

**Minutes of the 185th Meeting of Maharashtra Coastal Zone Management
Authority held on 31st July, 2025**

The 185th 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 31st July, 2025. List of members present in the meeting is attached as Annexure-I.

Conformation of Minutes:

The Authority decided to confirm the minutes of 181st, 183rd & 184th meeting of MCZMA. The Authority Decided to confirm the minutes of 182nd meeting of MCZMA with following changes: Typographic incorrect last para from Item No. 26 stands deleted from the Deliberation

Item No.1: Proposed Beautification works at Bhatye Beach, Ratnagiri (Development of Park and essential facilities without disturbing beach area), Maharashtra by Public Works Department.

The PWD officials along with consultant presented the proposal. The PWD Division, Ratnagiri has proposed the work of Beautification works at Bhatye Beach, Ratnagiri (Development of Park and essential facilities without disturbing beach area), Ratnagiri.

The proposed project is located at Bhatye beach in Ratnagiri District. The project activities involves-

- Shower and toilets
- Children play area
- Emergency / Festival time vehicle access Road
- Parking facility
- Restaurant, Food Kiosk
- Shrub Planting
- Pathways
- Wooden Deck
- Paved block
- Sand fill

Consultant presented that, the proposed project falls in CRZ III NDZ & non-CRZ areas and these civil facilities are permissible in CRZ areas.

DELIBERATIONS:


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The Authority noted that the PP has submitted the CRZ map in 1:4000 scale, prepared by the IRS, Chennai, in accordance with approved CZMP, 2019. As per the said IRS report, the proposed project falls in NDZ of the CRZ III area & Non CRZ areas. As per the CRZ report, the CRZ area statement is as follows:

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - III (No Development Zone)	6702.12	19714.26
	Outside CRZ	13012.14	
Proposed Paved Deck	CRZ - III (No Development Zone)	1217.72	1709.01
	Outside CRZ	491.29	
Proposed Paver Block	CRZ - III (No Development Zone)	1219.39	1473.43
	Outside CRZ	254.04	
Proposed Beach Access	CRZ - III (No Development Zone)	615.16	1126.87
	Outside CRZ	511.71	

The PP has submitted the EIA report prepared by M/s Enviro Resources (Nabet Accredited Consultant). Certain observations of the EIA report is as follows:

- Bhatye Beach is a beautiful and peaceful destination with great potential to become a popular tourist spot in Maharashtra. However, in order to attract more visitors and provide them with a better experience, there is a need for substantial improvements in basic infrastructure, amenities, and services. By focusing on sustainable tourism, improving accessibility, offering a wider range of activities, and maintaining the beach's natural beauty, Bhatye beach can establish itself as a key destination on the Konkan coast while preserving its charm for future generations
- The proposed work involves beautification work at Bhatye beach. This activity includes some part of excavation in Non-CRZ area. Land acquisition will not be required as the project proposed is government land. Significant adverse impact is not envisaged on land environment
- The proposed project will have negligible impact on marine diversity like Planktons, Benthos, etc. during construction phase. Such affect, if any will be temporary & reversible.
- No adverse impact envisaged on biotic biodiversity during operation phase.
- Mangroves are present about 600 m away from the project site. Thus, mangroves will not be affected due to the project activities. No adverse


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impact is envisaged on Mangroves during construction and operation phase.

- Sand dunes are not present within 500 m from the proposed project. No adverse impact is envisaged on sand dunes during construction and operation phase.

Dr Anish expressed that there are dense tree cover beyond CRZ area. PP assured that there will be no tree cutting. Parking is proposed under the canopy of the trees and there is no tree cutting is involved.

Expert Members expressed that, part of the land is situated in NDZ of the CRZ III area, where construction of restaurant, food Kiosk etc is not allowed. Only activities which are permissible 5.3.CRZ III(ii) (b) and (c) of CRZ Notification, 2019 can be allowed in NDZ areas. The said para is reproduced as follows:

*"(b) Agriculture, horticulture, gardens, pastures, parks, playfields and forestry.
(c) Construction of dispensaries, schools, public rain shelter, community toilets, bridges,
roads, provision of facilities for water supply, drainage, sewerage, crematoria, cemeteries and electric sub-station which are required for the local inhabitants may be permitted on a case to case basis by Coastal Zone Management Authority (CZMA)"*

PP assured that activities permissible under para 5.3.CRZ III(ii)(c) of CRZ Notification, 2019 will be proposed.

The Authority observed that the project is in the interest of local people and will help in boosting the tourism activities.

DECISION:

In the light of above, the Authority after deliberation decided to recommend the proposal to Concern Planning Authority under CRZ Notification, 2019 subject to following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Natural contours of the Bhatye beach and its surrounding area should not be disturbed for proposed activities


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3. PP to ensure that construction of restaurant, food Kiosk etc is not allowed. Only activities which are permissible 5.3.CRZ III(ii) (b) and (c) of CRZ Notification, 2019 can be allowed in NDZ areas.
4. As committed by the PP, Parking is proposed under the canopy of the trees and there is no tree cutting is involved in the project
5. 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.
6. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated C&D waste handling site.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities should be obtained.


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Item No. 2: **Proposed Construction of State Excise Office Building on land bearing CTS No. 1200(pt) at Alibag by Public Works Department**

The officials from the Public Works Department presented the proposal before the Authority.

The PWD has proposed the State Excise Office Building comprises stilt + 1st floor on land bearing CTS No. 1200(pt) at Alibag, District Raigad.

The Plot area is 13253.50 Sqm, Permissible FSI is 1.10 and proposed total built up area is 758.49 Sqm.

As per the approved CZMP, 2019, the site falls in CRZ II area and situated on landward side of existing road.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the site falls in CRZ II area.

As per para 5.2(iii) of the CRZ Notification, 2019: *"Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification...."*

As per para 5.2 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 as per the CRZ Notification, 2019, construction of building is permitted subject to local town and country planning regulations as applicable from time to time. However, the norms of the FSI should be as per town & country planning regulations existing as on 18.1.2019. The concerned planning authority should strictly ensure that the proposed construction is subject to local town and country planning regulations as applicable from time to

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time and FSI is within the limit of permissible FSI as per local town and country planning regulations existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed expansion 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.
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. Biomedical waste management should be dealt in accordance with Biowaste Management Rules, 2016.
6. 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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Item No. 3: Proposed construction of Anti-Sea erosion bund at Village-Redi, Taluka-Vengurla & District Sindhudurg by Harbor Engineering Department Sindhudurg (Public Works Department).

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed the Anti sea erosion bund at Village-Redi, Taluka-Vengurla & District Sindhudurg. The Length of the anti-sea erosion bund is 510.42 meter.

Consultant presented that, desk studies were conducted to evolve atypical cross-section of coastal protection work in the form of seawall. Due to high tidal conditions, erosion occurs in large quantity at this beach. Due to wave actions, the site is suffering from erosion during high tide, which causes damage to the local residents and existing road structures located near the shoreline and erosion is occupying more and more land day by day. Thus, villagers have demanded for anti sea erosion bund which is necessary to protect the villager's shelter, road & farms.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 467.46 meter and CRZ III (NDZ) is 42.96 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures,



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breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.



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

Item No.4: Proposed construction of Anti sea erosion bund (length -296.72 m) at Village- Masure, Taluka - Malvan & District-Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village- Masure, Taluka - Malvan & District-Sindhudurg. Length of the Anti-sea erosion bund is 296.72 meter.

Desk studies were conducted for evolving the design cross-section of toe berm protection abutting to the proposed retaining wall. The design of toe berm protection is based on the data such as bank profiles, current, tides and the existing site conditions. A bank protection work in the form of stones for toe protection is suggested along the creek.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 208.30 meter and CRZ III (NDZ) is 88.42 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The EIA report states that due to wave action the site is suffering erosion during high tide, which causes damage to the local resident and existing road structures located near the shoreline and erosion is increasing day by day.



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Thus, villagers have demanded for anti-sea erosion bund which is necessary to protect the villager's shelter, road & farms. Accordingly, the relevant field data of the proposed site has been submitted to CWPRS Pune. The design of coastal protection has been received from CWPRS Pune. Existing ground strata on proposed site is sandy soil.

Dr. Anish expressed asked the consultant about the necessity of the bund, as it is proposed along the creek. Consultant presented that stretch is experiencing the erosion and the mathematical model studies results revealed the maximum current speed reached upto 0.75m/s. The report suggested for a provision of protection measures on the left bankin two stretches. The protection in the form of retaining wall is proposed to be designed by the project authorities along the creek at Masure.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";



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The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
8. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
6. All other required permission from different statutory authorities should be obtained


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Item No. 5: Proposed construction of Anti sea erosion bund (length - 619.59 m) at Village-Nivati Medha, Taluka- Vengurla & District-Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village-Nivati Medha, Taluka- Vengurla & District-Sindhudurg. Length of the Anti-sea erosion bund is 619.59 meter.

The proposed coastal protection work is decided to be implemented in the form of soft solution (Sand-filled Geo container bund) to maintain the natural formation of sand dunes at Nivathi Medha. The desk studies are conducted for evolving the design cross-section of coastal protection work at Nivathi Medha in the form of sand - filled geo-container bund based on the data such as beach profiles, tides, high water level and the existing site conditions.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 202.21 meter and CRZ III (NDZ) is 417.38 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, a geo-fabric filter layer is to be provided in between geo-container and gunny nylon bags layer. The bund with 3 layers of sand-filled geo-containers toe-berm protection will act against the probable scour due to the wave action and also prevent the sand dune erosion



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The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.

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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
9. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
6. All other required permission from different statutory authorities should be obtained

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Item No.6: Proposed construction of Anti sea erosion bund (length - 1063.67 m) at Village Devbag to Tarkarli Taluka- Malvan&District-Sindhudurg Maharashtra, by Harbour Engineering department Sindhudurg (Public Works Department)

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Devbag to Tarkarli Taluka- Malvan& District-Sindhudurg. Length of the proposed bund is 1063.67 meter

The proposed protection work was decided to be implemented in the form of soft solution(Sand-filledGeo-container) to maintain the natural beauty of the From Devbag to Tarkarli beach. The total length of proposed protection work is about 1063.67m. The desk studies were conducted for evolving the design cross-section of protection work at From DevbagtoTarkarli in the form of sand-filled geo-container bund based on the data such as beach profiles, waves, tides, design water level and the existing site conditions.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The EIA report states that, the design consists of sand-filled geo-container of size 2 m x 1.5 m x 0.4 m with layered arrangement. Three layers of sand-filled geocontainers are suggested in toe portion of the protection work. The geo-containers are to be placed over a 0.15 m thick single layer of gunny/nylon bags filled with sand which is to be placed on the dressed surface of bed. A geo-fabric filter layer is to be provided in between geo-container and gunny/nylon bags layer. The bund with toe protection will act against the

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probable scour due to the wave action on coast side and also preserve the natural beauty of the beach.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.


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3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained


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Item No.7: Proposed construction of Anti sea erosion bund (length -975.43 m) at Village Dandi, Taluka- Malvan& District-Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Dandi, Taluka- Malvan& District-Sindhudurg. Length of the proposed bund is 975.43 meter.

Consultant presented that, PWD has proposed the continuous offshore bund to maintain the natural beauty of the Dandi beach.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 383.92 meter and CRZ III (NDZ) is 591.51 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority.

The EIA report states that, The proposed protection work was decided to be implemented in the form of continuous offshore bund to maintain the natural beauty of the Dandi beach. The total length of proposed protection work is about 975.43 m. The desk studies were conducted for evolving the design cross-section of protection work at Dandi in the form of continuous offshore bund based on the data such as beach profiles, waves, tides, design water level and the existing site conditions. The mathematical model studies report suggests a 975.43 m long continuous offshore bund at el. -0.5 m along with beach nourishment upto +2.0 m (leeside) along the beach profile.


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Accordingly, desk studies were carried out to evolve the layout and cross section of continuous offshore bund for a length of 975.43 m.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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.



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2. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No.8: Proposed construction of Anti sea erosion bund (length -696.42 m) at Village Kolamb Somvati, Taluka - Malvan & District- Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department)

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Kolamb Somvati, Taluka - Malvan & District-Sindhudurg. Length of the proposed bund is 696.42 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of seawall is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 555.13 meter and CRZ III (NDZ) is 141.29 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority

The EIA report states that, the design of Anti Sea Erosion Bund is a site specific and has been evolved on account of available data and site conditions, if required, it would be implemented as per the bed profile at the time of execution of the work. Accordingly, desk studies were conducted to evolve a typical cross-section of coastal protection work in the form of seawall.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:


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"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.



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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No. 9: Proposed construction of Anti sea erosion bund (Length - 609.87 m) at Village Mithmumbari, Taluka - Devgad & District- Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department)

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Mithmumbari, Taluka - Devgad & District-Sindhudurg. Length of the proposed bund is 609.87 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of continuous offshore bund is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 517.22 meter and CRZ III (NDZ) is 92.65 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the mathematical model studies report suggests a 609.87 m long continuous offshore bund at el. - 0.5 m along with beach nourishment upto +2.0 m (leeside) along the beach profile. Accordingly, desk studies were carried out to evolve the layout and cross section of continuous offshore bund for a length of 609.87 m

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-


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(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.


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5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained


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Item No. 10: Proposed construction of Anti sea erosion bund (length - 172.72 m) at Village Talashil, Taluka - Malvan & District- Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Talashil, Taluka - Malvan & District-Sindhudurg. Length of the proposed bund is 172.72 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of continuous offshore bund is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the design of Anti Sea Erosion Bund is a site specific and has been evolved on account of available data and site conditions, if required, it would be implemented as per the bed profile at the time of execution of the work. Accordingly, studies have been conducted to evolve a typical cross-section of coastal protection work in the form of continuous offshore bund of length 172.72 m. The mathematical model studies report suggests a 172.72 m long continuous offshore bund at el. - 0.5 m along with beach nourishment upto +2.0 m (leeside) along the beach profile. Accordingly, desk studies were carried out to evolve the layout and cross section of continuous offshore bund for a length of 172.72 m


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The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.



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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No. 11: Proposed construction of Anti sea erosion bund (length - 234.81 m) at Village Kavthani, Taluka- Sawantwadi & District- Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Kavthani, Taluka- Sawantwadi & District- Sindhudurg. Length of the proposed bund is 234.81 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of stepped gabion structure is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and CRZ-IB area and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-IB and CRZ-III (NDZ) area, as per approved CZMP map, 2019. Length of the proposed bund falling in CRZ IB is 87.33 meter and CRZ III (NDZ) is 147.48 meter.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the mathematical model studies results revealed the maximum current speed is 1.6 m/s. The report suggested for a provision of protection measures on the right bank of Tarakhhol river. Accordingly, desk studies were conducted for evolving the design cross-section based on the data such as bank profiles, current, tides and the existing site conditions. A bank protection work in the stepped gabion filled with stones for toe protection is suggested along right bank of Terekhol river.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:


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"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.



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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained

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Item No. 12: Proposed construction of Anti sea erosion bund (length - 351.69 m) at Village Ubhandanda, Taluka- Vengurla & District-Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Ubhandanda, Taluka- Vengurla & District-Sindhudurg. Length of the proposed bund is 351.69 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of seawall is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the mathematical model report suggests a 270 m long rubble mound seawall. Accordingly, desk studies were conducted to evolve a typical cross-section of coastal protection work in the form of seawall.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."


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As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained


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Item No. 13: **Proposed construction of Proposed 300 bed Hospital Building on land bearing CTS No. 993/1, 992A/1, 992A/2 at Alibag, District Raigad**

INTRODUCTION:

The official from the Public Works Department presented the proposal before the Authority.

The PWD has proposed the hospital building comprises of Ground floor to 7th upper floor on land bearing CTS No. 993/1, 992A/1, 992A/2 at Alibag, District Raigad.

Plot area is 24975.00 Sqm, Permissible FSI is 1.50 and proposed total built up area is 37962.00 Sqm.

As per the approved CZMP, 2019, the site falls in CRZ II area and situated on landward side of existing road.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the site falls in CRZ II area.

As per para 5.2(iii) of the CRZ Notification, 2019: *"Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification...."*

As per para 5.2 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 as per the CRZ Notification, 2019, construction of building is permitted subject to local town and country planning regulations as


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applicable from time to time. However, the norms of the FSI should be as per town & country planning regulations existing as on 18.1.2019. The concerned planning authority should strictly ensure that the proposed construction is subject to local town and country planning regulations as applicable from time to time and FSI is within the limit of permissible FSI as per local town and country planning regulations existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed expansion 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.
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. Biomedical waste management should be dealt in accordance with Biowaste Management Rules, 2016.
6. 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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Item No. 14: Proposed construction of Anti sea erosion bund (length - 967.89 m) at Village- Tondavali, Taluka-Malvan & District-Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village- Tondavali, Taluka-Malvan & District-Sindhudurg. Length of the proposed bund is 967.89 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of detached offshore bund is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ-III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the proposed protection work was decided to be implemented in the form of detached offshore bund to maintain the natural beauty of the Tondavali beach. The total length of proposed protection work is about 967.89 m. The desk studies were conducted for evolving the design cross-section of protection work at Tondavali in the form detached offshore bund based on the data such as beach profiles, waves, tides, design water level and the existing site conditions.



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The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.


Member Secretary

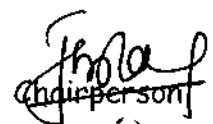

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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



Member Secretary


Chairperson

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Item No. 15: Proposed construction of Anti Sea Erosion Bund (Length - 981.45 m) at Village - Tambaldeg, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village - Tambaldeg, Tal. Devgad, Dist. Sindhudurg. Length of the proposed bund is 981.45 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of soft solution (Sand-filled Geo-container) is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, studies have been conducted to evolve a typical cross-section of coastal protection work in the form of seawall at Ch. 200 m. The proposed protection work was decided to be implemented in the form of soft solution (Sand-filled Geo-container) to maintain the natural beauty of the Tambaldeg beach. The total length of proposed protection work is about 981.45 m. The desk studies were conducted for evolving the design cross-section of protection work at Tambaldeg in the form of sand - filled geo-container bund based on the data such as beach profiles, waves, tides, design water level and the existing site conditions.

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


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*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.


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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No. 16: Proposed construction of Anti Sea Erosion Bund (Length - 603.52 M) at Village - Jamdul, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village - Jamdul, Tal. Devgad, Dist. Sindhudurg. Length of the proposed bund is 603.52 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of continuous offshore bund is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the mathematical model studies report suggests a 603.52 m long continuous offshore bund at el. - 0.5 m along with beach nourishment upto +2.0 m (leeside) along the beach profile. Accordingly, desk studies were carried out to evolve the layout and cross section of continuous offshore bund for a length of 603.52 m.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;
(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures,


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breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

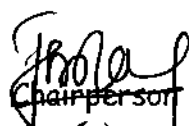
The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.


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

Item No. 17: Proposed construction of Anti sea erosion bund (length - 1242.69 m) at Village- Bhogave, Taluka- & District- Sindhudurg, Maharashtra by Harbour Engineering department Sindhudurg (Public Works Department)

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village- Bhogave, Taluka- & District- Sindhudurg. Length of the proposed bund is 1242.69 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of hybrid solution (mix of hard and soft solution) is proposed at the site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, Mathematical model studies report suggests the coastal protection work in the form of hybrid solution. It consists of seawall along with walkway as hard solution and sand filled geo-textile tubes in the form of groyne field as soft solution at the shoreline of the Bhogave beach. Accordingly, desk studies are conducted for evolving the design cross-section of coastal protection work in the form of seawall based on the data such as beach profiles, tides, waves and the existing site conditions.



Member Secretary


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The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.


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4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No.18: Proposed construction of Anti sea erosion bund (length - 653.05 m) at Village Shiroda, Taluka- Vengurla & District- Sindhudurg Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Shiroda, Taluka- Vengurla & District- Sindhudurg. Length of the proposed bund is 653.05 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of continuous offshore bund at the proposed site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the mathematical model studies report suggests a 450 m long continuous offshore bund at el. -0.5 m along with beach nourishment upto +2.0 m (leeside) along the beach profile. Accordingly, desk studies were carried out to evolve the layout and cross section of continuous offshore bund for a length of 450 m.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

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(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.



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6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained

Item No. 19: Proposed construction of Anti Sea Erosion Bund (Length - 998.77 M) at Village - Achara, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village - Achara, Tal. Devgad, Dist. Sindhudurg. Length of the proposed bund is 998.77 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of detached offshore bund at the proposed site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ III (NDZ) area, as per approved CZMP map, 2019. The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the proposed protection work was decided to be implemented in the form of detached offshore bund with stones in the armour to maintain the natural beauty of the Achara beach. The total length of proposed protection work is about 998.77 m. The desk studies were conducted for evolving the design cross-section of protection work at Achara in the form of detached offshore bund based on the data such as beach profiles, waves, tides, design water level and the existing site conditions. The mathematical model studies report suggests a 998.77 m long detached



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offshore bund at el. -0.5 m. Accordingly, desk studies were carried out to evolve the layout and cross section of detached offshore bund for a length of 998.77 m.

The Authority PWD officials and consultant asked the justification for the proposed bund, since from the CRZ map it is observed that, site is surrounded on both side by the CRZ IA area. Consultant presented that the coastal stretch at Achara is experiencing erosion and there is a danger of heavy erosion at the site damaging the adjacent lands/ properties. The Authority, considering the peculiar setting of the site, instructed the PWD to implement all necessary mitigation measure while construction phase. Beach should not be disturbed.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:

"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

*(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;*

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:



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In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained

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Item No. 20: Proposed construction of Anti sea erosion bund (Length - 630.18 m) at Village Taramumbari, Tal.-Devgad Dist. Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village Taramumbari, Tal.-Devgad Dist. Sindhudurg. Length of the proposed bund is 630.18 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of detached offshore bund at the proposed site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ IB and III (NDZ) area, as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, the mathematical model report suggests a 230 m long detached offshore bund and a 400 m long bank protection work along the creek mouth and remaining. Desk studies were carried out to evolve the layout and cross section of detached offshore bund for a length of 230 m. Due to the higher wave action at the creek mouth, the desk studies were conducted to evolve a typical cross-section of protection work (400 m) in the form of rubble mound seawall.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-


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(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.



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5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No. 21: Proposed construction of Anti Sea Erosion Bund (120.23) is proposed at Village- Hindale, Tal. Devgad Dist. Sindhudurg, Maharashtra by Harbor Engineering department Sindhudurg (Public Works Department).

INTRODUCTION:

Consultant and project proponent presented the proposal before the Authority. The Harbor Engineering Division, Sindhudurg has proposed construction of Anti sea erosion bund at Village- Hindale, Tal. Devgad Dist. Sindhudurg. Length of the proposed bund is 120.23 meter.

Considering the requirement of the site conditions and recommendation of the CWPRS, the protection measures in the form of retaining wall at the proposed site.

Consultant presented that, the proposed construction is located within the CRZ-III (NDZ) and it is permissible as per the CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai showing the site under reference. As per the said map, the proposed project site falls in CRZ IB area as per approved CZMP map, 2019.

The Authority noted that the PP has submitted the Rapid EIA report prepared by the M/s Cognitive Sustainable Pvt Ltd. The observations, need of project, anticipated impacts and mitigation measures proposed in the EIA report is noted by the Authority. The EIA report states that, desk studies were conducted for evolving the design cross-section of toe berm protection abutting to the proposed retaining wall. The design of toe berm protection is based on the data such as bank profiles, current, tides and the existing site conditions. A bank protection work in the form of stones for toe protection is suggested along the creek. A typical cross-section was evolved at Ch. 50 m as shown in Fig. 2. The flow velocity in the creek was assumed at about 1.5 m/s. The design cross-section of the bank/scour protection work in the form of rubble mound toe-berm (scour) protection to the proposed retaining wall is evolved

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The Authority during the meeting asked the PP about the necessity of the anti-sea erosion measures at the site. Consultant and PWD officials presented that proposed bund is required to protect the village cemetery situated near the site.

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:
"Activities shall be regulated or permissible in the CRZ-I B areas as under:-
(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority.";

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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.



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2. PWD to ensure that anti sea erosion bund is proposed on landward side of the Beach area. Beach area should not be disturbed.
3. PWD to ensure that Natural geo-morphological features like sand dune, turtle breeding sites, if any should not be disturbed.
4. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PWD to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
7. All other required permission from different statutory authorities should be obtained



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Item No. 22: **Proposed construction of High Level Double Lane Bridge
On Mond-Waniwade Creek Connecting MDR-10 & MDR-12
Deogad Tahsil, Sindhudurg District.**

INTRODUCTION:

The Consultant along with PWD officials presented the proposal before the Authority.

The Public Works Department (PWD), Kankavali, Sindhudurg has proposed construction of High Level Double Lane Bridge on Mond-Waniwade creek connecting MDR-10 & MDR-12 DeogadTahshil, Sindhudurg District.

At present, no direct connectivity exists between Mond and Waniwade due to the intervening creek. Commuters are compelled to take a detour of over 9 kilometers via alternative routes. The primary objective is to establish a direct and reliable transport link between MDR-10 and MDR-12, significantly improving local and regional connectivity.

Total Length of proposed project is 0.82 km (Bridge - 0.065 km and approach road is 0.755 km).

PWD officials presented that, the bridge will reduce travel time and fuel costs for residents, improving access to essential services such as education, healthcare, and markets. The high-level structure will ensure all-weather connectivity, especially during monsoon and high tide conditions, when current informal crossings or longer routes may be compromised. Improved logistics and transport will enhance trade and livelihood opportunities, particularly for fishermen, farmers, and small-scale businesses in both villages.

Consultant presented that, the project alignment passing through CRZ areas like CRZ IA, CRZ IA (50m Mangrove Buffer Zone), CRZ IB, CRZ III NDZ and Non CRZ area. The proposed bridge is permissible, as per provisions of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. The project alignment passing through CRZ areas like CRZ IA, CRZ IA (50m Mangrove Buffer Zone), CRZ IB, CRZ III NDZ and Non CRZ area.


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SN	Zone	CRZ Classification	Area (Sq.m)	Length (m)
1	Mangroves	CRZ IA	233.66	18.66
2	50m Mangrove Buffer Zone	CRZ IA	3943.38	275.9
3	Intertidal Zone	CRZ IB	3289.18	193.37
4	No Development Zone	CRZ III (NDZ)	3674.22	258.88
6	Outside CRZ	Non CRZ	1988.07	128.75
Total			13128.51	875.56

The PP has submitted the EIA report has been prepared by the M/s Enviro Resources (Nabet Accredited consultant). The Authority noted that the observations, anticipated impacts, mitigation measures & environment management plan as proposed in the EIA report

The EIA report states that, the proposed construction of a high-level, double-lane bridge over Mond-Waniwade Creek, connecting MDR-10 and MDR-12 in Deogad Tehsil, Sindhudurg District, Maharashtra, holds significant importance for the Konkan region and the country. The Konkan region, known for its scenic beauty, agricultural productivity, and growing tourism, relies heavily on efficient connectivity to support its economic and social development. The bridge will enhance connectivity between rural villages like Mond and Waniwade, fostering regional integration and economic growth.

The EIA report further states that, The Mond-Waniwade Creek is a tidal estuary located along the coast of the Konkan region in Maharashtra. This creek separates two significant road networks) MDR-10 and MDR-12, which serve as key connectors in the region. A creek connecting the densely populated areas of village-Mond and village-Wanivade in Devgad taluka of Sindhudurg district. The creek, known as Wanivade, will be spanned by a bridge that will connect two roads—MDR-10 and MDR-12—both of which fall under the jurisdiction of the Kankavali Division. The total land area to be acquired is approx. 1.3175 Ha and the proposed length of the Double lane bridge is approx. 0.82 km. The proposed right of way is between 15.5 m as the proposed road is Double Lane Bridge.

The proposed bridge will provide a high-level crossing over the creek, ensuring that MDR-10 and MDR-12 are effectively connected without being hindered by seasonal flooding, rising tides, or other disruptions that affect ferry transport or other makeshift crossings. The bridge will be built with a 7-meter carriageway and 1.5-meter footpaths on both sides, designed to withstand monsoon-induced flooding with a clearance of 6 meters from HFL)


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Highest Flood Level. Once constructed, travel time between Mond and Waniwade will reduce to just 3 minutes, allowing for rapid movement of over 1,000 daily commuters, farmers, and small-scale traders. The bridge will also support light commercial vehicles and passenger buses, which currently avoid the route due to the lack of proper infrastructure.

The Authority noted that proposed bridge will affect mangroves and its 50 m buffer zone area. PP should obtain the Mangrove Cell NoC and carry out 3 times compensatory mangrove plantation as stipulated in the CRZ Notification, 2019. Prior High Court permission is also required to obtain by the PP. From the presentation, the Authority noted the permissibility under CRZ Notification, 2019.

CRZ area	Clause	Description
CRZ IA	Section 5.1.1 (iii)	Construction of roads and roads on stilts, by way of reclamation in CRZ-I areas, shall be permitted only in exceptional cases for defence, strategic purposes and public utilities, subject to a detailed marine or terrestrial or both environment impact assessment, to be recommended by the Coastal Zone Management Authority and approved by the Ministry of Environment, Forest and Climate Change; and in case construction of such roads passes through mangrove areas or is likely to damage the mangroves, a minimum three times the mangrove area affected or destroyed or cut during the construction process shall be taken up for compensatory plantation of mangroves.
CRZ IB	Section 5.1.2 (c)	Road on stilts, provided that such roads shall not be authorised for permitting development on the landward side of such roads, till the existing High Tide Line
CRZ III (NDZ)	section 5.3 (ii), (c)	– Construction of dispensaries, schools, public rain shelter, community toilets, bridges, roads, provision of facilities for water supply, drainage, sewerage, crematoria, and electric sub station which are required for the local inhabitants may be permitted on a case to case basis by Coastal Zone Management Authority (CZMA).
CRZ IV	Refer section 5.4 (ii) (a)	foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, sea links and hover ports for coast guard ,etc

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"


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The Authority observed that the proposed Mond-Waniwade Bridge is important public infrastructure project expected to improve the connectivity between the villages. This will help in tourism, disaster preparedness, and long-term sustainability.

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. PP to ensure that the road design and construction method should be carried out with exercising extra caution with objective to have less impact on the 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 is affected by mangroves and its 50 m mangrove buffer zone.
4. NoC from the Mangrove Cell should be obtained by the PP.
5. Adequate measures should be implemented in order to mitigate 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.
6. 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.
7. PP to implement C & D waste management plan strictly as per Construction and Demolition Waste Management Rules, 2016.
8. 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.
9. 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.
10. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
11. All other required permissions from the concerned statutory authorities should be obtained prior to commencement of the work.

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Item No.23: Proposed Construction of retaining wall at boundary of Pandit Deen Dayal Upadhyay Garden Near Windermere CHS CTS No. 1A/3B abutting along the Oshiwara River at Andheri (West) in K/W Ward Mumbai by Brihanmumbai Municipal Corporation

INTRODUCTION:

The MCGM officials along with consultant presented the proposal before the Authority. The MCGM has proposed the construction of retaining wall at boundary of Pandit Deen Dayal Upadhyay Garden near Windermere CHS CTS No. 1A/3B abutting along the Oshiwara River at Andheri (West) in K/W Ward Mumbai.

The Consultant presented that, the retaining wall is essential to prevent riverbank erosion and protect Pt. Deen Dayal Upadhyay Garden and nearby infrastructure. It will help control seasonal flooding and ensure public safety, especially during heavy monsoon. It supports disaster preparedness in a densely populated urban area.

The Consultant presented that, the project site falls partly in CRZ II and partly in CRZ II (NDZ) area, wherein the anti-sea erosion measures is permissible as per CRZ Notification, 2019.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai. As per the said CRZ map, the total length is 350 meter, out of which, the length falling in CRZ II area is 61.04 meter and CRZ II (NDZ) is 267.09 meter and outside CRZ is 21.87 meter.

The PP has submitted the EIA report prepared by M/s Aqura Enviro Project Pvt Ltd (Nabet Accredited consultant). The Authority noted that the observations, anticipated impacts, mitigation measures & environment management plan as proposed in the EIA report

The Authority noted that as per para 5.1.2 of CRZ Notification, 2019:


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"Activities shall be regulated or permissible in the CRZ-I B areas as under:-

(i) Land reclamation, bunding etc shall be permitted only for activities such as-
(d) measures for control of erosion;

(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."

As per para 5.3 (i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.

Further, the projects of civic amenities are permissible in CRZ II(NDZ) area, as per para 10.3 of the CRZ, 2019.

The Authority noted that as per para 7 of CRZ Notification, 2019 (amended as on 24.11.2022):

CRZ clearance for permissible and regulated activities- Delegation:

"(ii) All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by the Central Government for Coastal Regulation Zone clearance, based on the recommendation of the concerned Coastal Zone Management Authority with the following exceptions, namely: — Stand-alone jetties, Salt works, Slipways, Temporary structures and Erosion Control Measures (like Bunds, Seawall, Groynes, Breakwaters, Submerged reef, Sand nourishment, etc.) which shall be dealt by concerned Coastal Zone Management Authority."

The Authority noted that proposed anti-sea erosion bund is permissible activity as per CRZ Notification, 2019.

DECISION:

In the light of above, the Authority after deliberation decided to grant the CRZ clearance subject to certain 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. Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing 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.



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4. PP to implement recommendations of the EIA / EMP report for mitigation of environment impacts. Recommendations of the CWPRS should be followed.
5. All other required permission from different statutory authorities should be obtained

Item No.24: Proposed construction of the LILO on existing 220 kV Boisar (PGCIL)-Vasai Line at 220 kV Chikhaldongari Substation Transmission Line at Chikhaldongri Passing Through Palghar District, Maharashtra State by Maharashtra State Electricity Transmission Company (MSETCL)

INTRODUCTION:

The officials from the State Electricity Transmission Company (MSETCL) along with consultant presented the proposal before the Authority.

The MSETCL has proposed Construction of the LILO on existing 220 kV Boisar (PGCIL)-Vasai Line at 220 kV Chikhaldongari Substation Transmission Line at Chikhaldongri Passing through Palghar District, Maharashtra.

The proposed total alignment located is passing through various villages of Palghar District starting at Latitude: 19°28'46.67"N and Longitude: 72°47'27.52"E; end point at Latitude: 19°30'59.92"N and Longitude: 72°51'35.49"E

Total length of transmission line is 12km whereas the length of alignment which falls under CRZ is 2.69 km only.

- Total Length of Transmission Line = 12km
- Total length of Transmission line in CRZ area = 2.69km
- Total towers in CRZ area= 14 numbers (Total Towers= 50 numbers)
- Corridor Width - 35m
- Tower Area - 8x8m (Min.) & 10x11m (Max.)

The project activities are also superimposed on the 1:4000 Scale field based map prepared based on field survey conducted during March 2025 by NCSCM. During their field visit, it was observed that there are some changes in mangroves and prepared a field based map.



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With reference to the field-based map the proposed project activities such as Tower area falls partially under CRZ categorise CRZ I (Mangroves, 50 m Mangrove Buffer Zone), CRZ IB (Intertidal Zone) and CRZ II (Landward of HTL) and CRZ-IV B (River/Creek) categories.

The proposed Corridor area for the 220kV Transmission Line passes through the CRZ categories such as CRZ IA, CRZ IB, CRZ II & CRZ IVB.

It was further presented that, these transmission lines are vital for stretching the transmission system for supplying un-interrupted, power supply to Vasai Virar region of Palghar District.

DELIBERATIONS:

The Authority noted that, the PP has submitted the CRZ map in 1:4000 scale showing the alignment of the proposed transmission line, as prepared by the NCSCM, Chennai considering approved CZMP, 2019. As per the which, the proposed line is passing through the CRZ IA, CRZ IB, CRZ II & CRZ IVB area.

As per presentation by the PP, the project alignment passes through forest area. The project involves total Forest area of 10.5065 ha comprising of mangroves area and reserved forest area. Some sparse patches of mangroves are seen along the creek side. Total 9.7771ha of mangrove cutting is envisaged in the project (as per Forest Application). MSETCL is in the process of obtaining Forest Clearance (Stage-II) from Forest Department as per the Forest Conservation (Rules), 2022. The project alignment also passes through ESZ of Tungreshwar Wildlife Sanctuary for which MSETCL is in the process of obtaining National Board of Wildlife Clearance (NBWL). Accordingly, Compensatory afforestation for 21Ha degraded forest land shall be provided to Forest Department.

The PP has submitted the EIA report prepared by M/s Cognitive Sustainable Solutions Pvt Ltd (Nabet Accredited consultant). The Authority noted that the observations, anticipated impacts, mitigation measures & environment management plan as proposed in the EIA report. As per EIA report, the said LILO arrangement will strengthen the complex network Vasai- Virar areas and there will be improvement in the reliability of the system. The project will ensure zero load shedding and for industrial growth of the Virar-Vasai area



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The Authority further noted the permissibility of the proposal under CRZ Notification, 2019 is as follows:

- 1) As per para 5.1.1 CRZ IA (iii) of the CRZ Notification, 2019, **public utilities projects** are permitted in CRZ IA areas.
- 2) As per para 5.1.1(ii), In the mangrove buffer, only such activities shall be permitted like laying of pipelines, **transmission lines**, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities
- 3) As per para 5.1.2(xv), pipeline, conveying systems **including transmission lines** are permitted in CRZ IB area.
- 4) As per para 5.3(i), in CRZ III areas, Activities as permitted in CRZ-I B, shall also be permissible in CRZ-III, in so far as applicable.
- 5) As per para 5.4(xiii), pipeline , conveying systems **including transmission lines**, are permitted in CRZ IV area

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:

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. PP should exercise all possible mitigation measures so that during construction phase, there is less impact on mangrove and creek ecosystem.

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3. Prior High Court permission shall be obtained, as per the Hon'ble High Court order in PIL 87/2006, since the alignment of transmission line is passing through mangroves & 50 m mangrove buffer zone area.
4. PP shall undertake compensatory mangrove plantation in accordance with provisions of the CRZ Notification, 2019, in consultation with the Mangrove Cell.
5. NoC from Mangrove Cell shall be obtained by the PP.
6. Forest Clearance under Forest (Conservation) Act, 1980 shall be obtained.
7. Site preparation and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
8. Construction debris and excavated material should not be disposed off in the mangrove area & creek water to avoid any adverse impact on mangroves and marine water quality.
9. All the safety measures and Disaster Management Plan should be implemented during construction and operation phase of the project.
10. Project proponent should implement Mitigation measures and Environment Management plan & Disaster Management Plan as suggested in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
11. All other required permissions from different statutory authorities should be obtained prior to commencement of work.



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Item No. 25: Proposed improvement of settled approach roads at adjacent to eastern freeway near bhakti park complex to Anik Panjarpole junction in M/W Ward, Mumbai, Maharashtra by Brihanmumbai Municipal Corporation.

INTRODUCTION:

The Consultant presented the proposal before the Authority. The Consultant submitted that the MCZMA in its 165th meeting held on 8th March, 2022 deliberated the proposal of improvement of settled approach roads at adjacent to eastern freeway near bhakti park complex to Anik Panjarpole junction in M/W Ward, Mumbai.

As per the decision taken in the said meeting, the MCZMA vide letter dated 21st March, 2022 recommended the proposal to MoEF&CC, New Delhi subject to certain conditions.

The Consultant presented that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai and applied through online portal and requested to recommend the through online mode to MoEF&CC, New Delhi.

DELIBERATIONS:

The Authority noted that the project is for improvement of settled approach roads at adjacent to eastern freeway near Bhakti Park Complex to Anik Panjarpole Junction in M/W ward, Mumbai. Details of the road as follows:

- Existing Ramp 4 from SCLR towards shivaji chowk (Length is 150 meter, width is 8.5 meter)
- Existing Ramp 5 from SCLR towards shivaji Chowk (Length 200 meter, Width 8.5 meter)

As per MCGM remarks, the site falls partly in CRZ IA (50 m mangrove buffer zone) and CRZ II area

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the project site partly falls in 50 m mangrove buffer zone area i.e. (CRZ IA area) and partly in CRZ II area. As per para 7(iii) of the CRZ Notification, 2019: "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


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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:

In the light of above, the Authority after deliberation decided to recommend the proposal to MoEF&CC, New Delhi under CRZ Notification, 2019 subject to following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Prior High Court permission should be obtained by the MCGM since proposed activities are partly falls within 50 m mangrove buffer zone area
3. NoC from mangrove cell shall be obtained by the MCGM
4. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated C&D waste handing site.
5. All other required permission from different statutory authorities should be obtained.


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Item No. 26: Proposed development of Hospital Building on Property Bearing C.S.NO.795A, 796, 796A and 796B of Worli Division, Situated at Dr. R.G. Thadani Marg, In 'G/South' Ward, Mumbai- 400 018 by Konkan Unnati Mitra mandal

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for development of Hospital Building on Property Bearing C.S.NO.795A, 796, 796A and 796B of Worli Division, Situated at Dr. R.G. Thadani Marg, In 'G/South' Ward, Mumbai,

Consultant presented that proposed Hospital Building comprises of 5 Level Basement (for services and parking) + Ground floor + 1st to 3rd upper floor + 1st service floor + 4th to 6th upper floor + 2nd service floor + 7th to 9th upper floor + 3rd service floor + 10th to 17th upper floor. At present plot is vacant.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and reserved for RH 1.2 (Hospital)

Plot area is 7000.87 Sqm, FSI area is 46749.20 sqm, Non FSI area is 47945.80 Sqm, Total Construction area is 94695.00 Sqm

Deliberations:

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

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

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

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for


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

The Authority noted that proposed construction in CRZ II area on landward side of existing road is permissible 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. The concerned planning authority should strictly ensure the same.

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


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Item No. 27: Proposed construction of Resort at s.no. 92/4 village varsoli Taluka Alibaug District Raigad by Mr. Sachin B Jaybhaye

INTRODUCTION:

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of Resort at s.no. 92/4 village varsoli Taluka Alibaug District Raigad.

Consultant presented, that, construction of resort comprising G + 1 floor with height of 9.0 mtrs.

Plot area is 3010.00 Sqm, FSI area is 500.00 sqm, Non FSI area is 100.00 Sqm, Total Construction area is 600.00 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 area falls completely inside CRZ-IIIB (200 m to 500 m from HTL) as per CZMP (Map No. MH 65).

The Authority observed from google image, trees are present at the site. The Authority asked PP to the minimum Tree cutting and compensatory plantation to be carried out as per applicable norms. Tree NOC to be obtained by PP from competent Authority.

The Authority noted that as per para 5.3 CRZ-III of the CRZ Notification, 2019, (iii) *Regulation of activities for CRZ-III areas beyond NDZ:*

(a) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification.."

As per Annexure-III of the CRZ Notification, 2019:

"Construction of beach resorts and hotels in designated areas of CRZ- III for occupation of tourists or visitors shall be subject to the certain conditions"

The Authority noted that, proposed construction of Resort could be allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019.


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Decision:

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to 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 in resort building are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019
3. The concerned Planning Authority should strictly ensure that the total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.
4. The concerned Planning Authority should strictly ensure that the overall height of construction up to the highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than two floors (ground floor plus one upper floor).
5. PP to ensure necessary arrangements for the treatment of the effluents and solid wastes must be made and it must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent or solid waste shall be discharged on the beach;
6. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
7. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms. Tree NOC to be obtained by PP from competent Authority.
8. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
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.


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12. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector.

Item No. 28: Request for rectification of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 for land bearing CTS Nos. 1222, 1223, 1224 & 1053(Pt.) of village Juhu (W) Taluka Andheri, Santacruz (W) Mumbai by M/s. Gazdarbandh Developers Pvt. Ltd.

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The application is for rectification of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 for land bearing CTS Nos. 1222, 1223, 1224 & 1053(Pt.) of village Juhu (W) Taluka Andheri, Santacruz (W) Mumbai

Consultant presented that,

- 1) M/s. Gazdar Bandh Developers Private Limited is developer of the land bearing CTS Nos. 1222, 1223, 1224 & 1053 (Pt) of village Juhu (W), Taluka Andheri, Santacruz (West), Mumbai - 400054.
- 2) MoEF& CC, Gol has given the Approval of CZMPs for Mumbai District as per CRZ Notification, 2019 vide F. No. 12/10/2021-IA. III dated September 29, 2021.
- 3) As per the current CZMP published by MoEF& CC dated September 29, 2021, the land under consideration falls under the CZMP MH - 75 (Sheet no. E 43 A 16 / SW).
- 4) M/s. Gazdar Bandh Developers Private Limited has obtained the demarcation from an authorized agency under MoEF& CC, namely the Institute of Remote Sensing, Anna University, Chennai .
- 5) The Institute of Remote Sensing, Chennai have issued the report dated 03.10.2024 and shared the areas falling under CRZ as per CZMP 2019 as follows:

CTS No.	CRZ Classification	Area in Sq.m.	Total Area Sq.m.
1053(pt)	CRZ— IB	115.39	32,864.01
	CRZ — II	30,804.96	
	Outside CRZ	1,943.65	


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1222	CRZ – II	17,161.00	17,161.00
1223	CRZ – IA (50m mangroves Buffer zone)	4,533.55	61,609.20
	CRZ – IB	121.90	
	CRZ – II	52,366.92	
	CRZ – III (NDZ – within CRZII – Greater Mumbai)	4,586.82	
1224	CRZ – IB	149.57	4,501.40
	CRZ – II	3,679.41	
	Outside CRZ	672.43	
	Grand Total	1,16,135.61	1,16,135.61

- 6) As mentioned in the report, some part of CTS No. 1223, falls under CRZ-1A, i.e.: 50m mangrove buffer zone admeasuring 4,533.55 Sq. mt. out of 61609.20 Sq. mt. due to the mangroves mentioned in the approved CZMP in the South - West corner of the plot.
- 7) The actual site doesn't have any mangroves in existence. PP has appointed IRS, Anna University, Chennai which is the authorized Agency of MoEF& CC for CRZ Demarcation, to perform Land Use Study to confirm the same.
- 8) As per Land Use study report of IRS, the plot bearing C.T.S. Nos. 1222, 1223, 1224 & 1053(Pt) of Village Juhu (W), Taluka Andheri, Santacruz (W), Mumbai, Maharashtra is completely classified as Built-up Area. No mangroves were found in the proximity of the plot bearing C.T.S. Nos. 1222, 1223, 1224 & 1053(Pt) of Village Juhu (W), Taluka Andheri, Santacruz (W), Mumbai, Maharashtra
- 9) Therefore, PP requested to rectify the approved CZMP vide No. MH - 75 (Sheet no. E 46 A 16 / SW) from CRZ 1 A i.e. 50m mangrove buffer zone to CRZ II.

Deliberation:

The Authority noted that MoEF& CC, has approved the CZMPs for Mumbai District as per CRZ Notification, 2019 vide F. No. 12/10/2021-IA. III dated September 29, 2021.

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 the examine the


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matter. It was observed that the matter of rectification of CZMP 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.


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Item No. 29: Proposed redevelopment of Existing buildings of M/S Apna Ghar Unit No.1 Co. Op. Housing Society Ltd. "Hrushikesh" on plot bearing C.T.S. Nos. 1/4 & 1/15 of Oshiwara Village, Mumbai by M/s. Kalpataru Townships Pvt. Ltd.

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of Existing buildings of M/S Apna Ghar Unit No.1 Co. Op. Housing Society Ltd. "Hrushikesh" on plot bearing C.T.S. Nos. 1/4 & 1/15 of Oshiwara Village, Mumbai

Consultant presented that, there is an existing 8 residential buildings on site for which OC granted on 15.06.1983.

The proposal is for redevelopment of said existing residential building on site under reference. Proposed new residential building comprising of One Building with Four Wings Viz. Wing A, Wing B, Wing C & Wing D

- Wing A and B - 3 Basements +Ground /Stilt+1st floor/Podium + 2nd floor/Podium +3RD Floor/Eco deck +4th To 31st Floors (Residential)
- Wing C And D - 3 Basements +Ground /Stilt+1st Floor/ Podium + 2nd Floor/ Podium +3RD Floor/Eco deck + 4th To 31st Floors (Residential)

The concessions for the proposed redevelopment are approved by the MCGM under no. P-23900/2024(1/4& 1/15)K/W ward/OSHIWARA/337/1/New dated 20/12/2024.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and Area-169.619 sqm reserved for RPU-5.2 Electricity Transmission & Distribution facility and affected by Proposed Road Widening.

Plot area is 16435.50 Sqm, FSI area is 82768.167 sqm, Non FSI area is 78648.849 Sqm, Total Construction area is 161417.016 Sqm

Deliberations:

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


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C.T.S. no.	CRZ- Classification	Area Sq.m.	In Total Sq.M.
1 / 4	Outside CRZ	4781.50	4781.50
1 / 15	CRZ -IA (50M Mangrove Buffer Zone)	2.42	11654.00
	CRZ -II	924.83	
	Outside CRZ	10726.75	

The Consultant presented that, Out of Total Plot area of 16,435.50 sq.m, a Small Strip of Land admeasuring 2.42 sq.m is falls in 50 m Mangrove Buffer Zone and Land admeasuring 924.83 Sq.m. is falls in CRZ-II area. No construction is proposed in said portion of CRZ area. Further, no FSI is Claimed on CRZ-IA Portion. Proposed construction in Out side CRZ area only.

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 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 on outside CRZ as per approved CZMP under CRZ Notification, 2019 as proposed by PP.
2. The concerned Planning Authority shall ensure that no construction is allowed in CRZ-IA (50 m Mangrove Buffer Zone area)
3. 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.
4. 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

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- on 18th January, 2019 before issuing commencement certificate to the project.
5. 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.
 6. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
 7. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
 8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
 9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
 10. Safe disposal of the wastewater should be ensured. PP to explore the option of installation of the STP for treatment of the wastewater.
 11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 30: Proposed Residential & School building project on plot bearing C.T.S. no. 1177/3 and 1177/4 of village Versova at Andheri (West), Mumbai by M/s. Spacious Properties LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential & School building project on plot bearing C.T.S. no. 1177/3 and 1177/4 of village Versova at Andheri (West), Mumbai.

Consultant presented that Proposed construction involves: -

- 1) Wing A (Residential Building) comprises of 1st to 4th basement levels + Ground floor + Intermediate floor + 1st to 3rd Podium floors + 1st floor for Amenity + Residential flat + 2nd to 22nd upper residential floors with Height of 98.30 meters above ground level.
- 2) Wing B (School Building) comprises of part basement, ground, and 1st to 3rd upper floors with Height of 15.30 meters above ground level up to terrace level. This school is proposed to be handed over to BMC.

The FSI proposed for the project is plot potential + admissible T.D.R. as per Reg. 30(A) + 0.50 additional FSI + additional FSI of Reservation to be handed over to BMC + 35% fungible FSI as per as per Reg. 31(3) + by claiming the area of staircase, lift and lobby free of FSI, as per DCPR existing as on 18.01.2019, i.e. as on the date of publication of CRZ Notification, 2019.

The proposal has received the concessions from Hon. MC vide no. P-25146/2025/(1177/3 AND OTHER)/ K/W WARD/ VERSOVA/ 337/1/NEW dated 20.06.2025.

As per D P Remarks of 2034, the plot under reference is situated in Residential zone and reserved for Play Ground (ROS 1.4), Municipal School (RE 1.1) and affected by 12.20-meter wide proposed DP road towards north side

Plot area is 7856.20 Sqm, FSI area is 19706.047 sqm, Non FSI area is 21741.829 Sqm, Total Construction area is 41447.876 Sqm

Deliberations:



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

C.T.S. no.	CRZ- Classification	Area Sq.m.	In Total Sq.M.	In
1177/3	CRZ-II	842.45	4164.6	
	Outside CRZ	4781.50		
1174/4	CRZ-III (NDZ within CRZ-II - Greater Mumbai	1902.87	3691.6	
	Outside CRZ	1788.73		
Total			7856.2	

Authority noted that the plot under reference is partly falls in NDZ within CRZ-II area. 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."

Consultant informed that no construction is proposed on CRZ-III (NDZ within CRZ-II - Greater Mumbai). ROS 1.4 (PG Reservation) will be handed over to BMC. Construction is proposed on CRZ-II and non area only.

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

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

(iii) Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for



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

Expert members asked about Tree inventory and whether tree involved in the project. Consultant submitted that the plot under reference has 48 no.'s of trees/shrubs, out of which 08 no.'s of trees are proposed to be cut and 128 no.'s of trees are proposed to be planted. The application for Tree NoC has been made and the same will be obtained in due course of time.

The Authority noted that proposed construction in CRZ II area on landward side of existing road is permissible 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. The concerned planning authority should strictly ensure the same.

The Authority noted that Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.

Decision:

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 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 proposed development 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. The concerned Planning Authority should strictly ensure that no construction is allowed in NDZ Within CRZ-II area.
4. 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.

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5. PP to ensure that Environment clearance under EIA Notification, 2006 should be obtained from competent Authority before commencement of project activities.
6. PP should implement all environment measures such as STP, rainwater harvesting, solar lighting, OWC etc and other measures as stipulated in EMP.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 31: Proposed redevelopment of existing building on plot bearing C.T.S. no. 832/1 of village Ambivali, at J.P. Road, Andheri (West), Mumbai in K/W ward. by M/s. Ajmera Realty & Infra India Ltd

Introduction:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of existing building on plot bearing C.T.S. no. 832/1 of village Ambivali, at J.P. Road, Andheri (West), Mumbai in K/W ward.

Consultant presented that, the existing society building comprising of G + 3 upper floors constructed prior to 1989. There are 111 Nos. of existing tenements in the building.

The proposal is for redevelopment of said existing residential building on site under reference. Proposed new residential building involves:-

- Wing A comprises of Common 02 level Basement + Common Ground floor + common 1st to 4th podium + 5 Podium amenity + 6th to 23rd floor with 79.25 m height.
- Wing B comprises of Common 02 level Basement + Common Ground floor + common 1st to 4th podium + 5 Podium amenity + 6th to 23rd floor with 78.80 m height.

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 5310.00 Sqm, FSI area is 17779.50 sqm, Non FSI area is 26860.50 Sqm, Total Construction area is 44640.00 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-IA (50 m Mangrove Buffer Zone), CRZ-II and out side CRZ area. The site under reference is situated on landward side of existing road, as per CRZ map. The CRZ Classification of the project area are as follows:

CRZ- Classification	Area In Sq.m.
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CRZ -1A (50M Mangrove Buffer Zone)	702.70
CRZ -II	385.98
Outside CRZ	4221.32
Total	5310

The Consultant presented that, Out of Total Plot area of 5310sq.m, Land admeasuring 702.70sq.m is falls in 50 m Mangrove Buffer Zone wherein no construction is proposed. Proposed construction in CRZ-II and Out side CRZ area only.

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.

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 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 reconstruction should be carried out strictly as per the provisions of CRZ


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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. The concerned Planning Authority shall ensure that no construction 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 shall ensure that there shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area.
6. PP to obtain the Environment clearance under EIA Notification, 2006 since total construction area exceeds 20,000 Sqm.
7. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
9. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
10. Safe disposal of the wastewater should be ensured. PP to explore the option of installation of the STP for treatment of the wastewater.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 32: Proposed Internal Additional Alteration, Interior Work and Change of User from Residential to Commercial At Flat No 3 On Ground Floor in Existing Building Known As "Khatau Mansion" On Plot Bearing C. S. No. 12/596 Of Malabar Hill Division ' D ' Ward, At Bhula Bhai Desai Road, Mumbai - 400 026 by M/s. Sanil Sagar Holdings Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Internal Additional Alteration, Interior Work and Change of User from Residential to Commercial At Flat No 3 On Ground Floor in Existing Building Known As "Khatau Mansion" On Plot Bearing C. S. No. 12/596 Of Malabar Hill Division ' D ' Ward, At Bhula Bhai Desai Road, Mumbai.

Consultant presented that, the building comprises Ground + 3 upper floors having approved building plans dated 10.09.1997 and is currently designated for residential use.

The proposal pertains specifically to Flat No. 3 on the Ground Floor, and includes

- Internal additions and alterations
- Interior renovation work
- Change of user from residential to commercial
- Existing Structure Configuration: Ground Floor + Mezzanine Level.

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

PP has obtained Fire NOC dated 19.06.2025 and plan approval dated 26.05.2025 from MCGM.

Area is 660.48 Sqm, FSI area is 506.14 sqm, Non FSI area is 154.34 Sqm, Total Construction area is 660.48 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.

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

The Authority asked structural stability of the existing building for proposed addition & alteration of flat at ground floor. Consultant submitted the Structural Stability Certificate dated 16.05.2025.

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 project 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 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&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed project 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.



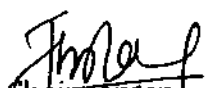
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4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 33: Proposed redevelopment on plot bearing F.P. no. 45, C.T.S. nos. 1001(pt.), 1001/1 village-TPS Santacruz Juhu Sector no. II at Juhu Tara road, Santacruz, Mumbai by M/s. Ummang Harmony Lifestyles LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing F.P. no. 45, C.T.S. nos. 1001(pt.), 1001/1 village-TPS Santacruz Juhu Sector no. II at Juhu Tara road, Santacruz, Mumbai.

Consultant presented that, there was a existing residential building comprises of Ground + 6 floors having OC dated 05.09.1975. Presently, the said existing building is demolished on site as per SRA approval.

Proposed redevelopment is under Regulation 33 (11) of DCPR 2034. Proposed Residential building comprising of 4 nos. of Basements + Ground floor + 1st floor + 2nd to 11th upper floors + Terrace floor.

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

The Project received LOI on 22.01.2025 vide letter No. K-W/PVT/0198/20241023/LOI.

Plot area is 1534.00 Sqm, FSI area is 8283.00 sqm, Non FSI area is 5249.34 Sqm, Total Construction area is 13532.34 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*


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

Decision:

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

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


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Item No. 34: Proposed redevelopment on Plot Bearing CTS No. 635, Plot No 104, 20 Rebello Road, St. Sebastian Colony, Bandra-B, H/W Ward, Mumbai by M/s. Harmony Property Development LLP

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on Plot Bearing CTS No. 635, Plot No 104, 20 Rebello Road, St. Sebastian Colony, Bandra-B, H/W Ward, Mumbai.

Consultant presented that, there was a existing building comprises of Ground + 3 floors having OC dated 17.10.1979. Presently, the said existing building is demolished on site as per MCGM Notice dated 25.07.2024.

Proposed redevelopment is Proposed project is Redevelopment Scheme under Regulation 33 (7)(B) of DCPR 2034. Proposed Residential building comprising of Basement Parking + Ground + 1st to 8th + 9th Part + Terrace.

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

The Project received IOD on 20th March 2025 vide letter No. P-24817/2025/(635)/H/W Ward/BANDRA-B/337/1/New.

Plot area is 458.20 Sqm, FSI area is 1345.33 sqm, Non FSI area is 774.32 Sqm, Total Construction area is 2350.00 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 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*



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

Decision:

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

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



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Item No. 35: Expansion in existing CRZ clearance for residential cum commercial building S. No. 91,89, 11, H. No. 5, 4 at MoujeGuhagar, Taluka Guhagar, District Ratnagiri by Shri. Makarand Gajanan Khare

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Expansion in existing CRZ clearance for S. No. 91,89, 11, H. No. 5, 4 at Mouje Guhagar, Taluka Guhagar, District Ratnagiri

Consultant presented that earlier CRZ Clearance for construction of residential cum commercial building comprises of Ground + 1st floor is received vide no. CRZ 2018/CR 35/TC4 on dated 3rd March 2020 under CRZ Notification, 2011. Accordingly, construction of residential cum commercial building comprises of Ground + 1st floor has been completed on site.

Now, PP has proposed additional 2 floors on existing Ground + 1st floor on site under reference.

Plot area is 1323.70 Sqm, Total Construction area is 1394.58 Sqm

Deliberations:

Consultant presented the comparative statement of the project:

Sr. No	Project Details	As per Clearance received dated 3 rd March 2020	As proposed per Expansion	Remark
1	Plot Area	1,323.70 Sq. in	1,323.70 Sq. in	Remain Same
2	Total Built up area	702.24 Sq. m	1,394.58 Sq. m	Increase by 692.34 Sq. in
3	Plot falls under	CRZ-III (As per CRZ notification 2011)	CRZ-II (As per CRZ notification 2019)	
4	Configuration	G+ 1	G+ 3	Addition of 2 Floors


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6	Height of Building	9 m	13.40 m	Increase by 4.40 m
7	Use	Commercial	Residential + Commercial (Mixed Use)	Residential part added to the second and third floors

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

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

"(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be 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 on landward side of existing road is permissible 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. The concerned planning authority should strictly ensure the same.

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.


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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.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Annexure I

List of members/officials present in the online meeting:

1. Mr.PravinsinghPardeshi, 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.MilindSardesai, SavitribaiPhule Pune University, Expert Member,
MCZMA
7. Dr. Amit Bansibal, Neeri, Expert Member, MCZMA
8. Mr.AbhayPimparkar, Director, Environment & CC and Member Secretary,
MCZMA


Member Secretary


Chairperson