any public purpose. The plot under reference is abutting to 6.0 mt wide DP Road.

Plot area is 1100.00 Sqm, FSI area is 2618.99 sqm, Non FSI area is 207.69 Sqm, Total Construction area is 2826.68 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 structures.

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. 18<sup>th</sup> January, 2019. The concerned planning authority should strictly

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ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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. 23:** Proposed reconstruction of industrial building (Galla) on land bearing plot no. 4 & 5, S. no. 310 & 311 of village Gokhiware, Tal. Vasai, Dist. Palghar by Shri. Ashok R. Shah & others

**Introduction:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for reconstruction of industrial building (Galla) on land bearing plot no. 4 & 5, S. no. 310 & 311 of village Gokhiware, Tal. Vasai, Dist. Palghar.

The existing industrial building (Galla) was approved by Collector office Thane vide CR.46/88 dated 31.10.1988. The current existing industrial building is G+1 floor which is currently in abandoned condition.

The proposal is for the reconstruction of existing Industrial Building and proposed Industrial Building (Galla) comprises of Ground +3(P)

As per sanctioned Development Plan, the site under reference is falls in Industrial Zone. Plot area is 1441 Sqm and proposed total construction area is 3047.96 Sqm

**Deliberation:**

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS Chennai as per approved CZMP under CRZ Notification, 2019. As per the said map, the site under reference partly falls in CRZ-II and partly in non CRZ area.

As per remarks of VVMC, the site under reference is falls in CRZ-II and situated on seaward side of existing road.

During the meeting PP informed that the site is falls in industrial zone. The existing industrial building constructed prior to 1991 is in abandoned condition and reconstruction of the same is required.

The Authority noted as per para 4 of CRZ Notification, 2019:

*"Prohibited activities within CRZ.- (i) Setting up of new industries and expansion of existing industries, operations or processes."*

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The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

*"Reconstruction of authorized buildings shall be permitted, without change in present land use, subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette .."*

The Authority noted that setting up of new industries and expansion of existing industries, operations or processes is prohibited activity in CRZ areas. However, in the instant case, the site falls in industrial zone as per Development Plan and falls in CRZ-II area as per approved CZMP. Further, the existing industrial building constructed prior to 1991 is in abandoned condition.

The Authority noted that the proposal was earlier considered in 173<sup>rd</sup> meeting of MCZMA held on 20.03.2024. As per decision taken, the MCZMA vide letter dated 24.05.2024 referred the proposal to MoEF&CC for necessary guidance pertains to permissibility from CRZ point of view for reconstruction of existing industrial building (Gala) constructed prior to 1991.

The Authority further noted that, the MoEF&CC, New Delhi has provided its remarks on parivesh Portak as follows:-

*"The reference proposal IA/MH/CRZ/487626/2024 has been examined and noted that Parivesh Portal (CRZ) process only for CRZ clearance as per CRZ Notification and needs to be uploaded one of the statutory document i.e. MCZMA recommendation letter. The MCZMA letter dated 24/05/2024 uploaded on Parivesh Portal refer the proposal for necessary guidance pertains to permissibility from CRZ point of view for reconstruction of existing industrial building (Gala) constructed prior to 1991 referred to seek recommendation submitted MCZMA letter desired only. In view of the above, the project will be consider after uploading the MCZMA recommendation letter on Parivesh Portal and project returned herewith in present form."*

The Authority observed that, the MoEF&CC has sought recommendation from MCZMA for the proposal. However, it is observed that setting up of new industries and expansion of existing industries, operations or processes is prohibited activity in CRZ areas. Hence, the proposal of reconstruction of industrial building could not be recommended from CRZ point of view as per provisions of CRZ Notification, 2019 and shall be rejected.



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**Decision:**

In the light of above, the Authority after deliberation decided to reject the proposal from CRZ point of view under CRZ Notification, 2019.



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**Item No. 24:** Request for revision in Coastal Zone Management Plan (CZMP) 2019 (Sheet no. E43 A16/NE, Map no. MH 79) for the land bearing survey no. 34/2, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 38/5 and 39 at Kolshet in Thane district by Shri. Rohidas Gharat, M/s. Tarang Developers

**Introduction:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for revision in Coastal Zone Management Plan (CZMP) 2019 (Sheet no. E43 A16/NE, Map no. MH 79) for the land bearing survey no. 34/2, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 38/5 and 39 at Kolshet in Thane district.

Consultant presented that, PP has submitted CRZ map in 1:4000 scale & report prepared by NCSCM Chennai as per approved CZMP, 2019 and based on field survey. As per approved CZMP about 31509.8 Sqm. of plot area is under CRZ however as per field survey conducted by NCSCM only 4918.26 Sqm. plot area is under CRZ.

Consultant further presented that, the actual CRZ classification of the project varies from approved CZMP (Sheet No. E43 A16/NE) (Map No. MH 79). Therefore, the said CZMP is required to be revised as per CRZ notification 2019.

The Authority noted that as per para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, matter where of revision in CZMP shall be referred to NCSCM who shall examine the matter. It was observed that the matter may be referred to NCSCM for examination of the matter through MoEF&CC, New Delhi

**Decision:**

After deliberation, the Authority decided to refer the matter to NCSCM, Chennai through MoEF&CC, New Delhi for examination of the matter, in accordance with provisions of the CRZ Notification, 2019

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**Item No. 25:** Request for revision in Coastal Zone Management Plan (CZMP) 2019 (Sheet no. E43 A15/SW, Map no. MH 82) for the land bearing survey no. 340 at village Bhayandar, Dist. Thane by Shri. Prashant Chandrakant Shah

**Introduction:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for revision in Coastal Zone Management Plan (CZMP) 2019 (Sheet no. E43 A15/SW, Map no. MH 82) for the land bearing survey no. 340 at village Bhayandar, Dist. Thane.

Consultant presented that, Mira-Bhayandar is one of the cities in MMR. Many of the plots on the Bhayandar west have a long history of salt production where tidal water is allowed to enter inland via narrow channels created artificially or pumped directly into the salt pans. One such saltpan "Juna Bandarwadi Agar" is owned by Mr. Prashant Shah and Family on their plot which bears Old survey no. 753/A (Part) and New Survey no. 340 Hissa no. 1 and 2. The saltpan on the said Plot lies at distance of 540 m from Vasai creek. The creek water is brought into an artificial channel and further pumped into the salt pan areas. The activity of salt production has been in practice prior to 1836 as per records of the salt commissioner. Some of the primary ponds are having mangrove trees as the salinity in these ponds is low. As salinity in secondary evaporation/condensation ponds and crystallization ponds is relatively high these ponds do not have mangrove vegetation.

The Consultant further presented that, the saltpan area of the said Plot falling in survey no. 340 is shown as CRZ I(B) in CZMP 2019. The plot under reference lies on landward side of the bund created for saltpan. Therefore, the said CZMP is required to be revised as per vide CRZ notification 2019 amended as per S.O. 4886(E) dated 26th November 2021.

The Authority observed that PP need to submit details such as year of construction, length of existing bund from Kharland dept / Salt Pan dept constructed prior to 1991. Further, PP need to submit CRZ map in 1:4000 scale indicating site under reference as well as existing bund constructed prior to 1991 & report prepared by MoEF&CC Authorised agency as per approved CZMP, 2019.

**Decision:**

After deliberation, the Authority decided to defer the matter for want of above information.



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**Item No. 26:** The Mauli Iron Ore Block over an extent of 24.26 Ha located in Redi, Kanyale village, Vengurla Taluka Sindhudurg District by M/s Sociedade De Fomento Industrial Private Limited

**Introduction:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Mauli Iron Ore Block over an extent of 24.26 Ha located in Redi, Kanyale village, Vengurla Taluka Sindhudurg District.

The Project Proponent is in the process of obtaining Environmental clearance for 0.30 Million Tonnes of Iron Ore production per annum. Accordingly, an application was submitted in MoEF&CC for obtaining Environment Clearance for the Project on 18/11/2022. The Expert Appraisal Committee of MoEF&CC considered the Project for grant of Terms of References in its 9th EAC (Non-Coal Mining) Meeting held on 17/01/2023 and accorded TOR for the Project. The MoEF&CC issued the TOR vide its Letter No IA-J-11015/38/2022-IA-II(NCM) dated 6th February 2023 with asked PP to submit SCZMA letter.

**Deliberations:**

The Authority noted that PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2011. As per IRS report,

- a) The 'Mauli Iron Ore Block' of M/s. Sociedade De Fomento Industrial Pvt Ltd, over an extent of 24.26 Ha. area, located in Kanyale village, Vengurla taluka, Sindhudurg district, Maharashtra state falls fully Out of CRZ as per CRZ notification 2011.
- b) The shortest distance of the nearest site corners D and F are 504.19m and 510.49m respectively.
- c) No mangroves were present in the vicinity of proposed site.

Consultant presented that Letter of Intent (LOI) obtained vide letter no. MMN-0422/C.R. 78/IND-9A dated 20-05-2022 for the grant of a mining lease. Mining Plan has been approved by Indian Bureau of Mines for the production of 0.3 MTPA of Iron Ore vide letter No. MP/MECH-01(MAH)/GOA/2022-23 dated 24.08.2022 .



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The proposal was earlier considered in 173<sup>rd</sup> meeting of MCZMA held on 20.03.2024 Expert Members asked PP to ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. PP asked to submit undertaking to that effect. Further, PP need to submit mining plan superimposed on CRZ map in 1:4000 scale under CRZ Notification, 2019

Accordingly, PP vide letter dated 25.05.2024 submitted Undertaking to ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. PP has submitted Mining Plan superimposed on CRZ map certified by District Mining Officer Sindhudurg.

The proposal was again considered in 176<sup>th</sup> meeting of MCZMA held on 05.08.2024. During the 176<sup>th</sup> meeting, the Authority observed that PP has proposed mining activities just beyond 500 m CRZ area as per approved CZMP. The Authority asked PP to maintain 25 m buffer from applicable 500 m CRZ area. Dense bamboo trees plantation need to carried out in the said 25 m stretch in the project site to minimise the impact of mining activities on CRZ area. The Authority observed that PP need to submit bamboo tree plantation plan in the 25 m stretch in the project site to minimise the impact of mining activities on CRZ area. Further, PP need to submit said tree plantation plan superimposed on CRZ map certified by District Mining Officer Sindhudurg

Accordingly, PP vide letter dated 15.10.2024 submitted bamboo tree plantation plan in the 25 m stretch in the project site superimposed on approved CZMP 2019 certified by District Mining Officer, Sindhudurg.

The Authority noted that the proposed mining activities proposed in non CRZ area as per the approved CZMP, 2019. Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 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. District Mining Officer, Sindhudurg shall ensure that the proposed mining activities should be carried out strictly in non CRZ area as per the approved CZMP, 2019.



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2. District Mining Officer, Sindhudurg shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
3. District Mining Officer, Sindhudurg shall ensure that bamboo tree plantation is carried out in the 25 m stretch in the project site before starting the project activities.
4. PP to ensure that Environment clearance under EIA Notification, 2006 should be obtained from competent Authority.
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. All other required permission from different statutory authorities should be obtained before starting project activities at the site shall be ensured by District Collector.

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*Minutes of the 179<sup>th</sup> Meeting (Day-2) of Maharashtra Coastal Zone  
Management Authority held on 12<sup>th</sup> November, 2024*

**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. Smt. Reshma Pitale, BNHS, Expert Member MCZMA
6. Mr. Abhay Pimparkar, Director, Environment & CC and Member Secretary,  
MCZMA