

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

The 184th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 18th July, 2025. List of members present in the meeting is attached as Annexure-I.

Item No. 1: Proposed construction of Elevated Road from Anand Nagar to Saket on Eastern Express Highway by Mumbai Metropolitan Region Development Authority (MMRDA)

INTRODUCTION:

The MMRDA officials along with consultant presented the proposal before the Authority.

The consultant presented that, the proposed 3+3 Lane elevated from Anand Nagar to Saket on the Eastern Express Highway. through from Thane City to Nasik direction on Eastern Express Highway is part of MMRDA's comprehensive traffic decongestion plan. The project aims to reduce congestion on the Eastern Express Highway. It is a key component of the master mobility plan for the region. The elevated road will help improve traffic flow and reduce travel time by 25 Min for crossing the thane city. It will provide an alternative bypass route for vehicles avoiding Thane city traffic.

Technical Details of the project.

Total Length of Project 8.240 KM Width of Viaduct :- 25 mtr (3+3 Lanes) & 12.5mtr (3 lanes) Length of Viaduct (25+12.5 mtr Width= 8.024 km) Balance Cantilever 2 x (60 +120 +60 m) over Kalwa Creek ROB span of 87m length and 25m deck width (Steel Truss) At Kopri RE wall Ramp of Approx. 210m (RE wall Panel wit rigid pavement road crust)

Viaduct Details: Total Viaduct Length: 8.024 km (Viaduct - 8.03 Kms + 0.21 Kms RE wall Ramp) Width Configuration: Viaduct: 25 m wide (3+3 lanes) Kalwa creek: 12.5 m wide (3 lanes)

Substructure Pile Foundation 1200 mm diameter cast in situ piles Total Nos piles - 1450 (Approx.) Pier Nos. 279 (Locations), (153 Nos. Pier + 126 Nos. Portal Pier) Portal Beams :- 59 Nos. (RCC/PSC) Standard Span Length :- 37 / 40 mtr.

Special Structures


Member Secretary


Chairperson

*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

- **Balanced Cantilever Span over Kalwa Creek:**
 - Configuration: 2 × (60 + 120 + 60 m)
- **Railway Over Bridge (ROB) at Kopri:**
 - Span Length: 87 m Deck Width: 25 m
 - Structure Type: Steel Truss

Consultant presented that, to avoid disturbance and ensure the free flow of creek water, no piles have been proposed within the water body. Project is Not part of any Protected Area or Any Eco sensitive Zone. The Aerial Distance of the project from Sanjay Gandhi National Park is 2.5 km. Aerial Distance from Thane Flamingo Creek Sanctuary is 4.6 km.

Consultant further presented that, The proposed road falls in CRZ-I (A), CRZ-I (B), CRZ-II, and CRZ-IV (B) & Non CRZ area as per CRZ Notification, 2019. The proposed road is a permissible activity under CRZ Notification, 2019 under Para 5, Sub Clause 5.1 for CRZ-I, 5.1.1 for CRZ-IA, 5.1.2 for CRZ-I B, 5.2 for CRZ-II & 5.4 for CRZ-IV of CRZ Notification, 2019.

DELIBERATIONS:

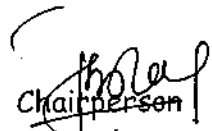
After detailed presentation by the Consultant and MMRDA officials, the Authority, after taking into account detailed EIA studies, deliberated various aspects of the project.

1) CRZ report of the IRS, Chennai:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale showing the alignment of the Proposed elevated road, prepared by the Institute of Remote Sensing, Chennai, considering the approved CZMP, 2019.

As per the report of the IRS, Chennai, The alignment of the proposed elevated road from Anand Nagar to Saket on Eastern Express Highway project, Maharashtra by the Executive Engineer, Mumbai Metropolitan Regional Development Authority, Bandra Kuria Complex, Bandra (E), Mumbai 400 051 falls partly inside Mangroves, 50m Mangroves buffer, Intertidal area, 50m setback line from HTL for Thane creek/creeklet and Bed area of inland waterbody. Hence, the proposed alignment of elevated road from Anand Nagar to Saket on Eastern Express Highway project, Maharashtra falls partly inside CRZ-IA, CRZ-IA (50m buffer from Mangroves), CRZ-II and CRZ-IVB with remaining area outside as per approved CZMP (Map Nos. MH 79 & 80).


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Area and Length of the Proposed Elevated Road in Various CRZ:-

CRZ - Classification	Length in Metres	Area in Sq.m
CRZ - IA	37.43	2762.36
CRZ - IA (50m Mangroves Buffer Zone)	265.17	20489.11
CRZ - IB	25.80	387.57
CRZ - II	179.34	9649.23
CRZ - IVB	18.30	215.77
Outside CRZ	9456.10	248634.84
Total	9982.13	282138.86

2) Environment Impact Assessment Report

The PP has submitted the EIA report prepared by the Centre for Envotech& Management Consultancy Pvt. Ltd (Nabet accredited consultant). The Authority noted the detailed observations of the said EIA report, anticipated impacts, Mitigations Measure, Environment Management Plan & Environmental Cost Benefit Analysis.

3) Impact on the Mangroves&Compensatory Plantation:

As per EIA report, the part of the elevated road passes through the CRZ areas including mangrove Reserved Forest and its buffer areas.

The Proposal has Total 31 number of Mangroves Tress for feeling. Which includes 30 number of *Avecniaofficnis* and 1 number of *Avecina Marina* Mangrove cutting in RoW will lead to habitat loss which further may impact upon the marine fauna such as fishes, insects, invertebrates, amphibians and birds which are dependent for food and shelter.

MMRDA has submitted the Forest Diversion Proposal on Parivesh Portal No FP/MH/ROAD/524812/2025 for the diversion of 0.2145 HA.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

As the proposal requires to fell 31 trees, compensatory tree plantation of 310 (10 times the trees to be felled) trees will be carried out on degraded forest land in village Kopri, Survey No. 86, Tal Thane, Dist Thane.

Expert Members expressed that utmost care should be taken by the MMRDA to lessen the impacts of the proposed road on mangroves and surrounding coastal environment. MMRDA in consultation with mangrove Cell may implement all possible mitigation measures to lessen the footprint of the proposed activities on mangrove area. MMRDA in consultation with Mangrove Cell will implement the long term compensatory mangrove plantation plan. It was discussed that a comprehensive carbon footprint assessment for the project should be meticulously documented. All feasible measures and techniques should be implemented to minimize the carbon footprint of the project.

The Authority observed that the MMRDA should carry out proposed activities keeping in view minimum disturbance to coastal ecosystem by adhering to all possible mitigation measures. All mitigation measures & Environment Management Plan as suggested in the EIA report should be followed in letter and spirit. Controlled and Precision construction methodology to be exercised during construction, especially within intertidal areas, in order to avoid the adverse impact on seabed & coastal environment. All adequate measures will be taken to mitigate fugitive dust emission during project activities.

The MMRDA official assured that all the environmental precautions / measures will be undertaken to minimize the impact of proposed sea link project on mangroves and intertidal areas. Mangrove re-plantation plan will be undertaken in consultation with the Mangrove Cell of the Forest Department. MCGM further assured that all required statutory permissions from Mangrove Cell, Forest Department, MPCB etc. would be obtained including Prior High Court permission Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, before commencement of project.

The Authority noted that proposed elevated road project is vital infrastructure project which aims to decongest the traffic. Proposed road will enhance safety and reduce noise and air pollution, improving the quality of life for residents.

The Authority noted that, the proposed road falls in CRZ-I (A), CRZ-I (B), CRZ-II, and CRZ-IV (B) & Non CRZ area as per CRZ Notification, 2019. The



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

proposed road is a permissible activity under CRZ Notification, 2019 under Para 5, Sub Clause 5.1 for CRZ-I, 5.1.1 for CRZ-IA, 5.1.2 for CRZ-I B, 5.2 for CRZ-II & 5.4 for CRZ-IV of CRZ Notification, 2019.

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

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

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 elevated road project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time and with a commitment of protection and conservation of coastal environment.
2. MMRDA to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the mangroves and coastal ecology.
3. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project involves cutting of mangroves.
4. PP to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
5. NoC from the Mangrove Cell should be obtained by the PP. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell.



Member Secretary


Chairperson

*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

6. PP shall undertake compensatory mangrove plantation in accordance with provisions of the CRZ Notification, 2019, in consultation with the Mangrove Cell.
7. A comprehensive carbon footprint assessment for the project should be meticulously documented. All feasible measures and techniques should be implemented to minimize the carbon footprint of the project
8. The design criteria and engineering of the project should incorporate considerations for climate change factors. This ensures that the project is resilient and adaptable to the potential impacts of climate change.
9. Adequate measures should be implemented in order to mitigation fugitive dust emission during dredging activity. Periodic monitoring of air quality will be carried out and prompt remedial action should be undertaken in case deviations from NAAQS are recorded.
10. The health, safety, and environmental compliance measures should be thoroughly documented. Additionally, periodic training must be provided at all levels. This training should also be meticulously documented to ensure effective implementation and adherence to standards.
11. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
12. MMRDA to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
13. During the construction phase, sustainable construction practices & exploration of other alternatives needs to be explored by the MMRDA to maintain the stability & integrity of the shorelines. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
14. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project. Noise barriers are erected at appropriate locations.
15. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
16. MMRDA to ensure planning trees with dense foliage around the project site periphery to mitigate noise pollution from traffic. Development of green belt with trees and other vegetation helps minimize the overall

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Member Secretary

[Signature]
Chairperson

*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

noise level in the area. CPCB guidelines for greenbelt parameters should be followed for effective mitigation of air and noise pollution. Regular maintenance of green belt should be ensured.

17. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
18. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
19. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
20. All Hazardous material should be disposed of scientifically as per Hazardous material management Rules.
21. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
22. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.



Member Secretary


Chairperson

*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

Item No. 2: Design and construction of tertiary treated water conveyance tunnel from Ghatkopar WWTF to Bhandup WWTF and further up to Bhandup complex -Package 1 by Brihanmumbai Municipal Corporation (BMC)

INTRODUCTION:

The Brihanmumbai Municipal Corporation (BMC) officials along with consultant presented the proposal before the Authority.

The consultant presented that, Brihanmumbai Municipal Corporation (BMC) initiated the proposed project to tackle Mumbai's increasing water demand by reusing tertiary-treated wastewater, reducing reliance on freshwater sources. The proposed project is the construction of an underground deep gravity tunnel from Ghatkopar WwTF to Bhandup WwTF and further up to Bhandup Complex.

The proposed project consists, the tertiary treated water conveyance system in the form of deep tunnel, 150 meters below ground level. Shafts are provided in proposed tunnel system, to access the tunnel during construction, maintenance allowing connectivity of the tunnel with the pipelines. BMC has existing Waste Water Treatment facilities at Bhandup Complex, Bhandup WwTF & Ghatkopar. These facilities are in use for many years for the treatment of waste water in Mumbai. The WwTF at Bhandup & Ghatkopar are in the non-forest area, surrounded by the mangrove forests in the ESZ of Thane Creek Flamingo Sanctuary.

Now BMC has proposed construction of tertiary treated water conveyance tunnel from Ghatkopar WwTF to Bhandup WwTF and further up to Bhandup complex. Shafts of 12.8 meter diameter are proposed in the non-forest areas and deep underground tunnels are proposed to be constructed to connect the shafts. The shafts are required to be connected by tunnel in straight line for technical requirement and to maintain the flow of water. All the areas between Ghatkopar WwTF and Bhandup WwTF are Mangrove Forests within the Eco-Sensitive Zone (ESZ) of Thane Creek Flamingo Sanctuary (TCFS). The tunnels are proposed to be constructed deep underground, without disturbing the surface areas & mangroves. Most part of the proposed tunnel from Bhandup WwTF to Bhandup complex is in the Mangrove Forests within the ESZ of TCFS, while a small part is proposed below the mangroves within the sanctuary limits.



Member Secretary


Chairperson

*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

Project Components	Dimensions			Area (m ²)
	Length (m)	Diameter (m)	Depth (m)	
Tunnel from Ghatkopar WwTF to Bhandup WwTF	7241.580	3.5	-	25345.53
Tunnel from Bhandup WwTF to Bhandup Complex	4366.880	3.5	-	15284.08
Two Shafts at Bhandup WwTF	-	12.8	158.41	128.6
	-	12.8	103.75	128.6
One Shaft at Bhandup Complex	-	12.8	174.86	128.6
Total				41015.41

The proposed project falls in CRZ IA, CRZ IB, CRZ II & Non CRZ area as per approved CZMP 2019 & CRZ Notification 2019.

DELIBERATIONS:

After detailed presentation by the Consultant and BMC officials, the Authority, after taking into account detailed EIA studies, deliberated various aspects of the project.

1) CRZ report of the NCSCM, Chennai:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale showing the alignment of the Proposed elevated road, prepared by the NCSCM, Chennai, considering the approved CZMP, 2019.

As per the report of the NCSCM, Chennai, As per approved CZMP the Proposed Tertiary Treated Water Conveyance Tunnel falls in CRZ categories such as CRZ I (Mangroves, 50 m Mangrove Buffer Zone, Eco Sensitive Zone & mudflat), CRZ-IB (Intertidal Zone) and CRZ - II (CRZ Landward of HTL). Proposed tertiary treated water conveyance tunnel falls under each CRZ categories are given in the following Table

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Member Secretary

[Signature]
Chair person

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

CRZ Category	CRZ Area in Ha	CRZ Area in Sq.m.
CRZ 1A (Mangrove)	2.094509	20945.09
CRZ 1A (50m Mangrove Buffer Zone)	0.356097	3560.97
CRZ 1A(Eco Sensitive Zone)	2.541375	25413.75
CRZ 1A (Mudflat)	0.077746	777.46
CRZ 1B (Intertidal Zone)	0.530537	5305.37
CRZ IIB (CRZ Landward of HTL)	0.032319	323.19
Outside of CRZ	1.270231	12702.31
Total area	6.902514	69,025.14

2) Environment Impact Assessment Report

The PP has submitted the EIA report prepared by the Terracon Ecotech Pvt. Ltd. (Nabet accredited consultant). The Authority noted the detailed observations of the said EIA report, anticipated impacts, Mitigations Measure & Environment Management Plan.

3) Impact on the Mangroves:

As per EIA report, the part of the tunnel passes through the CRZ areas including mangrove Reserved Forest and its buffer areas. However, Consultant informed that no mangrove cutting involved in the project.

BMC has submitted proposal for Forest Clearance.

4) Eco Sensitive Zone:

Consultant informed that ESZ permission dated 19.06.2025 has been received for Thane Creek Flamingo Sanctuary and ESZ permission dated 19.05.2025 has been received for Sanjay Gandhi National Park.

Expert Members asked details about muck disposal plan. Consultant presented that, the identification of muck disposal areas has been carried out based on the topography and specific conditions of the site. The muck will be deposited at pre-determined locations. Muck disposal Site D1 is located at Plot Survey no. 172/1/B at Bhadane admeasuring approx. 8500 sqm. The total capacity of site is approximately 340000 cum.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

The generated muck will be transported in dumper trucks covered with heavy-duty tarpaulins, securely fastened to the vehicles, in accordance with the best international practices. All necessary precautionary measures will be followed during muck dumping. The dumpers will be properly maintained to prevent any loose soil from falling during transportation. The transport routes will be periodically wetted using sprinklers before dumper trucks move along them. Dumping will be avoided during periods of high winds to maintain acceptable levels of suspended particulate matter (SPM) and will also be avoided during times of heavy traffic. After dumping, the surfaces of the dumps will be sprayed with water using sprinklers and then compacted. The capacity of the muck dumping sites exceeds the volume of muck to be disposed of. All necessary measures will be taken to ensure that muck dumping does not cause harm or inconvenience to people or property in the surrounding area. After a dumping site reaches its capacity, the top surface will be leveled and graded, covered with soil, and grass seeding will be carried out to promote vegetation cover.

The Authority observed that the BMC should carry out proposed activities keeping in view minimum disturbance to coastal ecosystem by adhering to all possible mitigation measures. All mitigation measures & Environment Management Plan as suggested in the EIA report should be followed in letter and spirit. Controlled and Precision construction methodology to be exercised during construction, especially within intertidal areas, in order to avoid the adverse impact on seabed & coastal environment. All adequate measures will be taken to mitigate fugitive dust emission during project activities.

The BMC official assured that all the environmental precautions / measures will be undertaken to minimize the impact of proposed project on mangroves and intertidal areas. MCGM further assured that all required statutory permissions from Mangrove Cell, Forest Department, MPCB etc. would be obtained including Prior High Court permission Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, before commencement of project.

The Authority noted that proposed project is vital infrastructure project which aims to improve quality and reliability of waste water treatment and disposal.

The Authority noted that, the proposed project falls in CRZ-I (A), CRZ-I (B), CRZ-II & Non CRZ area as per CRZ Notification, 2019. The proposed project is a permissible activity under CRZ Notification, 2019 under Para 5, Sub


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Clause 5.1 for CRZ-I, 5.1.1 for CRZ-IA, 5.1.2 for CRZ-I B, 5.2 for CRZ-II of CRZ Notification, 2019.

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

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

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 project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time and with a commitment of protection and conservation of coastal environment.
2. BMC to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the mangroves and coastal ecology.
3. BMC to ensure that no mangrove cutting involved in the project.
4. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project falls mangroves & its 50 m buffer zone.
5. BMC to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
6. NoC from the Mangrove Cell should be obtained by the PP. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell.
7. The project proponent shall ensure that muck generated during construction is disposed of at designated sites approved by the relevant authorities. The disposal shall be carried out in an environmentally sound



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

- manner, ensuring no adverse impact on the coastal ecosystem or nearby habitats.
8. The design criteria and engineering of the project should incorporate considerations for climate change factors. This ensures that the project is resilient and adaptable to the potential impacts of climate change.
 9. Adequate measures should be implemented in order to mitigation fugitive dust emission during dredging activity. Periodic monitoring of air quality will be carried out and prompt remedial action should be undertaken in case deviations from NAAQS are recorded.
 10. The health, safety, and environmental compliance measures should be thoroughly documented. Additionally, periodic training must be provided at all levels. This training should also be meticulously documented to ensure effective implementation and adherence to standards.
 11. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
 12. BMC to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
 13. During the construction phase, sustainable construction practices & exploration of other alternatives needs to be explored by the BMC to maintain the stability & integrity of the shorelines. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
 14. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project. Noise barriers are erected at appropriate locations.
 15. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
 16. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
 17. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

18. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
19. All Hazardous material should be disposed of scientifically as per Hazardous material management Rules.
20. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
21. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 3: Design and construction of Tertiary Treated Water Conveyance Tunnel from Dharavi WwTF to Ghatkopar WwTF by Brihanmumbai Municipal Corporation (BMC)

INTRODUCTION:

The Brihanmumbai Municipal Corporation (BMC) officials along with consultant presented the proposal before the Authority.

The consultant presented that, Brihanmumbai Municipal Corporation (BMC) initiated the proposed project to tackle Mumbai's increasing water demand by reusing tertiary-treated wastewater, reducing reliance on freshwater sources. The proposed project is Construction of underground deep gravity tunnel from Dharavi WwTF to Ghatkopar WwTF which is 8.48 Km in length, with one shaft each at Dharavi WwTF and Ghatkopar WwTF.

The proposed project consists, the tertiary treated water conveyance system in the form of deep tunnel, 150 meters below ground level. Shafts are provided in the proposed tunnel system, to access the tunnel during construction, maintenance and allowing connectivity of the tunnel with the pipelines.

BMC has existing Waste Water Treatment facilities at Ghatkopar WwTF & Dharavi WwTF. These facilities are in use for many years for the treatment of waste water in Mumbai. The Dharavi & Ghatkopar WwTFs are in the non-forest area, The Ghatkopar WwTF is surrounded by the mangrove forests in the ESZ of I hane Creek Flamingo Sanctuary. Now BMC has proposed construction of tertiary treated water conveyance tunnel from Dharavi WwTF to Ghatkopar WwTF. Shafts of 10.8 meter diameter is proposed in the non-forest area of existing Dharavi WwTF and second shaft of 14.8 M diameter near the existing Ghatkopar WwTF. Deep underground tunnels are proposed to be constructed from Dharavi shaft to Ghatkopar Shaft. The tunnel is required to be connected in straight line for technical requirement and to maintain the flow of water. The proposed underground tunnel from Dharavi WwTF to Ghatkopar WwTF passes below the Mangrove Forests within the Eco-Sensitive Zone (ESZ) of Thane Creek Flamingo Sanctuary (TCFS). The tunnel is proposed to be constructed deep underground, without disturbing the surface areas & mangroves. Thus, the Mangrove Forests within ESZ of TCFS & Sanctuary, cannot be avoided for the construction of the proposed tunnels.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Project involves construction of deep gravity tunnel from Dharavi WwTF to Ghatkopar WwTF which is proposed to be 8.48 Km in length with diameter of 3.5m and about 140m to 175m deep underground and development of shafts at Dharavi and Ghatkopar WwTF.

Project Components	Dimensions			Area (Sq. m)
	Length (mtrs)	Diameter (mtrs)	Depth (mtrs)	
Tunnel from Dharavi WwTF to Ghatkopar WwTF	8480	3.5	-	29680
One Shaft at Dharavi WwTF	-	10.0	143.28	78.54
One Shaft at Ghatkopar WwTF	-	14.0	151.46	153.94
				29912.48

The proposed project falls in CRZ IA, CRZ IB, CRZ II & Non CRZ area as per approved CZMP 2019 & CRZ Notification 2019.


DELIBERATIONS:

After detailed presentation by the Consultant and BMC officials, the Authority, after taking into account detailed EIA studies, deliberated various aspects of the project.

1) CRZ report of the NCSCM, Chennai:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale showing the alignment of the Proposed elevated road, prepared by the NCSCM, Chennai, considering the approved CZMP, 2019.

As per the report of the NCSCM, Chennai, As per approved CZMP the Proposed Tertiary Treated Water Conveyance Tunnel falls in CRZ categories such as CRZ I (Mangroves, 50 m Mangrove Buffer Zone, Eco Sensitive Zone & mudflat), CRZ-IB (Intertidal Zone) and CRZ - II (CRZ Landward of HTL). Proposed tertiary treated water conveyance tunnel falls under each CRZ categories are given in the following Table


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

CRZ Category	CRZ Area in Ha	CRZ Area in Sq.m.
CRZ 1A (Mangrove)	0.385928	3859.28
CRZ 1A (50m Mangrove Buffer Zone)	0.280763	2807.63
CRZ 1A(Eco Sensitive Zone)	0.636412	6364.12
CRZ 1A (Mudflat)	0.053939	539.39
CRZ 1B (Intertidal Zone)	0.020118	201.18
CRZ II (CRZ Landward of HTL)	0.071386	713.86
Outside of CRZ	1.673368	16733.68
Total area	3.121914	31,219.14

2) Environment Impact Assessment Report

The PP has submitted the EIA report prepared by the Terracon Ecotech Pvt. Ltd. (Nabet accredited consultant). The Authority noted the detailed observations of the said EIA report, anticipated impacts, Mitigations Measure & Environment Management Plan.

3) Impact on the Mangroves:


As per EIA report, the part of the tunnel passes through the CRZ areas including mangrove Reserved Forest and its buffer areas. However, Consultant informed that no mangrove cutting involved in the project.

BMC has submitted proposal for Forest Clearance.

4) Eco Sensitive Zone:

Consultant informed that ESZ permission dated 11.03.2025 has been received for Thane Creek Flamingo Sanctuary.

Expert Members asked details about muck disposal plan. Consultant presented that, the identification of muck disposal areas has been carried out based on the topography and specific conditions of the site. The muck will be deposited at pre-determined locations Dumping site D. Site D is located at Plot Gat kramank and subdivision no.38 of maujebelwadekhurd, taluka -Pen District - Raigad, measuring approx. 9290300 sq.m. The total capacity of these sites is approximately 28,30,000 cum.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

The generated muck will be transported in dumper trucks covered with heavy-duty tarpaulins, securely fastened to the vehicles, in accordance with best international practices. All necessary precautionary measures will be followed during muck dumping. The dumpers will be properly maintained to prevent any loose soil from falling during transportation. The transport routes will be periodically wetted using sprinklers before dumper trucks move along them. Dumping will be avoided during periods of high winds to maintain acceptable levels of suspended particulate matter (SPM) and will also be avoided during times of heavy traffic. After dumping, the surfaces of the dumps will be sprayed with water using sprinklers and then compacted.


The Authority observed that the BMC should carry out proposed activities keeping in view minimum disturbance to coastal ecosystem by adhering to all possible mitigation measures. All mitigation measures & Environment Management Plan as suggested in the EIA report should be followed in letter and spirit. Controlled and Precision construction methodology to be exercised during construction, especially within intertidal areas, in order to avoid the adverse impact on seabed & coastal environment. All adequate measures will be taken to mitigate fugitive dust emission during project activities.

The BMC official assured that all the environmental precautions / measures will be undertaken to minimize the impact of proposed project on mangroves and intertidal areas. MCGM further assured that all required statutory permissions from Mangrove Cell, Forest Department, MPCB etc. would be obtained including Prior High Court permission Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, before commencement of project.

The Authority noted that proposed project is vital infrastructure project which aims to improve quality and reliability of waste water treatment and disposal.

The Authority noted that, the proposed project falls in CRZ-I (A), CRZ-I (B), CRZ-II & Non CRZ area as per CRZ Notification, 2019. The proposed project is a permissible activity under CRZ Notification, 2019 under Para 5, Sub Clause 5.1 for CRZ-I, 5.1.1 for CRZ-IA, 5.1.2 for CRZ-I B, 5.2 for CRZ-II of CRZ Notification, 2019.

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

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

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 project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time and with a commitment of protection and conservation of coastal environment.
2. BMC to ensure that proposed activities should be carried out with exercising extra caution with objective to have less impact on the mangroves and coastal ecology.
3. BMC to ensure that no mangrove cutting involved in the project.
4. Prior High Court permission should be obtained by the PP as per Hon'ble High Court order dated 17th Sep, 2018 in PIL 87/2006, since the project falls mangroves & its 50 m buffer zone.
5. BMC to obtain the prior Forest Clearance under Forest (Conservation) Act, 1980.
6. NoC from the Mangrove Cell should be obtained by the PP. Compensatory mangrove plantation should be carried out in consultation with Mangrove Cell.
7. The project proponent shall ensure that muck generated during construction is disposed of at designated sites approved by the relevant authorities. The disposal shall be carried out in an environmentally sound manner, ensuring no adverse impact on the coastal ecosystem or nearby habitats.
8. The design criteria and engineering of the project should incorporate considerations for climate change factors. This ensures that the project is resilient and adaptable to the potential impacts of climate change.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

9. Adequate measures should be implemented in order to mitigation fugitive dust emission during dredging activity. Periodic monitoring of air quality will be carried out and prompt remedial action should be undertaken in case deviations from NAAQS are recorded.
10. The health, safety, and environmental compliance measures should be thoroughly documented. Additionally, periodic training must be provided at all levels. This training should also be meticulously documented to ensure effective implementation and adherence to standards.
11. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
12. BMC to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
13. During the construction phase, sustainable construction practices & exploration of other alternatives needs to be explored by the BMC to maintain the stability & integrity of the shorelines. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
14. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project. Noise barriers are erected at appropriate locations.
15. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
16. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
17. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
18. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
19. All Hazardous material should be disposed of scientifically as per Hazardous material management Rules.
20. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment


Member Secretary


Chairperson

***Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025***

21. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 4: Proposed Sewage Treatment Plant (STP) on land bearing survey nos. 211/1/2/3/4/8/9/10/11A at village Roha, Taluka-Roha, Dist.-Raigad, Maharashtra by Roha- Ashtami Municipal Council

INTRODUCTION:

The Roha- Ashtami Municipal Council officials along with consultant presented the proposal before the Authority.

Consultant presented that, the sewage system in Roha town is not being managed properly, resulting in significant health and environmental issues. The Roha-Ashtami Municipal Council has taken a significant step toward preserving the ecosystem by treating sewage before releasing it into, the Kundalika River. The main aim of the of constructing a sewage treatment plant for a Roha-Ashtami Town for treating wastewater to remove contaminants-making it safe for discharge or reuse. This helps to protect public health and the environment by preventing water pollution. The Project has received the Technical Sanction & Administrative Approval on 25.01.2024. The Project has received the Technical Sanction & Administrative Approval on 25.01.2024.

The STP is designed with a treatment capacity of 5.0 MLD and will employ the Sequencing Batch Reactor (SBR) technology. This method effectively treats wastewater before it is discharged into the environment, thereby reducing the risk of waterborne diseases and preventing potential outbreaks caused by pathogens present in untreated sewage.

Consultant further presented that the proposed project site partly falls in CRZ IB, CRZ - III (NDZ) and outside CRZ as per as per approved CZMP 2019. The proposed structures and driveway partly fall in CRZ - III (NDZ) and outside CRZ approved CZMP 2019. Proposed project activity is permissible as per Section 5.3 (d) of CRZ Notification 2019.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale, prepared by the IRS Chennai. As per the said report, The proposed project site partly falls in CRZ IB, CRZ - III (NDZ) and outside CRZ as per CRZ Notification 2019. The proposed structures and Driveway partly fall in CRZ - III (NDZ) and outside CRZ as per CRZ Notification 2019. Though mangroves were present in the vicinity of the proposed project site and the development they were not affected by the mangroves and the boundary of mangroves.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Description	CRZ Classification	Area in sqm	Total area in sqm
Project Site Boundary	CRZ -IB	124.88	4370.00
	CRZ-III (NDZ)	4068.56	
	Outside CRZ	176.56	
Proposed Structure	CRZ-III (NDZ)	870.01	905.54
	Outside CRZ	35.53	
Proposed Driveway	CRZ-III (NDZ)	421.00	455.49
	Outside CRZ	34.49	

The Authority noted that, PP has submitted the EIA report prepared by ACE Environment (Nabet accredited consultant). The Authority noted the observations of EIA report along with Mitigation measures and EMP for the project. The PP shall strictly implement the mitigation measures as suggested in the EIA report.

The Authority observed that, mangroves were present in the vicinity of the proposed project site. Consultant presented those mangroves present outside the project boundary. However, all the necessary measure will be implemented to conserve and protect the mangrove area. No mangrove will be cut for the proposed activities.

Proposed project of STP is permissible activity as per para 5.3 (i) (d) (CRZ-III) of CRZ Notification, 2019.

The Authority further noted the project site falls in CRZ-IB & CRZ-III area and as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

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


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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

DECISION:

In the light of above, the Authority after detailed discussion and deliberation decided to recommend the proposal from CRZ point of view to MoEF&CC, New Delhi, under CRZ Notification, 2019 subject to compliance of the following conditions:

1. The proposed project 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 from time to time.
2. Prior High Court permission shall be obtained, as per the Hon'ble High Court order in PIL 87/2006, if the proposed project is affected by 50 m mangrove buffer zone area.
3. PP to obtain Mangrove Cell NOC.
4. The disposal point for treated sewage from the sewage treatment plant in the CRZ area shall be located at a sufficient distance offshore to prevent any adverse impact on the coastal ecosystem.
5. The treated sewage shall meet all applicable quality standards before discharge, and the disposal point shall be regularly monitored to ensure compliance with environmental regulations and to prevent any pollution of the coastal waters.
6. Site preparation and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
7. Construction methodology should be eco-friendly and bare minimum use of cement/ concrete to be used for the construction.
8. Project proponent should implement Mitigation measures and Environment Management plan & Disaster Management Plan as suggested in the EIA report, effectively and efficiently to ensure that coastal environment is protected.
9. All other required permissions from different statutory authorities should be obtained prior to commencement of work


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 5: Rectification of approved CZMP for Plot Bearing C.S No 443 and 3/448 of Malabar Cumbala Hill Division, for "Simala Nagar Co-Operative Housing Society (Prop)" Situated off Laxmibai Jagmohandas Marg (Nepean Sea Road), Mumbai by M/s. Sheth Homes Spaces Pvt Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The application is for regarding to Rectification of approved CZMP for Plot Bearing C.S No 443 and 3/448 of Malabar Cumbala Hill Division, for "Simala Nagar Co-Operative Housing Society (Prop)" Situated off Laxmibai Jagmohandas Marg (Nepean Sea Road), Mumbai

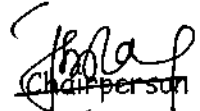
Consultant presented that,

- 1) In the Development Plan of 1991, the land was reserved as a Garden/Park.
- 2) The site under reference falls in is falls in CRZ III (No Development Zone (NDZ) within CRZ II of Greater Mumbai as per the approved CZMP under CRZ Notification, 2019.
- 3) As per the DP under DCPR 2034, which was sanctioned on 08/05/2018, the land is in Residential Zone and was considered under Excluded Portion (EP-D-19) for sanctioning modification. Excluded Portion (EP-D-19) got sanctioned by the Urban Development, GoM, vide it's Notification dated 12/04/2021. The earlier Garden/ Park reservation is modified to Government Staff Quarters.
- 4) Therefore, applicant requested to rectify the approved CZMP and reclassify the land from CRZ III (NDZ within CRZ II of Greater Mumbai) to CRZ II.

Deliberation:

As per Para 10.3 Sub Clause (i) of CRZ Notification 2019, "In order to protect and preserve the 'green lung' of the Greater Mumbai area, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorized as No Development Zone and a Floor Space Index up to 15% shall be allowed only for construction of civic amenities, stadium and gymnasium meant for recreational or sports-related activities, and the residential or commercial use of such open spaces shall not be permissible."


Member Secretary


Chairperson


*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

The Authority noted that, presently the Garden/ Park reservation of the land is modified to Government Staff Quarters. The necessary modification from NDZ of CRZ-II area to CRZ-II area in the approved CZMP of Greater Mumbai under CRZ Notification, 2019 is required. Considering the UDD, GoM Notification dated 12.04.2021, the NDZ portion of the plot area needs to be deleted from the approved CZMP, 2019.

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 of revision in CZMP shall be referred to NCSCM who shall examine the matter. It was observed that the matter of deletion of NDZ portion may be referred to NCSCM, Chennai for examination through MoEF&CC, New Delhi.

Decision:

The Authority after deliberation decided to refer the matter to NCSCM, Chennai for examination through MoEF&CC, New Delhi.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 6: Proposed redevelopment of Residential building on plot bearing C.S. No.775 of Worli Division, Plot No.49, Worli Estate, Scheme No.52, at Pochkhanwala Road, 'G/S' Ward, Mumbai by M/s. Dolby Builders Pvt Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on C.T.S. No. 397/6, Village Bandra-G, H/W Ward, Santacruz (W), Mumbai

Consultant presented that, there was a bungalow of Ground Floor + 1st to 2nd upper floor.

Proposed Residential building comprising of Two levels of basements + Ground Floors + 1st to 2nd upper floors.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 1648.85 Sqm, FSI area is 1688.96 sqm, Non FSI area is 1936.82 Sqm, Total Construction area is 3625.78 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.

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

Consultant presented that, existing residential building is present and no construction has been started on site under reference.

Consultant further presented the Court matter WP No. 32724 of 2021 which was disposed of by Hon. High Court on 27.09.2023 which is pertain to Naval Installations.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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

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

Decision:

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

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



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 7: Proposed installation of one lift to the existing Administrative/School Building on plot bearing C.T.S. No.1127, 1128, 1145, Village Bandra at Sherley Rajan Road, Bandra (W), Mumbai by Mario Lucas Mendes

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for installation of one lift to the existing Administrative/School Building on plot bearing C.T.S. No.1127, 1128, 1145, Village Bandra at Sherley Rajan Road, Bandra (W), Mumbai

Consultant presented that, there is an existing school building structure of Lower Ground floor + Ground floor + 1st to 3rd Upper floors with total height of 18.23 mt, up to terrace floor.

Present proposal of installation of one lift to the existing Administrative / School Building which is in an existing authorized building.

The Lift will be installed on Ground Floor level and will work till second floor of the existing Administrative/School Building. The existing building height is 18.23 meters (upto top terrace level) and after additions of lift in the building, it will increase to 21.53m (upto top of lift machine room).

The FSI proposed to be consumed on the plot under reference is 0.75 FSI as per Reg.30, as per DCPR 2034 existing as on 18.01.2019. The proposal has received EE approval vide No. P- 21473/2024/(C/ 1127 And Other)/H/W Ward/ BANDRA-C/ 342/1/New dated 01.10.2024.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 5097 Sqm, Total Construction area is 3840.27 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.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019,

"(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification.."

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

DECISION:

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

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 proposed construction is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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. PP to explore the option of installation of the STP for treatment of the wastewater.
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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Member Secretary

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Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 8: Proposed expansion of "Secondary School and College Building" on plot bearing CTS No. 1121/A, Yari Road, Versova Village of Andheri West, K/W ward, Mumbai by Children Welfare Centre

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for expansion of "Secondary School and College Building" on plot bearing CTS No. 1121/A, Yari Road, Versova Village of Andheri West, K/W ward, Mumbai by Children Welfare Centre

Consultant presented that, earlier CRZ NoC obtained vide No. CRZ-2014/CR-43/TC-4 dated 18.09.2014 for construction of Secondary School and College Building comprising of Basement + Ground + 1st to 7th Upper Floors on site under reference. Accordingly, the Basement, Ground Floor and First Floor have been constructed at the site. Occupation Certificate dated 17.03.2025 has been received.

Now, the validity of the earlier CRZ NOC has expired, a fresh application under the expansion category is now being submitted for the construction of the remaining 2nd to 7th Upper Floors.


As per D P Remarks of 2034, the plot under reference is situated in Residential zone and reserved for RE1.1(Municipal School) and ROS 1.4 (Play Ground).

Plot area is 4920.00 Sqm, FSI area is 15633.66 sqm, Non FSI area is 1940.65 Sqm, Total Construction area is 17574.31 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 and Non CRZ area.

Sr. No.	CRZ Classification	Area in sqm
1	CRZ-II	340.72
2	Outside CRZ	4579.28
	Total	4920.00


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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

The Authority noted that as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019,

"(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification.."

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.

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

DECISION:

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

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 proposed construction is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

3. The 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 implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
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. PP to explore the option of installation of the STP for treatment of the wastewater.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 9: Proposed New construction of residential cum commercial building at Plot no.81, Sector-53, Dronagiri, Navi Mumbai by M/s. Hussain Shaikh

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for residential cum commercial building at Plot no. 81, Sector-53, Dronagiri, Navi Mumbai

Consultant presented that, proposed residential cum commercial building comprises of Ground floor for Shops and 1st to 7th floor for residential use.

The said plot is allowed to PAP by CIDCO under 12% Gaothan Expansion Scheme.

Plot area is 749.92 Sqm, FSI area is 1124.88 sqm, Non FSI area is 964.81 Sqm, Total Construction area is 2078.20 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 and Non CRZ area.

Sr. No.	CRZ Classification	Area in sqm
1	CRZ-II	453.19
2	Outside CRZ	296.73
	Total	749.92

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 (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


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

(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 asked PP to submit details of Sewage treatment. PP submitted letter dated 30.07.2025 which stated that, Building sewerage line is designed and constructed according to the CIDCO guidelines and standards. The Drainage connection will be made to designated CIDCO sewerage system.

The Authority noted that proposed construction of buildings in CRZ II area is permissible on landward side of existing road or existing authorized structure subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019.

The concerned planning authority should strictly ensure that the proposed construction is on land ward side of existing road or exiting authorized structure and as per local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.

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 should strictly ensure that the proposed construction is on land ward side of existing road or exiting authorized structure and as per local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.


Member Secretary


Chairperson

***Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025***

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. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.

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Member Secretary

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Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 10: Proposed redevelopment of Sea Hill CHS on plot bearing C.T.S. No. 1111/7 of Village Bandra, at Union Park Road, Khar (W), Mumbai by M/s. M & K Elements Realty LLP

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing C.T.S. No. 1111/7 of Village Bandra, at Union Park Road, Khar (W), Mumbai

Consultant presented that, there is one existing building comprising of Ground + 1st to 8th upper floor standing on site. The existing building approved plans dated 30.01.1996.

The proposal is for redevelopment under 33 (11) of DCPR 2034. Proposed new residential building comprising of Four Basements + Ground Floor + 1st to 2nd Upper floor for Car parking + 3rd floor for Fitness Center, Society Office and E Desk + 4th to 14th upper floor for residential use having height of 50.80 mtr.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 1291.88 Sqm, FSI area is 5069.23 sqm, Non FSI area is 7109.28 Sqm, Total Construction area is 12178.51 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.

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..*"


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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

Decision:

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

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


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 11: Upgradation of Existing 110 kV Kalwa-Kalyan Transmission Line to 220 kV Level, Thane, by M/s. TATA Power Co Ltd

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Upgradation of Existing 110 kV Kalwa-Kalyan Transmission Line to 220 kV Level, Thane.

Consultant presented that, earlier the proposal was considered in 176th meeting of MCZMA held on 05.08.2024 and recommended the proposal to MoEF&CC New Delhi vide letter dated 05.09.2024.

The proposal was considered in 378th meeting of EAC- CRZ at MoEF&CC, New Delhi, Excerpt of the minutes of said meeting are as follow:

"The Committee has also noted that despite no change in area estimate in CRZ area, the overall area estimate, presented in the CRZ report, EIA report and SCZMA recommendation letter is not similar. So, the Committee directed the proponent to submit the revised recommendation letter from MCZMA, submit same to the Ministry for record and Ministry process file for CRZ Clearance as per procedure."

The Consultant presented the CRZ Status as follows:

Component	Description	CRZ old Report	REIA report	MCZMA recommendation	Revised CRZ Report
Towers	CRZ II	2	2	2	2
	Outside CRZ	77	85	85	85
	Total number of tower	79	87	87	87
Length of transmission line (km)	Length (km)	-	17	17	-
Length (m)	CRZ-IA (50 m mangrove buffer zone)	-	20.83	-	20.83
	CRZ-IB (m)	214.83	214.83	214.83	214.83
	CRZ-II(m)	490.83	490.83	490.83	490.83


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

	Length outside CRZ(m)	15996.19	16291.42	15996.19	16291.4
	Total Length(m)	16701.85	17017.91	16701.85	17017.91
Area (sq.m)	CRZ-IA (50 m mangrove buffer zone) (sq.m)	458.34	458.34	458.34	458.34
	CRZ-IB(sq.m)	9951.28	9951.28	9951.28	9951.28
	CRZ-II(sq.m)	4672.5	4672.5	4672.5	4672.5
Area Outside CRZ(sq.m)	Area Outside CRZ(sq.m)	352382.65	358411.2	352382.65	358411.2


Consultant presented that, there is only change in length and area of transmission line in non CRZ area and requested for revised recommendation based on Revised CRZ map & report prepared by IRS Chennai (February, 2025).

S. No.	CRZ-Classification	Length in Meters	Area in Sq. M.
1	CRZ-IA (50 m Mangroves Buffer Zone)	20.83	458.34
2	CRZ-IB	214.83	9951.28
3	CRZ-II	490.83	4672.50
4	Outside CRZ	16291.42	358411.24
Total Length in Meters		17017.91	374394

The Authority observed that there is only change in length and area of transmission line in non CRZ area and no change in CRZ portion as per CRZ map in 1:4000 scale & report prepared by IRS, Chennai.

Decision:

After deliberation, the Authority decided to incorporate the CRZ status as above base on CRZ map in 1:4000 scale & report prepared by IRS, Chennai in the MCZMA letter dated 05.09.2024. The allother terms and conditions shall remain unchanged,


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 12: Proposed redevelopment of Residential Bldg. on Plot Bearing CTS No. B/876 to 880 (PT) of Village Bandra at Mount Mary Road, ASIT CO. HOS. Society, Bandra (W), Mumbai by Narang Realty Private Limited

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Bldg. on Plot Bearing CTS No. B/876 to 880 (PT) of Village Bandra at Mount Mary Road, ASIT CO. HOS. Society, Bandra (W), Mumbai

Consultant presented that, there is an existing residential building with 2 Wings of Ground + 5th floors for which OC granted on 18/06/1981.

The proposal is for redevelopment under 33 (11) of DCPR 2034. Proposed new residential building comprising of Five Basement + lower ground + Upper Ground/stilt + 1st to 2nd part residential + 3rd to 25th Residential floor (service floor between 13th and 14th floor+ 26th Amenity floor.) with height of 102.70 mtrs upto terrace level

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.


The SRA has plans for the proposal on 12.03.2025.

Plot area is 2102.00 Sqm, FSI area is 11350.80 sqm, Non FSI area is 15527.06 Sqm, Total Construction area is 26877.86 Sqm

Deliberations:

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

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


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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

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

Decision:

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

1. The concerned Planning Authority shall ensure that the proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to ensure that Environment clearance under EIA Notification, 2006 should be obtained from competent Authority before commencement of project activities.
4. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
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.



Member Secretary


Chairperson

***Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025***

7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 13: Construction of Residential Building on Plot No. 09, Sector 19, Airoli, Navi Mumbai by M/s. Jnan Vikas Mandal

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of Residential Building on Plot No. 09, Sector 19, Airoli, Navi Mumbai

Consultant presented that, NMMC has issued Commencement Certificate dated 19.04.2002 for construction of residential building on site under reference. Part Occupancy Certificate received from NMMC for built up area 2486.22 Sq. Mt. (Gr + 1st floor) on 23.12.2004.

Further, Construction has been completed and architect submitted application to NMMC for Full OC on 29.10.2021. However, NMMC has refused to grant Occupation Certificate and asked PP to submit clarification / clearance from MCZMA to grant Occupation Certificate.

The MoEF&CC, New Delhi vide letter dated 14th March, 2022 issued SOP regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

The Municipal Commissioner, NMMC vide letter dated 10.06.2025 submitted the proposal as per SOP :

Project details	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
Project on Plot no. 09, Sector - 19, Airoli,	Commencement certificate dated 19.04.2002	The land bearing Plot no. 09, Sector -19, Airoli, Navi Mumbai was not affected by	The plot is marginally affected by CRZ-II as per approved CZMP prepared for	Proposed site is not situated within 50 m mangrove buffer zone


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Navi Mumbai		CZMP 1991	CRZ Notification, 2011 is affected as per approved CZMP prepared as per CRZ Notification, 2011	area.
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Deliberations:

The Authority noted that MoEF&CC, New Delhi vide letter dated 14th March, 2022 sent a clarification to MCZMA, regarding ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011

The clarification letter of MoEF&CC, New Delhi reads as follows:

"This has reference to your letter no. MCZMA-2020/CR-26/TC-4 dated 18th November, 2020 and meetings held with the Ministry on 13th January, 2021 and 26th November, 2021 respectively along with City Industrial Development Corporation (CIDCO) and Navi Mumbai Builders Development Association (NMBDA) regarding issues related to ongoing projects which were not in Coastal Regulation Zone (CRZ) as per old approved Coastal Zone Management Plan (CZMP) under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

2. As you are aware, the Ministry issued the CRZ Notification, 2011 vide S.O. No. 19(E), dated 6th January, 2011 in supersession of the CRZ Notification, 1991. As per the said notification, all the State Government and UT Coastal Zone Management Authority (CZMP) are required to prepare the CZMPs as per provisions of the CRZ Notification, 2011 and get approved by the MoEFCC.

Further, as per the Notification vide S.O. 621(E) dated 31st July, 2017, the validity of CZMPs approved under the CRZ Notification, 1991 was extended till 31st July, 2018 for consideration of the proposal for CRZ clearance under the CRZ Notification, 2011

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Member Secretary

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Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

3. In view of the above, it is to clarify that the CZMPs approved under the CRZ Notification, 1991 shall be considered valid till 31st July, 2018 and the same shall be taken into cognizance for approval of the projects. Thereafter, the projects shall be considered for CRZ clearance as per the CZMP prepared and approved in accordance with the CRZ Notification, 2011 or 2019, as the case may be.

4. It is to further clarify that for the projects not falling in the CRZ area as per the CZMPs approved under the CRZ Notification, 1991 but covered under CZMP prepared under the CRZ Notification, 2011 following procedure may be adopted:-

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991, is as per the CZMPs approved under the said notification and shall forward its recommendation to the concerned authority for Occupation Certificate (OC), as applicable.
- ii. The CIDCO/ concerned regulatory authority shall certify that the proposals for which Commencement Certificate were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991 as mentioned in Para 3 above, was as per extant building development norms in place, at that time for sanction for such projects.
- iii. For all other projects, CZMPs approved in accordance with the CRZ Notification, 2011 or CRZ Notification 2019, as the case may be, shall be applicable.
- iv. All the infrastructure projects shall be considered by the MCZMA as per the extant norms.

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

- 1) The proposed project site with existing building bearing plot No. 9, sector 19, Airoli, Navi Mumbai, Maharashtra falls completely outside CRZ as per CZMP (Sheet No. 47 A 16 NE) prepared by NCSCM, Chennai vide CRZ Notification 1991.
- 2) The proposed project site with existing building falls partially in CRZ II and outside CRZ as per CZMP (Map No. MH 79) prepared by NCSCM, Chennai vide CRZ Notification 2011. The reason is the 100m setback line for creek.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

- 3) The proposed project site falls completely outside CRZ because the 50m setback line for creek as per CZMP (Map No. MH 79) prepared by NCSCM, Chennai vide CRZ Notification 2019. The reason is the 50m setback line for creek.

S.No	CRZ - Classification	Area (1991) in Sq.m	Area (2011) in Sq.m	Area (2019) In Sq.m
1	CRZ - II	0.00	778.69	0.00
2	Outside CRZ	5990.26	5211.58	5990.26
	Total	5990.26	5996.26	5990.26

The Authority observed that, the Municipal Commissioner, NMMC need to certify that Commencement Certificate dated 19.04.2002 was issued by NMMC is as per extant building development norms in place, at that time for sanction for project.

Decision:

In the light of above, the Authority after deliberation decided to defer the proposal for want of above information.



Member Secretary



Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 14: Proposed Construction of residential building at plot bearing CTS no. 209/2/2E at mauje-Malvan, Dist. Sindhudurg by M/s. Sky Infrastructure

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of residential building at plot no. 209/2/2E at mauje-Malvan, Dist. Sindhudurg.

The Consultant presented that, the proposal considered in 180th MCZMA meeting held on 12.12.2024 and recommended vide CRZ letter no. IA/MH/CRZ/509022/2024 dated 03.01.2025 for Construction of residential building at plot no. 209E at mauje-Malvan, Dist. Sindhudurg

Consultant requested to correct the CTS No. 209/2/2E in place of 209E in the CRZ recommendation letter.

Deliberations:

the proposal considered in 180th MCZMA meeting held on 12.12.2024 and recommended vide CRZ letter no. IA/MH/CRZ/509022/2024 dated 03.01.2025 for Construction of residential building at plot no. 209E at mauje-Malvan, Dist. Sindhudurg. The Authority noted that PP has submitted 7/12 extract for the CTS No. 209/2/2E.

Decision:

After deliberation, the Authority decided to incorporate the CTS No. 209/2/2E in place of 209E in the MCZMA letter dated 03.01.2025. The all other terms and conditions shall remain unchanged,



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 15: Proposed Construction of building at plot bearing C.T.S. No. 1221 of Bandra-C village, Sherly Rajan road , Bandra West, Mumbai, Maharashtra by Kripa Oneness Pvt Ltd

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Construction of building at plot bearing C.T.S. No. 1221 of Bandra-C village, Sherly Rajan road , Bandra West, Mumbai,

Consultant presented that, proposed new residential building comprising of Stilt + 1st to 21st Upper Residential floor + Terrace.

Plot area is 600.20 Sqm, FSI area is 2892.76 sqm, Non FSI area is 1187.24 Sqm, Total Construction area is 4080.00 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.

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

The Authority observed that PP need to submit the followings:

- 1) Plan approval and IOD
- 2) Tree Census and details of tree cutting
- 3) DP Remarks by MCGM

Decision:

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


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 16: Proposed Capacity Expansion from 67.7 MTPA to 80 MTPA of JSW Port at Jaigarh, Dist. Ratnagiri M/s. JSW Jaigarh Port Ltd

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Capacity Expansion from 67.7 MTPA to 80 MTPA of JSW Port at Jaigarh, Dist. Ratnagiri.

Consultant presented that, The Jaigarh Port Limited, is the only all-weather, multi-cargo, commercial deep-water port in the State of Maharashtra, capable of handling vessels up to 200,000 DWT with a loaded draught up to 18.00 m. This is a commercial port under the definition of the Indian Port Act of 1908, and is permitted to handle cargos from all the users without any discrimination. Proposed expansion of only cargo handling facilities at Jaigarh Port, increasing its capacity from 67.7 MTPA to 80 MTPA within the installed infrastructure. This expansion is aimed at accommodating the rising demand for coal, iron ore, chemicals and other bulk cargoes, particularly for captive users like JSW Steel at Dolvi.

Jaigarh Port, located at Latitude 17°18'12.51"N and Longitude 73°12'33.42"E, is situated on the west coast of Maharashtra, between Mumbai and Goa, in the district of Ratnagiri.

The proposed project is an expansion of the exiting Port, which falls within the current port limits. As per Clause 7(ii) of the EIA Notification 2006 and amended till date, the proposed expansion does not require fresh EC since it falls within the scope of permitted modifications.

In 2011, Jaigarh Port appeared in a barren area, with Berths No. 1 and 2 already constructed under the 2007 EC for a 40 MTPA cargo capacity, and power plant operations were visible. By 2013, additional land reclamation was observed and by the end of the year, coal berth operations had begun, with the covered coal storage facility completed. In 2014, the construction of Berth No. 3A was visible in satellite imagery while other parts of the port remained barren and the washed-away breakwater was undergoing reconstruction. By 2015, the construction of Berths 3A and 3B was still ongoing, while Berth No. 6A appeared to be completed. In 2017, reclamation activities were observed in the eastern part of Berth No. 1. In 2018, Berth No. 5 which is now leased to H-Energy Ltd. appeared operational with an expansion of the covered storage area behind Berth No. 2. By 2019, construction activity was evident in the LNG area and

2

Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Berth No. 4A had been completed. From 2020 onwards, operations were observed at multiple berths.

Consultant presented the Status of EC Compliance for the Existing Projects:

Sr. No.	EC Copies Received Date	EC Copies	Purpose of EC	Remark
1.	10.05.2007	No. 10-17/2006-IA-III	EC granted to Port	With 4 berths having cargo capacity of 40 MTPA
2.	19.12.2013	F. No. 10-17/2006-IA-III	Phase II expansion of the Port	The proposed expansion proposal includes the storage facilities, LNG Terminal, transit sheds for handling, stacking and storage/regasification for the hinterland transportation of the cargoes. Cargoes up to 67.7 MTPA
3.	30.03.2015	F. No. 10-17/2006-IA-III	Amendment of Existing EC 19.12.2013	<p>The proposal is for inclusion of few components which are part of the expansion i.e.</p> <ul style="list-style-type: none"> • Breakwater extension by 200m, • Capital dredging amounting to 12 million m³, • Reclamation of 42.5 ha of back up land behind, POL, Container and other berths, • CFS, Logistic Facility, Transit sheds, Port operation and administrative. buildings, canteen and cafeteria, associated utilities and amenities and • Approach channel and other port related facilities. • Replace 'ethanol' by 'chemical' and allow movement of cargo on either way, • Substitute of 19.12.2013 EC Cargo handling capacity of the Port would expand to 80 MTPA with a total of 10 berths (catering to: RoRo, liquid, containers, break

2


Member Secretary

Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

				bulk and bulk cargoes).
4.	10.01.2020	F. No. 10-17/2006-IA-III	Expansion of JSW Port	<ul style="list-style-type: none"> • EC and CRZ clearance for Phase II expansion approved 10 MTPA for Petroleum Oil and Lubricants (POL) (Crude and Product). • Port proposes to handle 2.0 MTPA of LPG cargo within the approved 10 MTPA POL capacity. • Amendment in EC and CRZ clearance sought for handling 2.0 MTPA LPG cargo, in addition to the already approved POL cargo. • No additional construction of berths, dredging, reclamation, or breakwater is proposed. • Proposed amendment is solely for handling 2.0 MTPA of LPG.
5.	30.09.2020	F. No. 10-17/2006-IA-III	Extension of Validity of EC and CRZ Clearance	<ul style="list-style-type: none"> • 7 out of 10 permitted berths have been completed, with 70% of construction finished as of April 30, 2020. • The port operates with 5 berths, handling 40 MTPA and aims to reach 80 MTPA within 36 months. • The project proponent requested an extension and amendment to the EC & CRZ clearance, including changes in cargo profile and transportation mode. • The EAC found these changes environmentally impactful and deferred approval but extended the clearance validity until December 18, 2023.
6.	16.02.2023	10-17/2016-IA.III	Amendment in EC and CRZ Clearance: Phase II Expansion	<ul style="list-style-type: none"> • Under Para 7 (ii) of the EIA Notification 2006, the cargo mix at JSW Jaigarh Port, Maharashtra, will be modified within the approved handling capacity.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

			of JSW Port at Jaigarh	<ul style="list-style-type: none"> Iron ore will increase from 5 to 17 MTPA, while coal, bauxite, iron & steel, and containerized cargo will reduce. Sugar and fly ash volumes will rise, and other cargo types will remain unchanged. The total bulk solid/containerized cargo volume stays at 44.20 MTPA, with no need for additional berths or dredging. Based on EAC recommendations, the MoEF&CC grants EC, subject to compliance with specified conditions.
7.	02.05.2024	10-17/2006-IA.III	Validity Extension of EC-Form-6	<ul style="list-style-type: none"> The MoEF&CC has extended the validity of the EC and CRZ clearance granted on 19th December 2013 for one year, until 18th December 2025. This extension is sought as 60% of the permitted construction is completed, with the remaining 7 out of 14 berths expected to be finished by December 2025.

Berth Details and Cargo Handling Capacities at Jaigarh Port:

Berth No.	Cargo Type	Avg. Ship Size (DWT)	Throughput (MTPA)	No. of Ship Calls	Handling Equipment
1	Coal	70,000	12	172	2 Nos. x 2000 TPH Grab Unloaders
2	Other Bulk & Liquid Cargo	50,000	4	80	2 Nos. x 550 TPH MHC
3A	Iron Ore / Coal Cargo	100,000	18	180	2 Nos. x 3250 TPH Grab Unloaders

2

Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

3B	Iron Ore / Coal / General Cargo/ Miscellaneous General Cargo	100,000	18	180	2 Nos. x 3250 TPH each
4A	LPG, Later Container and Other General Cargo	50000	4	80	2 Nos. x 550 TPH each
4B & 6A	Transshipment Cargo	All the transshipment cargo will be handled through these two Berths 6A and 4B through MBC's and ship loaders.			
5	LNG (Leased to H-Energy)	-	8	-	-
6B/6C/6D/6E	Liquid Cargo	20,000	8	400 (100 per berth)	Unloading Arm @ 750 MT/H
8	Bitumen & Break Bulk Cargo	45,000	4	89	2 Nos. x 550 TPH MHC
9	Inland & Bulk Cargo	45,000	4	89	2 Nos. x 550 TPH MHC

S. No.	Cargo	Existing approved cargo for 67.7 MTPA	Proposed cargo breakup for 80 MTPA
1.	Solid Bulk Material (CBRM /IBRM) i. Coal/Coke 13.0 to 20.0 ii. Iron Ore 17.0 to 27.0 iii. Lime Stone 1.0 - Remains same iv. Bauxite 0.2 to 2.0 v. Other Minerals - 0 to 1.0	31.20	51.00
2.	Fly Ash	1.00	1.00
3.	Fertilizer and FRM	1.50	2.00


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

4.	Sugar / Agro Products / Food Grains etc.	2.00	2.50
5.	Iron & Steel / Break Bulk / Project Cargo	1.00	2.00
6.	Automobiles	1.00	0.25
7.	Containerised cargo (General Cargo / Non-Hazardous Scrap / Timber etc.)	9.00 (0.75 million TEU)	4.0 (0.33 million TEU)
8.	Cement and Clinker	1.00	1.00
9.	Molasses	1.00	0.30
10.	POL (Crude+ Product)	8.00	3.75
11.	LPG	2.00	2.00
12.	Chemicals	0.50	2.00
13.	Edible Oil	0.50	0.20
14.	LNG / LNG (FSRU)	8.00	8.00
Total		67.70	80.00

PP has submitted that Certified Compliance Report is received for the existing berths File No. 6-1/2014 (ENV)/14291 dated 29th May 2025.

Deliberation:-

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM report, Existing Project Activities falls under different CRZ categories as per approved CZMP of Maharashtra State (CRZ Notification, 2019).

Project Activities	Area in Sq. m				
	Intertidal Zone - CRZ IB	No Development Zone	200 m to 500 m from HTL - CRZ III B	CRZ IV B	CRZ IV A (Upto 12 NM)
Existing Port	301062.1	453408.5	535541.6	1153386	191202


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Activities					
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PP has submitted Environmental Impact Assessment (EIA) & EMP Report prepared by Aditya Environmental Services Pvt. Ltd (Nabet Accredited). Consultant presented the Anticipated Impacts and Mitigation Measures as follows:

Parameter	Impact	Mitigation
Air	<p><u>Construction phase</u> The vehicular movement generates pollutants such as NOx, CO. But the vehicular pollution is not expected to lead to any major impacts. Fugitive emissions generated as a result of vehicular movement is not expected to travel beyond a distance of 200 to 300 m.</p> <p><u>Transportation of Construction Material</u> Fugitive dust during dry weather conditions due to the site preparation, movement of transport vehicles for materials and personnel. The impacts during construction are short-term in nature and will cease on completion of the construction Dust generation by materials used for painting such as VOC's Sanding and spraying paint can release fine particles</p>	<p><u>Construction phase</u> Water sprinkling will be done to suppress the dust generated due to construction activity. Adequately sized temporary construction structures will be provided at the site for storage of construction materials, equipment tools, etc. In addition, temporary worker amenities will be provided at site Only vehicles having PUC shall be allowed, well equipped handling & transportation facilities shall be provided throughout the construction phase. Movement of material will be mostly during non-peak hours and regulated during peak hours All mitigation measures will be taken to control dust and odor</p>


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

		<p>to meet MPCB norms To minimize emissions of VOCs, any container holding paints, solvents, wastes, or other VOC containing material must be kept closed unless a person is in the act of adding or removing material.</p>
	<p><u>Operation Phase</u></p> <ul style="list-style-type: none"> • The project plans to expand coal handling from 13 MTPA to 20 MTPA, likely increasing fugitive dust from open storage yards, handling areas, loading/unloading zones, and truck movement. • A fugitive dust emission modeling study was conducted to assess the impact. • The maximum predicted incremental concentration of PM₁₀ and PM_{2.5} is 5.20 µg/m³ & 1.28 µg/m³, occurring in areas close to the coal handling and storage zones. 	<p><u>Operation Phase</u></p> <ul style="list-style-type: none"> • Regular water sprinkling over coal stockpiles, haul roads and open yards, especially during dry and windy conditions. • Use of covered conveyor systems to minimize dust emissions during coal transfer. • Provision of windbreaks or barricades around open coal yards to reduce wind-induced dispersion. • Regular ambient air quality monitoring at strategic locations in and around the port. • Installation of Continuous Ambient Air Quality Monitoring Stations to track PM₁₀ and PM_{2.5} levels in real time.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Parameter	Impact	Mitigation
Noise Levels	<u>Construction phase</u> <ul style="list-style-type: none"> • During construction phase- Equipment and machinery such as Dozers, Cranes, Trucks and DG sets are likely to be used thus generating noise levels. • It is envisaged that noise level due to these equipment's will be 70 - 85 dB (A) at receptor point at associated work/construction area. 	<u>Construction phase</u> <ul style="list-style-type: none"> • All noise generating equipment shall be regularly maintained. Fitting of sound insulating sheet shall be done during construction period.
	<u>Operation Phase</u> <ul style="list-style-type: none"> • Operational impacts will stem from vessel loading/unloading, cargo handling, and container traffic on access roads. • Cargo handling equipment may generate noise, which can be reduced using exhaust and intake mufflers. • No increase in vessel traffic is expected, as the expansion improves handling efficiency only. 	<u>Operation Phase</u> <ul style="list-style-type: none"> • Noise and vibration reduce with distance; use of low-noise equipment, sound barriers and green belts can help mitigate impacts. • Regular equipment maintenance, proper lubrication, and acoustic enclosures for D.G. sets are essential. • Workers should be provided with earplugs or earmuffs during both construction and operation phases.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Fresh Water	<u>Construction phase</u> <ul style="list-style-type: none"> • During the construction phase, approximately 200 workers are expected to work at the site. Since local laborers will also be hired, about 50% of the migrant laborers are expected to stay near the project site. • The remaining 50% of the labor force involved in the construction phase will come from nearby villages. The domestic waste will be treated in the existing 60 KLD STP of JSW Jaigarh Port. 	<ul style="list-style-type: none"> • Oil and chemical spill prevention measures, including lined storage areas and secondary containment systems, will be in place to avoid accidental leakage into the water. • Regular groundwater quality monitoring will be conducted to detect any potential contamination, and corrective actions will be taken as required. With these mitigation strategies, the project will ensure sustainable groundwater management while maintaining compliance with environmental regulations.
	<u>Operation Phase</u> <ul style="list-style-type: none"> • The expansion from 67.7 MTPA to 80 MTPA is expected to have limited direct impact on groundwater. • Potential risks include contamination from improper waste disposal and leakage of oils or chemicals. • Surface runoff may carry pollutants that could percolate into the soil and affect groundwater quality. 	

Parameter	Impact	Mitigation
Marine Environment	<u>Construction phase</u> <ul style="list-style-type: none"> • Construction activities may cause temporary 	<u>Construction phase</u> <ul style="list-style-type: none"> • A strict waste management plan will


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

	<p>water pollution from accidental spills of fuel, lubricants, and construction materials.</p> <ul style="list-style-type: none"> • Noise and vibrations from equipment can disturb marine fauna, especially fish and benthic organisms, affecting their movement patterns. • Increased human activity may generate solid and liquid waste, potentially impacting phytoplankton and zooplankton through changes in water quality. <p><u>Operation phase</u></p> <ul style="list-style-type: none"> • Increased handling of bulk cargo (coal, iron ore, bauxite) may raise fugitive dust emissions, reducing light penetration in water and affecting phytoplankton productivity. • Runoff from stockpiles can introduce heavy metals and suspended particles, degrading marine water quality and impacting benthic organisms. • Increased vessel traffic will elevate underwater noise, potentially disrupting fish migration and marine mammal communication. 	<p>prevent construction debris from entering the marine environment.</p> <ul style="list-style-type: none"> • Spill control measures, such as designated refueling zones and emergency response plans, will address accidental leaks. • Noise barriers and scheduling during non-migratory seasons will help minimize impacts on marine species. • Regular water quality monitoring (turbidity, dissolved oxygen, pollutants) will ensure minimal impact on phytoplankton and zooplankton populations. <p><u>Operation phase</u></p> <ul style="list-style-type: none"> • Covered conveyors, enclosed storage and water-based dust suppression systems will control dust emissions. • Runoff will be managed using sedimentation traps and oil-water separators to reduce contamination. • Vessel movement will follow speed limits and designated routes to minimize underwater noise and protect marine species. • Regular monitoring will help maintain the health
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Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

	<ul style="list-style-type: none"> Handling of liquid cargo poses a spill risk, which could cause localized marine pollution and habitat degradation. 	of marine biodiversity, including phytoplankton, zooplankton, and benthic organisms.
Biological Environment	<p><u>Terrestrial Ecology</u></p> <ul style="list-style-type: none"> Ongoing construction activities may cause soil erosion, dust generation, and disturbance to local wildlife habitats. Use of heavy machinery and vehicles contributes to noise pollution, potentially altering the behavior of terrestrial fauna. Emissions from construction can affect air quality and nearby vegetation. Fugitive dust may settle on vegetation, soil, and water, impacting plant health and biodiversity. 	<p><u>Terrestrial Ecology</u></p> <ul style="list-style-type: none"> No tree cutting is planned, as a greenbelt with <i>Casuarina equisetifolia</i>, <i>Mangifera indica</i>, and palm species is already established, serving as a dust and noise buffer. Erosion will be controlled using silt fences and replanting, while dust suppression will involve water sprinkling, covered storage, and wind barriers. Covered conveyors, enclosed sheds, and water sprays will control dust from coal and iron ore handling.

Parameter	Impact	Mitigation
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Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

<p>Socio-Economics</p>	<p>Positive Impacts</p> <ul style="list-style-type: none"> • No displacement involved; the project is within port limits, so resettlement and rehabilitation are not applicable. • The project will generate direct and indirect employment for local residents. • It will contribute to state and central revenues through taxes, royalties, and port revenue sharing. • The development will boost investment, infrastructure, and economic growth in Ratnagiri District. • It will enhance local livelihoods, improve quality of life, and support import-export activities. <p>Negative Impacts</p> <ul style="list-style-type: none"> • Due to the project activity, influx of population may increase during the construction phase. This may lead to strain on infrastructure facilities in the area as well as increase in population at local level. However, this impact is only for the 	<p>Construction Phase</p> <ul style="list-style-type: none"> • Project proponent should take appropriate steps to keep environment clean and healthy during construction phase. • Provision of adequate drinking water, toilet and bathing facilities should be made available on project site. • Water shall be sprinkle/spread to suppress dust during construction phase to control air pollution. Control the ship and trawler traffic, Noise Pollution and thereby avoid adverse health impact. • Proper living condition with appropriate facilities for residential labours should be provided. • Proper Training and awareness programme should be carried out so that the workers understand the importance of wearing the personal protective safety equipment's. <p>Operation Phase</p> <ul style="list-style-type: none"> • The project collectively will need a pool of Boat or trawler mechanic, Driver, Fisherman, Helper, watchmen, sweepers, plumbers, fitters, solid waste collectors or any kind of job opportunity. Preference should be given to local
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2
Member Secretary

Jhola
Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

	<p>short duration and temporary in nature.</p> <ul style="list-style-type: none"> • The construction activity could lead to increased nuisance level from air emissions and noise due to transportation of material and equipment as well as laborers. 	<p>people for all this.</p> <ul style="list-style-type: none"> • Provision of proper parking arrangement, traffic management plan for smooth flow of a vehicle also cargo ship helps to abate noise pollution due to traffic. • The project authority should help in promoting local people for livelihood commensurate with their will, skill and abilities by utilizing the minimum amount. • Implement the CER/ CSR activity in nearby villages.
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The Expert members asked regarding presence of mangrove vegetation at the site. Consultant presented that, there were no mangroves at project site. However, Mangroves were observed near village Kasari (3.80 km) (Planted by State Forest Department with funding from JSW), Jabhari, Watad, Mirwane (9.7 km) and Warwade (10.5 km) from the project site.

The Authority noted the para 5.1.2 (i) of CRZ Notification 2019

a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hover ports for coast guard, sea links, etc.;

The Authority noted the para 5.1.2 of CRZ Notification 2019

(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

The Authority noted the para 5.4 of CRZ Notification 2019

(ii)(d) maintenance and clearing of waterways, channels and ports;

(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.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 & OM dated 29th November, 2022, the proposal requires final CRZ clearance from the MoEF&CC, New Delhi. The said provision is reproduced as follows:

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

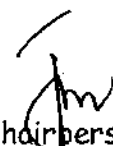
DECISION:

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 project should be carried out strictly as per the provisions of CRZ Notification, 2019 as amended from time to time.
2. The health, safety, and environmental compliance measures should be thoroughly documented. Additionally, periodic training must be provided at all levels. This training should also be meticulously documented to ensure effective implementation and adherence to standards.
3. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
4. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
5. During the construction phase, sustainable construction practices & exploration of other alternatives needs to be explored by the PP to maintain the stability & integrity of the shorelines. Necessary training / awareness should be imparted to contractors & workers so that adequate environmental safeguards could be implemented on site, during execution of the project activities
6. PP to ensure that noise and vibration level is within permissible limit during construction phase of the project. Noise barriers are erected at appropriate locations.



Member Secretary



Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

7. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.
8. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats. All recommendations of the EIA studies concerning the fisheries/fishermen shall be complied with.
9. Noc from the Fisheries Department/ office of Commissioner Fisheries should be obtained by the PP.
10. PP to ensure planting trees with dense foliage around the project site periphery to mitigate noise pollution from traffic. Development of green belt with trees and other vegetation helps minimize the overall noise level in the area. CPCB guidelines for greenbelt parameters should be followed for effective mitigation of air and noise pollution. Regular maintenance of green belt should be ensured.
11. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
12. There shall be no disposal of solid or liquid waste in the coastal area. Solid waste management shall be as per Solid Wastes Management Rules, 2016.
13. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
14. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
15. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.


Member Secretary


Chairperson

***Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025***

Item No. 17: Expansion Of Existing Facility At Village Rohini Taluka
Mhasala District Raigad By Das Offshore Ltd

Introduction:

Project Proponent vide letter dated 28.05.2025 informed that they have wish to withdraw the present proposal. No. IA/MH/CRZ/462343/2024 and requested for consider the fresh proposal No. IA/MH/CRZ/534755/2025.

Deliberation:

The Authority noted that proposal No. IA/MH/CRZ/534755/2025 was already considered in 183rd meeting of MCZMA held on 17.07.2025.

Decision:

The Authority decided to delist the present proposal.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 18: Proposed Redevelopment Of Residential Cum Commercial Building On Plot Bearing C.T.S. No. 1301/28, 1301/29, 1301/30 & 1301/31 Of Village Versova, Plot No. 4 To 7, At Raheja Complex Lane, Seven Bungalows, Andheri (W), Mumbai By M/S. Lal Gebi Infra Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Redevelopment Of Residential Cum Commercial Building On Plot Bearing C.T.S. No. 1301/28, 1301/29, 1301/30 & 1301/31 Of Village Versova, Plot No. 4 To 7, At Raheja Complex Lane, Seven Bungalows, Andheri (W), Mumbai

Consultant presented that Currently there are two existing residential building, comprising Ground + 3 upper floors having total consumed BUA of 1170.58 sq.mt. for CTS No. 1031/28 & 1031/29 and total consumed BUA of 141.53 sq.mt. for CTS No. 1031/30 & 1031/31. The existing structures will be demolished.,

Proposed Residential building comprising of Wing A & Wing B, each comprising of Stilt & Ground floor (partly for shops and partly for entrance lobby) + 1st to 5th podium floor for parking + 6th Amenity floor + 1st to 13th + 14th (pt.) upper residential floor.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area is 2343.60 Sqm, FSI area is 6956.08 sqm, Non FSI area is 12498.92 Sqm, Total Construction area is 19455.00 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 & Non CRZ area. The site under reference is situated on landward side of existing road, as per CRZ map.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Area details of CRZ are as follows:

Sr. No.	CRZ Classification	Area in sqm
1	CRZ -II	1258.61
2	Outside CRZ	1140.35
Total		2398.96

The Authority observed that, Total BUA of the project is 19455.00 sqm which is slightly below the applicable limit of EIA Notification, 2006. PP need to submit clarification on maximum plot potential of the plot area. PP need to submit maximum Permissible BUA considering the plot potential.

Architect M/s. YMS Consultants Ltd vide letter dated 25.07.2025 submitted that, they have taken F.S.I as per Reg. 33(7)(B) of DCPR 2034 and maximum plot potential with FSI- 2.20, the area details are as follows:

- Plot Area : 2343.60 sq.mt.
- Deduction : Nil
- Net Plot Area : 2343.60 sq.mt.
- F.S.I Area (2.20 F.S.I + F.C.A) : 6956.08 sq.mt.
- Non F.S.I Area : 12498.92 sq.mt.
- Total Construction Area : 19455.00 sq.mt.

Consultant presented that, existing residential buildings are present and no construction has been started on site under reference.

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

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



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

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



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 19: Proposed redevelopment of plot bearing C.T.S. No. 972(pt), of Village Juhu Vile Parle West, Mumbai by M/s. Notan Residency Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Proposed redevelopment of plot bearing C.T.S. No. 972(pt), of Village Juhu Vile Parle West, Mumbai.

Consultant presented that Existing structures having configuration "Building No.1" & "Building No.2" comprises of Ground + 3 floors constructed prior to 1991 on site under reference.

Proposed 03 Wings i.e. "Wing A" , "Wing-B" & "Wing C" "Wing A" comprises of Ground + 1st upper floors for departmental store Commercial user; "Wing B" & "Wing C" having common 02 Level Basement floor i.e. 2nd level basement + 1st level basement thereafter each wing having Ground floor + 1st to 6th floor + 7th floor as service floor + 8th to 13th(pt.) upper residential floors having total height 48.55 mt.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.


Plot area is 2485.30 Sqm, FSI area is 7777.91 sqm, Non FSI area is 6800.38 Sqm, Total Construction area is 14578.29 Sqm

Deliberations:

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

Consultant presented that, existing residential buildings are present and no construction has been started on site under reference.

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*


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

regulations as applicable from time to time, and the norms for the Floor Space Index or Floor Area Ratio, prevailing as on the date of publication of this notification in the official Gazette.."

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

Decision:

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

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



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 20: Proposed redevelopment on plot bearing CTS No. 1063/B, F.P. No. 33B of TPS II, Santacruz Juhu sector, C.T.S. No. 1063/B of village Juhu at Juhu Tara road, Juhu, Mumbai by Vaswani Projects Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing CTS No. 1063/B, F.P. No. 33B of TPS II, Santacruz Juhu sector, C.T.S. No. 1063/B of village Juhu at Juhu Tara road, Juhu, Mumbai.

Consultant presented that there was an existing residential bungalow building for which OC received on 18.06.1981.

Proposed one residential building of two wings- "A" and "B" Wing of common Three level Basement + common Ground floor + 1st to 11th Upper floors separately for each Wing, with height of 37.45 mtrs upto terrace level

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.


Plot area is 2619.00 Sqm, FSI area is 8962.17 sqm, Non FSI area is 9349.83 Sqm, Total Construction area is 18112.00 Sqm

Deliberations:

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

Consultant presented that, existing residential buildings are present and no construction has been started on site under reference.

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*


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**


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

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

Decision:

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

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


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No. 21: Amendment in CRZ Clearance for the proposed redevelopment of property bearing C. S. No. 1713 of Mahim Division Situated at Dadar (W), in G/N Ward, Mumbai by M/s. Nandkishor Homes Private Limited.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Amendment in CRZ Clearance for the proposed redevelopment of property bearing C. S. No. 1713 of Mahim Division Situated at Dadar (W), in G/N Ward, Mumbai

Consultant presented that they have obtained CRZ Clearance vide no. CRZ2023/CR137/TC4 Dated 01.09.2023. CRZ Clearance vide no. CRZ2023/CR137/TC4 Dated 17.10.2023. Corrigendum letter vide no. CRZ2023/CR137/TC4 Dated 06.05.2024. Amendment in CRZ Clearance vide no. CRZ2023/CR137/TC4 Dated 03.01.2025.

Now, PP has submitted proposal for Amendment in CRZ Clearance due to addition of service basement, Parking Floors & Change in the floor height. There are no changes in the number of habitable floors.

The proposed building will have Service Basement + 3 B + G/St + 4 Parking floors + 5th Recreational Floor + 6th Upper Stilt Floor + 7th Refuge Floor (pt) & Habitable Floor (pt) + 8th to 13th Habitable Floors + 14th Refuge Floor (pt) & Habitable Floor (pt) + 15th to 19th Habitable Floors (78.95 m)

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and not reserved for any public purpose.

Plot area 601.17 Sqm, FSI area is 3246.32 sqm, Non FSI area is 6201.16 Sqm, Total Construction area is 9447.48 Sqm

Deliberations:

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



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

The Authority observed that PP has submitted proposals and obtained CRZ clearance on multiple times on the site under reference. The Authority asked PP submit clarification on the same. PP vide letter dated submitted that,

- 1) The 1st CRZ NOC dated 01.09.2023 was issued for the full development potential of the project, which is 3246.32 sq mt of built-up area;
- 2) The 2nd CRZ NOC dated 17.10.2023 was issued only to correct a technical error in the wording of the regulation from Reg. 33(7)A to Reg. 33(7) + 33(12)(B). There was no change in the planning or built-up area, which remained the same at 3246.32 sq mt;
- 3) A Corrigendum Letter dated 06.05.2024 was issued to correct and amend the contents of the earlier letter No. CRZ2023/CR137/TC4 dated 17.10.2023; and
- 4) The 3rd CRZ NOC dated 03.01.2025 approved building plans based only on basic FSI of 3.00 plus fungible FSI, totalling 2434.67 sq mt. In this NOC, the full FSI potential of 4.00 plus fungible FSI, as approved in the earlier NOCs (1st and 2nd), was not claimed.
- 5) The current amendment is being made only to comply with the specific condition mentioned in the 1st and 2nd CRZ NOCs regarding the change in the building profile. There is no increase in the Built-Up Area, which remains at 3246.32 sq. m., the same as what was already approved under the 1st and 2nd CRZ NOCs.
- 6) PP have obtained the revised CFO NOC dated 21.06.2025 and the revised concession approved by the Hon'ble Municipal Commissioner dated 01.07.2025 based on which amended building plans were issued under File No. P-13271/2022/(1713)/G/North/MAHIM/337/2/Amend dated 29.07.2025.

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

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



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

Decision:

After deliberation, the Authority decided to recommend the amended 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 reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed redevelopment is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to adhere all other conditions stipulated in earlier CRZ recommendation.
4. The concerned Planning Authority to ensure that proposed building plinth at ground level should not exceed the existing building plinth on seaward side, as shown in CRZ map (1:4000 scale) prepared by IRS, Chennai and as per approvals / permissions granted by MCGM.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No.22: Proposed Residential cum Commercial Development of Building at Plot No- 3, Sector-20, Roadpali, Kalamboli, Taluka Panvel, District Raigad, Maharashtra by M/s. Monarch Brookefields LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential cum Commercial Development of Building at Plot No- 3, Sector-20, Roadpali, Kalamboli, Taluka Panvel, District Raigad,

Consultant presented that, earlier the Environmental Clearance dated 18.10.2011, Commencement certificate dated 05.04.2011 & 05.02.2012 and CRZ recommendation No. CRZ-2012/CR-122/TC-2 dated 05.2.2013 have been obtained for construction of Residential cum Commercial Development of Building on site under reference. Accordingly, Construction has been commenced.

Now, PP has submitted proposal for construction of building with additional floors on site under reference as follows:-

- A. Georgia= Ground+18 = Existing:-10 Floors, Proposed:- 8 Floors
- B. Virginia= Stilt+18 = Existing:-10 Floors, Proposed:- 8 Floors
- C. Arizona= Stilt+18 = Existing:-10 Floors, Proposed:- 8 Floors
- D. Vermont= Stilt+18 = Existing:-10 Floors, Proposed:- 8 Floors
- E. Texas= Stilt+18 = Existing:-10 Floors, Proposed:- 8 Floors
- F. Florida= Ground+18 = Existing:-10 Floors, Proposed:- 8 Floors

As per D P of Navi Mumbai, the plot under reference is situated in Residential zone.

Plot area 9999.81 Sqm, FSI area is 47673.13 sqm, Non FSI area is 1978.72 Sqm, Total Construction area is 49651.85 Sqm

Deliberations:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019. As per NCSCM


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

report, the proposed project Parking area falls in CRZ I (50m Mangrove Buffer Zone) and Building falls in CRZ II (CRZ Landward of HTL) category. The proposed project Boundary falls in CRZ I (50m Mangrove Buffer Zone) and CRZ II (CRZ Landward of HTL) categories. The proposed project activities such as Substation and Drive Way falls in outside of the CRZ categories such as CRZ - I, CRZ - II, CRZ - III and CRZ - IV.

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

Area of project activities falls on CRZ area as per approved CZMP 2019:

Sr. No.	Proposed Project Activities	50 m Mangrove Buffer CRZ - (CRZ-IA)	CRZ landward HTL - CRZ-II
1	Building	-	291.71
2	Sub Station	-	-
3	Parking area	320.58	-
4	Drive Way	-	-
5	Project Boundary	1095.46	391.29

Consultant submitted the comparative statement for the project:

Sr. No.	Description	Earlier CRZ Approval (2013)	Current Existing Status	Proposed Proposal (2025)
1	Plot Area	9,999.81 Sq.m	9,999.81 Sq.m	9,999.81 Sq.m
2	Total Built-Up Area (BUA)	14,889.30 Sq.m	9910.088 Sq.m	49,651.85 Sq.m
3	Total Residential	336	232	432
4	Total Commercial	26	0	26


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

5		G+14 Floors	G+10 Floors	G+18 Floors
		A. Georgia= Ground+14 Floors	A. Georgia= Ground+10 Floors	A. Georgia= Ground+1 8 Floors
		B. Virginia= Stilt+14 Floors	B. Virginia= Stilt+10 Floors	B. Virginia= Stilt+18 Floors
		C. Arizona= Stilt+14 Floors	C. Arizona= Stilt+10 Floors	C. Arizona= Stilt+18 Floors
		D. Vermont= Stilt+14 Floors	D. Vermont= Stilt+10 Floors	D. Vermont= Stilt+18 Floors
		E. Texas= Stilt+1 4 Floors	E. Texas= Stilt+1 0 Floors	E. Texas= Stilt+1 8 Floors
		F. Florida= Ground+14 Floors	F. Florida= Ground+10 Floors	F. Florida= Ground+18 Floors
	Building Configuration			

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 Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 shall ensure that proposed construction on residential Building is in CRZ-II area only.
3. The concerned Planning Authority shall ensure that no construction and Parking is allowed in CRZ-IA (50 m Mangrove Buffer Zone area)
4. The concerned planning authority to strictly ensure that there will be no violation of Hon. High Court order dated 17th Sep, 2018 in PIL 87/2006.
5. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
6. The 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.
7. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
8. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

9. 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.
10. 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.
11. Safe disposal of the wastewater should be ensured. PP to explore the option of installation of the STP for treatment of the wastewater.
12. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary


Chairperson

***Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025***

Item No.23: Construction Residential building on plot no. 7, sector 58A, Nerul, Navi Mumbai by Amar Ghruh Nirman Sahakari Sanstha Maryadit

Introduction:

The Authority noted that, project proponent was absent for the meeting. The Authority further noted that, Amar CHSL vide letter dated 02.10.2024 mentioned that they would like to withdraw the proposal due to unavailability of CRZ demarcation Report, Plan and Information through MD, CIDCO.

Deliberation:

The Authority observed that PP need to submit proposal afresh along with CRZ demarcation Report, Plan and Information through MD, CIDCO under SOP and PP requested to withdraw the proposal.

Decision:

The Authority decided to delist the present proposal.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Item No.24: Proposed S.R. Scheme On Plot Bearing C.S.No.930(Pt)] Plot No. 75(Pt) Of Worli Hill Estate Scheme No. 58, B.G. Kher Marg, Worli, Mumbai-400018 (G/S Ward) By JP Infra Spaces Pvt. Ltd

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The project is for S.R. Scheme On Plot Bearing C.S.No.930(Pt)] Plot No. 75(Pt) Of Worli Hill Estate Scheme No. 58, B.G. Kher Marg, Worli, Mumbai.

Consultant presented that, Consultant presented that, earlier the proposal of SRA Scheme was considered in 167th meeting of MCZMA held on 18th May, 2023 for Total Construction area 23790.29 sqm and recommended to SEIAA from CRZ point of view under CRZ Notification, 2019.

Now, PP has amended the building plans and submitted the proposal.

Sr. No.	Description	Details
1	Project Location	Latitude: 18°59'43.71"N Longitude: 72°48'53.86"E
2	Plot Area (sq.m.)	1,833.57
3	Deductions (sq.m.)	120.88
4	Net Plot area (sq.m.)	1,712.69
5	Ground coverage (Sq. m) & %	1,407.80 (82.19 % to the Net Plot area)
6	FSI Area (sq.m.)	14,850.48
7	Non-FSI (sq.m.)	27,529.11
8	Proposed built-up area (FSI + Non FSI) (sq.m.)	42,379.59 Sq.m
9	FSI area (Sq. m) approved by Planning Authority till date	Total Sanctioned FSI including Fungible FSI area as per LOI issued by SRA u/no. SRA/CHE/102/GS/ML/LOI dtd. 15.01.2025 is 14,876.88 sq.mt.


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

10	Building Configuration	Building Name	Configuration	Height (m)
		Wing A (Sale Building)	2 Basements + Ground floor +1st to 10th Podium + 11th Refuge upto (pt)/Service Area (pt) + 12th Amenity Floor + 13th to 18th Residential Floors + 19th Outrigger Floor + 20th to 40th Upper Residential Floor + Service Floors + Terrace	177.15 m upto terrace
		Wing B (Rehab Building)	2 Basements (for part services) + Ground Floor + 1st to 17th Upper Residential Floors + Terrace	54.05 m upto terrace
11	No. of Tenements & Shops	Sale: 51 nos., Rehab: 24 nos. and No. of shops: 19 nos.		

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 of M/s. JP Infra Space Private Limited, Andheri (East), Mumbai, Maharashtra 400093 for the proposed construction on plot bearing C.S.No.930 (Pt) of Worli division, Plot No. 75 (Pt) of Worli Hill Estate scheme No.58, B.G. Kher Marg, Worli, G/South Ward, Mumbai 400018, Maharashtra falls fully inside the 500m setback line from HTL of Arabian Sea as per approved CZMP (Map No.MH 72) published vide CRZ Notification 2019.
- The proposed Wing A-Sale Building and Podium area falls in CRZ - II and CRZ III (NDZ within CRZ - II Greater Mumbai) whereas Wing B-Rehab Building falls fully in CRZ - II as indicated in the local level CRZ map enclosed with this report.
- Proposed Road Setback Area falls fully in CRZ - II as per approved CZMP



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

Area of Project Site and Proposed Construction in various CRZ

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - II	1679.36	1833.57
	CRZ-III (NDZ within CRZ-II Greater Mumbai	154.21	
Proposed Wing A-Sale Building	CRZ - II	763.59	764.10
	CRZ-III (NDZ within CRZ-II Greater Mumbai	0.51	
Proposed Wing B-Rehab Building	CRZ - II	159.78	159.78
Proposed Podium area	CRZ - II	1182.87	1255.77
	CRZ-III (NDZ within CRZ-II Greater Mumbai	72.90	
Proposed Road Setback Area	CRZ - II	120.88	120.88

Consultant presented that there are a total of 24 existing slums which has been demolished. The plot is currently vacant.

Consultant further presented that, Urban Development department vide Order dated 13.09.2024 mentioned that, "The reservation of 'Garden / park (ROS 1.5) shown on the land bearing C.S. No. 930 (pt) Worli Division, Mumbai for balance area admeasuring 154.21 sqm is changed to the reservation of rehabilitation & Resettlement (RR 2.1)" Therefore, PP requested for CRZ clearance considering the CRZ-II area.

The Authority noted that, as per approved CZMP, majority of project fall sin CRZ-II area and small portion of plot area adm. 154.21 sqm falls in NDZ of CRZ-II area in approved CZMP, 2019 being the garden / park reservation in Development Plan as per para 10.3 of the CRZ Notification, 2019.

With respect to NDZ portion of plot admeasuring 154.21 sqm in CRZ-II area, the Authority noted that, the Urban Development Department has


Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

changed garden / park reservation to the reservation of rehabilitation & Resettlement (RR 2.1) in Development Plan. The necessary modification from NDZ of CRZ-II area to CRZ-II area in the approved CZMP of Greater Mumbai under CRZ Notification, 2019 is required to allow development on the said portion of the plot. Considering the UDD, GoM Notification, the NDZ portion of the plot area 154.21 sqm needs to be deleted from the approved CZMP, 2019. 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 of revision in CZMP shall be referred to NCSCM who shall examine the matter. It was observed that the matter of deletion of NDZ portion may be referred to NCSCM, Chennai for examination through MoEF&CC, New Delhi

With respect to CRZ II portion, the Authority has noted that in certain matters, the Mumbai High Court has passed an order dated 20th October, 2022 in WP (L) No. 32454/2022 (Akshay Sthapatya Pvt Ltd V/s Union of India & Ors) wherein the Hon'ble High Court has directed the MCZMA to appraise slum rehabilitation project on the subject plot by applying Regulation 5.2 (ii) and (iii) of the CRZ 2019 Notification and applicable laws within a time bound manner and disregarding the clarification sought by the MCZMA in its letter dated 8th February 2019.

Further, the Authority noted that, on above said High Court matter, opinion of Hon. Advocate General (AG) was sought, in the light of provisions of CRZ Notification, 2019. The Hon. AG provided the opinion in the matter. Certain excerpts of the AG opinion is as follows:

"While the 2011 Notification does specially slum rehabilitation projects, the 2019 Notification does not make specific reference to the redevelopment of slums, but in my opinion from that it cannot be implied that SRA projects are out of the purview of Clauses 5.2(ii) & (iii) of the 2019 Notification.

In my opinion, the interpretation of the 2019 Notification by the Bombay High Court is a fair and reasonable interpretation of the 2019 Notification

In my opinion, there is no embargo on the Authority in considering and recommending a proposal for a slum scheme with FSI 4.0 in the CRZ II area....."

The Authority noted that as per para 5.2 (ii) and (iii) 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 authorized fixed structures



Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

(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 FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. Local body should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 to ensure that proposed construction is situated in CRZ II area and on landward side of the existing road or existing authorized structure.
3. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
4. The concerned Planning Authority to strictly ensure that no construction is allowed in 154.21 sqm i.e. NDZ of CRZ-II area in approved CZMP, 2019
5. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.

2

Member Secretary


Chairperson

**Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025**

10. Local body to ensure that there is not prohibitory order for development / approval from any Hon'ble Court, before issuing Commencement certificate.
11. All other required permission from different statutory authorities should be obtained

The Authority further decided to refer the matter of deletion of NDZ portion from approved CZMP, 2019 to NCSCM, Chennai for examination through MoEF&CC, New Delhi.



Member Secretary


Chairperson

*Minutes of the 184th Meeting of Maharashtra Coastal Zone Management
Authority held on 18th July, 2025*

Annexure I

List of members/officials present in the online meeting:

1. Mr.Pravinsingh Pardeshi, Chairman, BNHS, Member, MCZMA
2. Dy. Che. Eng. DP, MCGM, Member, MCZMA
3. Representative from CMFRI, Member, MCZMA
4. Shri. Mirashe, Representative from Industries Dept,
5. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
6. Dr.Milind Sardesai, SavitribaiPhule Pune University, Expert Member,
MCZMA
7. Dr. Amit Bansawal, Neeri, Expert Member, MCZMA
8. Mr.Abhay Pimparkar, Director, Environment & CC and Member Secretary,
MCZMA


Member Secretary


Chairperson