

**Minutes of the 191st Meeting of Maharashtra Coastal Zone Management
Authority held on 24th November, 2025**

The 191st 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 24th November, 2025. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 189th meeting of MCZMA:

The Authority decided to confirm the Minutes of 190th meeting of MCZMA held on 07.11.2025 without any change.

Item No.1: Proposed Construction / Improvement of "Hindu Cemetery" on plot bearing S. No. 290, C.T.S. No. 1053 (pt) of Manori Village, Malad, (West), Mumbai in Beat No. 32 in "P/North Ward, Mumbai, Maharashtra - 400095 by M/s. Brihanmumbai Municipal Corporation

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

The MCGM has proposed the Construction / Improvement of "Hindu Cemetery" on plot bearing S. No. 290, C.T.S. No. 1053 (pt) of Manori Village, Malad, (West), Mumbai in Beat No. 32 in "P/North Ward, Mumbai, Maharashtra - 400095 by M/s. Brihanmumbai Municipal Corporation


Proposed configuration *Sitting area, Toilet Bathroom, Pyre Shed, Washing Area, Wood storage, Security Cabin.*

The Total Plot Area: 1490.00 Sq. Mt., Plot Area u/r : 732.78 Sq.m, Total Construction Area: 121.70 Sq.Mt.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale superimposing the plot under reference, as per which, the plot is partly in CRZ IA (50 m mangrove buffer zone) and partly in CRZ III (NDZ) area. The area under various CRZ as follows:-

Sr. No.	CRZ Classification	Area in sqm
1	CRZ-IA (50 m Mangrove Buffer Zone)	417.37


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2	CRZ-III (No Development Zone)	315.41
Total		732.78

As per IRS report, the proposed construction completely in CRZ-III (NDZ) as per CRZ Notification, 2019.

As per para 5.3(ii) (c) of the CRZ Notification, 2019:

"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)"


DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed development should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. MCGM to ensure that no construction is allowed in 50 m mangrove buffer zone area. Construction is cemetery should be restricted to CRZ III area only. There shall not be violation of High Court order in PIL 87/2006.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials
5. All other required permission from different statutory authorities before starting construction at the site shall be ensured by Urban Local Body.



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Item No.2: Development of Mangrove Park at JuveJaitapur, Tal. Rajapur, Dist: Ratnagiri by Divisional Forest Officer, Mangrove Division, South Konkan, Maharashtra

Officials from the Mangrove Cell presented the proposal before the Authority. The Divisional Forest Officer, Mangroves Division - South Konkan (MDSK) is implementing the Development of Mangrove Park at Juve- Jaitapur, Taluka Rajapur, District Ratnagiri.

The project site is located in JuveJaitapur, Rajapur Taluka, Ratnagiri District, Maharashtra, covering 17.7 ha, which belongs to Mangrove Cell, Forest Dept. The proposal involves wooden Elevated Mangrove Trail, Nature Interpretation Centre, Pause Points A&B, Prefabricated floating jetty. Details of the proposed activities are as follows-

1. Elevated Mangrove trail 2250 sqm
2. Mangrove centre 1910 sqm
 - Reception & Admin
 - A/V room / Conference room
 - Souvenir shop
 - Toilet Facilities
 - NIC gallery 1 (Mangroves and its importance)
 - NIC gallery 2 (Deep water Aquatic Life/ Fishes in Konkan)
 - NIC gallery 3 (Threats to aquatic life by humans)
 - Workshop / Gallery for kids
 - Eatery
 - Sunset viewing deck
3. Ticketing tower 110sqm
4. Watch tower 147sqm
5. Outdoor Activities- Elevated Mangrove Trail & Bird Watching

Official from the Forest Dept presented that, the project site falls under CRZ IA, CRZ III, and CRZ IVB area. The project is for making eco-sensitive design and approval compliance critical

The project aims to raise awareness and educating communities, promoting conservation and sustainable tourism for boosting local economies. Eco-tourism can provide economic benefits to the local community by creating jobs and supporting local businesses. It can attract tourists interested in nature and conservation, thus promoting local culture and products.


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DELIBERATIONS

The Authority noted that, earlier the proposal was deliberated in 181st of MCZMA held on - wherein the Authority suggested Mangrove Cell to explore other alternatives/options in place of the proposed NIC structure and accordingly, the proposal needs to be re-worked.

Official from the Forest Dept presented that, taking into account the suggestions of the Authority, the Nature Interpretation Centre (NIC) has been redesigned. The NIC structure has been revised and integrated into the Mangrove Boardwalk Trail. Built Up Area has been reduced significantly ensuring minimal ecological footprint.

The CRZ map in 1:4000 scale prepared by the IRS Chennai superimposing the site, as per approved CZMP, 2019. As per the said report of the IRS:

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale prepared by the IRS Chennai superimposing the site, as per approved CZMP, 2019. As per the said report of the IRS:

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IA	68322.29	177060.57
	CRZ - IA (50m Mangrove Buffer Zone)	71572.04	
	CRZ - IVB	37166.24	
Description	CRZ - Classification	Length in Metres	Total Length in Metres
Proposed Mangrove Elevated Trail	CRZ - IA	357.02	787.94
	CRZ - IA (50m Mangrove Buffer Zone)	293.32	
	CRZ - III (NDZ)	2.75	
	CRZ - IVB	134.85	
Proposed Floating Jetty	CRZ - IVB	23.47	23.47
Proposed Bund road	CRZ - IA (50m Mangrove Buffer Zone)	158.73	481.37
	CRZ - III (NDZ)	322.64	

The PP has submitted the EIA report for the project. The Authority noted the observations of the EIA report, anticipated impacts and mitigation measures for the project. The EIA report states that, the design strategy for


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the proposed mangrove park focuses on creating an immersive, sustainable, and accessible environment that harmonizes with the natural landscape. The park's core components include a Nature Interpretation Centre (NIC), floating jetty, boardwalks, and a watch tower, each thoughtfully designed to offer visitors a unique experience while prioritizing environmental conservation. The NIC serves as an educational hub, providing insights into the local ecosystem, while the watch tower offers elevated views of the surrounding landscape. The floating jetty ensures seamless access for watercraft, and the boardwalks offer a pedestrian friendly route through the park's mangrove habitat. All structures are designed with sustainability in mind, incorporating eco-friendly materials such as wooden friction pile foundations, galvanized steel, wood, and HDPE floating modules.

The EIA report states that, the project serves as educational and creating awareness among the people about the mangrove's ecology. During the Project execution trimming of the mangroves is required, which will not impact as the new branches will be developed on the trees. The attention for the regrown of the trimmed mangroves trees is to be done. The trimming of minimum impact during the execution is foreseen in the project

Dr. Amit Bansiwal, post monitoring environment management plan to be implemented by the Mangrove cell for waste management.

Officers of Forest Dept presented that, The EMP has been delineated for all the three stages viz., Pre-construction, Construction and Operation stages of construction of Mangrove Park. Adequate measures have been taken for environment management.

The Authority noted that project proposed by the Mangrove Cell would help in creating awareness about the mangroves and marine life & birds. However, considering the environmental sensitive of the site, mangrove cell shall have all possible environmental safeguards and precautions while implementing the project. The boardwalk will provide visitors with an accessible pathway through the park, allowing them to explore the mangrove ecosystem up close while minimizing environmental impact. Constructed using wooden friction pile foundations for stability, the boardwalk will have a wooden structural framing that complements the natural surroundings. The wood-like decking flooring will offer a safe and visually appealing walking surface, blending with the environment and allowing visitors to enjoy the beauty of the mangroves without disturbing the habitat. The boardwalk will be designed to be eco-friendly,



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offering a sustainable alternative to traditional paved paths while promoting conservation awareness.

The Authority noted the permissibility of the proposed activities as per the CRZ Notification, 2019:

Proposed activities	CRZ classification	Clause as per CRZ Notification, 2019
Proposed mangroves elevated trail	CRZ IA (mangroves) and CRZ IA (50 m mangrove buffer zone)	5.1.1(i)
	CRZ III (NDZ)	5.3(ii)(b)
	CRZ IVB	5.4(ii)(a)
Proposed floating jetty	CRZ IVB	5.4(ii)(a)
Proposed bund road	CRZ IA (50 m mangrove buffer zone)	5.1.1(ii)
	CRZ III (NDZ)	5.1.2(i)(d) & 5.3(i)


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.


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2. Integrated structure of Nature Interpretation Centre (NIC) with board walk should be eco-friendly structure. Construction methodology minimizing site disturbance should be adopted.
3. Construction and labour camp should be located beyond CRZ area.
4. Carrying capacity of the project site needs to be ascertained by the Mangrove Cell, in order to preserve the ecological sanctity of the site. Due precautions should be exercise so that site should be not be overcrowded with the visitors/ tourists. Proper crowd management Plan should be formulated and implemented, so that Bird & their habitat should not be disturbed.
5. Prior High Court permission shall be obtained, as per the Hon'ble High Court order in PIL 87/2006, since the proposed project is affected by mangroves and its 50 m mangrove buffer zone area.
6. Site preparation and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
7. Solid / liquid waste management plan should be in place during construction and operation phase of the project.
8. Project proponent should implement Mitigation measures and Environment Management plan & Disaster Management Plan as suggested in the EIA report, effectively and efficiently to ensure that coastal environment is protected.
9. All other required permissions from different statutory authorities should be obtained prior to commencement of work.


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Item No.3: Proposed relocation of CRZ affected residential plots in Malwani Layout at survey No. 263, village Malwani, Malad (West), Mumbai. Under DCPR- 33(5) namely MalwaniKalyani C.H.S.L. and Malwani Amira C.H.S.L. by MHADA.

The MHADA officials presented the proposal before the Authority. The matter pertains to relocation (interchange) of CRZ affected residential plots in Malwani layout at survey No. 263, village Malwani, Malad (West), Mumbai, under DCPR- 33(5) namely MalwaniKalyani C.H.S.L. and Malwani Amira C.H.S.L.

The MHADA are at Malvani has been developed around 1991. The Original Plot Nos. 23 and 51 have been allotted to societies by the MHADA, under the World Bank scheme. However, since the plots are affected by CRZ, they are unable to develop them and provide the intended residences to the members of the Society. Hence, the MHADA has proposed to interchange/ relocate the said plots. This is proposed by relocating / interchanging internal layout open space No. 3 and the above said society plots No. 23 and 51 within the MHADA layout.

It was further presented that, the said residential plots Nos. 23 and 51 are situated within 50 m mangrove buffer zone as per approved CZMP, 2019 and layout open space No. 3 is located outside CRZ area.

MHADA during the meeting presented that, the plots are part of approved MAHDA layout and proposed interchange has been approved by the MHADA and requesting remarks from the MCZMA for the proposed interchange and permissibility of development of Internal layout open space in 50 m mangrove buffer zone.

DELIBERATION:

The Authority noted that the CRZ map in 1:4000 scale showing the society plots (No. 23 & 51) and internal layout open space as submitted by the MHADA. As per the said approved CZMP, 2019, the society plots no. 23 and 51 are situated within the 50 mangrove buffer zone. However, internal layout open space is situated outside CRZ area. It was discussed that, CRZ Notification, 2019, if any construction is proposed in the CRZ area, then, CRZ recommendation from the MCZMA is mandatory.

MHADA officials presented that the present matter is only for relocation of the plots and no construction is proposed on the same.

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The Authority asked whether there is mangroves on the plot. MHADA officials informed that there is no mangrove on the plot. The Authority asked that Mangrove Cell need to confirm whether there are mangroves on the society plots no. 23 and 51.

DECISION:

In view of above, considering the provisions of the CRZ Notification, 2019, the Authority after deliberation clarified that CRZ recommendation from the MCMZA is required, if any construction is proposed in CRZ area. In order to decide the matter pertaining to proposed interchange of above said plots, the MHADA to submit the report of Mangrove Cell confirming that there are no mangroves on the above said society plots No. 23 and 51. Accordingly, the matter is deferred.



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Item no.4: Proposed construction of Approach Road towards sea at Zai village, Taluka - Talasari, District - Palghar by Maharashtra Maritime Board

INTRODUCTION:

The Chief Engineer, MMB along with Consultant presented the proposal before the Authority. The MMB has proposed construction of approach road having length 330 meter towards sea at Zai village, Taluka - Talasari, District - Palghar, Maharashtra

MMB officials presented that, at present there is limited access to the settlements close to the shoreline of the village and the beach due to narrow internal village road. It is difficult to provide emergency services during accidents / disaster due to lack of road up to the beach. The existing bund is in dilapidated condition and is absent at some locations along the village. Hence, the armour layer and approach road will serve as a barrier. The approach road along with its armour layer will provide much needed accessibility and protection against the extreme weather events during monsoons

It was further presented that, ease of access towards the beach due to the provision of an approach road will benefit the villagers and promote tourism opportunities in the village. The armor layer and the approach road will strengthen the shoreline and prevent future erosion and protect the landward side dwellings. The approach road will enable quick emergency response during events of accidents / disasters in the sea or in the village.

Consultant presented that, the proposed approach road to Zai village is situated in CRZ IB and CRZ III (NDZ) area which is permissible activity as per para 5.1.2 (i)(c) and 5.3(i) of the CRZ Notification, 2019-

DELIBERATIONS:

The proposal was earlier deliberated in 187th meeting of MCZMA held on 26.8.2025, wherein the Authority recommended the proposal to MoEF&CC under CRZ Notification, 2019. The MoEF&CC, New Delhi has sought the certain information from PP along with permissibility clause under CRZ Notification, 2019.



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The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the project site partly falls in IB, CRZIII-NDZ

Project Activity	CRZ Category	Length (m)
Approach Road	I-B	212.97
	III-NDZ	204.15

The PP has submitted the EIA report prepared by the M/s Mitcon consultancy and Engineers Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Permissibility of the project as per CRZ Notification, 2019-

Project Activity	CRZ Category	Clause as per CRZ Notification, 2019
Approach Road	I-B	5.1.2(i) (a) &(c)
	III-NDZ	5.2(i)

As per para 7(ii) of the CRZ Notification, 2019-

"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 Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority"


The Authority noted that the settlement of the village Zai is located to close to coastline and there is danger of sea water ingress in the village. Approach road with armour layer will act as a barrier between the sea and settlement. Hence, the proposal is vital for local villagers of the Zai for mitigation of risks during extreme weather conditions.

DECISION:

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


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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&CC from time to time.
2. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
3. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
4. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
5. 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.5: Proposed Multimodal Corridor Project, from Navghar to Chirner by Maharashtra State Road Development Corporation

INTRODUCTION:

The MSRDC official presented the proposal before the authority. The MSRDC has submitted the proposal for the Multi Modal Corridor Project (MMC) from Navghar (Bapane Taluka Vasai) to Chirner (Taluka Uran).

Mumbai Metropolitan Region (MMR) is the fastest growing metropolis in India with a population. Multi Modal Corridor (MMC) is an outcome of Comprehensive Transportation Study (CTS) known as TRANSFORM carried out under the MUTP-I with Technical assistance from World Bank in year 2008. MMC passes through multiple local Municipalities and connects 9 Growth Centers in MMR with expected population of 15 million (2031). The project is passing through Palghar, Thane and Raigad District of Maharashtra. The project is located in urbanised areas, agricultural, built-up, commercial, and industrial areas of above said districts. This will act as a Ring road to Mumbai, Thane and Navi Mumbai city. It will divert all the traffic plying via these city from JNPT and Newly opened Navi Mumbai International Airport.

Multi Modal Corridor is access controlled expressway and a single corridor in which multiple modes, such as buses, Metrorail and cars, Heavy Multi-axle Vehicle along with service road tree plantation, utilities such as water, sewage and gas lines are present in the same Right of Way. The Right of way (ROW) of proposed Multi Modal Corridor is 45/69/99/126 meters and length of the corridor is approx. 80km. The cross section of the MMC is as follows:

- Access Control Highway for traffic: 4+4 lane & 6+6 lanes
- Metro Rail Corridor: 26.5m wide in center,
- Tree Plantation -7m each side
- Service Road on each side
- Drain and Utility Duct on Each side, compound wall.
-

Project alignment is traversing through Palghar, Thane & Raigad Dist. The Total length of the project is approx. 80km and entire length of the project alignment is divided into 6 sections detailed below:

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1) Section 1 : Navghar To Dive Anjur-

This section start at Bapane near village Navghartaluka Vasai district Palghar on Mumbai Ahmedabad NH 48. The 1st interchange is provided at this location and 2nd interchange is at village Dive Anjur Tal. Bhiwandi, Dist. Thane on NH 848 (Mumbai Nashik highway). This section will carry the heavy as well as light traffic passing in Thane city.

2) Section 2 : Dive Anjur To Katai Naka Kalyan-

This section is between the Dive Anjur to Katai Naka taluka Kalyan. An interchange is given on Kalyanshil and Ambernath Shil road. This section will carry the light traffic passing through Kalyan and Dombivali City.

3) Section 3 : Katai To Morbe Panvel-

This section falls between Katai Naka to Morbe. This junction also includes an interchange at Taloja and an interchange at Morbe this section will have the light & heavy traffic from Kalyan Dombivli, Taloja and Ambernath MIDC

4) Section 4 : Morbe To Mumbai Pune Express Way- Morbe is one of the most important interchange. This interchange is connecting MMC and Vadodara Mumbai SPUR expressway at Morbe this will carry most of the heavy and light traffic coming and going from JNPT and Navi Mumbai airport.

5) Section 5 : Mumbai Pune Express Way To Karanjade

This section will add all the traffic coming and going to Pune and JNPT and Navi Mumbai international airport.

6) Section 6 : Karanjade To Atal Setu-

This section is mainly carrying light traffic coming and going to Mumbai via Atal Setu and JNPT.

Thus MMC will act as a ring road to Mumbai Thane and Navi Mumbai. All the traffic passing from JNPT and Navi Mumbai international airport will be passing through the Ring road.

It will boost economy and subsequently generate employment in the country. The corridor will provide faster connectivity to JNPT, Proposed Navi Mumbai Airport, MTHL and Dedicated Freight Corridor (DFC).

MSRDC officials presented that the EIA report for the project is prepared by Louis Berger (Nabet Accredited consultant). As per the EIA report, the project corridor is passing through three districts of Maharashtra viz: Thane, Palghar and Thane. The project area is predominantly passing



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through agricultural land, forest, coastal regulation zones, built-up areas, and water bodies. Also, the project area is passing through Sanjay Gandhi National Park, Tungreshwar wildlife sanctuary and thane creek.

DELIBERATIONS:

The Authority noted that initially, the MCZMA in its 113rd meeting held on 9-11.8.2016 deliberated the proposal and vide letter dated 17.10.2016 recommended the proposal to MoEF&CC, New Delhi.

Earlier the proposal was submitted by MMRDA (then then implementing agency) for the proposal of Multi Modal corridor. However, now the project implementation agency is MSRDC. Due to change in alignment, the MSRDC submitted the proposal for revised alignment. The said revised alignment proposal was deliberated in 160th meeting of the MCZMA held on 24.8.2022 wherein, the Authority noted that PP need to submit the Mangrove Cell report about the nos of mangrove trees proposed to be cut in the alignment of the Multi Modal corridor. Further, PP need to submit a comprehensive statement about the earlier CRZ recommendation and proposed revise alignment.

The MSRDC officials presented that CRZ map (1:4000 scale) showing the proposed alignment has been prepared. As per the report, the alignment of proposed Multi Modal Corridor from Navghar (Km 0+000) to Chirner (Km 80+000) falls in CRZ-IA (Mangroves), CRZ-IA (50 m buffer for Mangroves), CRZ-IB, CRZ-III (No Development Zone), CRZ-IVB and Non- CRZ as per approved CZMP maps prepared by NCSCM Chennai vide Notification 2011. The area statement as per CRZ notification 2011 (2021 Report)

Sr. No.	Zone	Code	Area (Sq. m)	Area (Ha.)
1	Mangroves	CRZ IA	592395.30	59.23953
2	50m Mangrove Buffer Zone	CRZ IA	944302.20	94.43022
3	CRZ Landward of HTL	CRZ II	31268.20	3.12682
4	Waterbody	CRZ IVB	34760.50	3.47605
5	Intertidal Zone	CRZ IB	159977.90	15.99779
6	No Development Zone	NDZ	539184.30	53.91843
Total CRZ			2301888.40	230.1888


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Further MSDRC officials further presented that Mangrove Cell has provided its report as per which, total nos of mangrove tree affected due to project is 5043 with 75.031 Ha area.

The Authority observed that the as per the Mangrove Cell report, affected mangroves trees in the project is 5043 in the affected mangrove area 75.0031 Ha. However, the EIA report states that, area under mangrove is 5,92,395.3Sqm (59.23 Ha) as per the CRZ map. The EIA report does not have information regarding affected mangroves trees in the project.

Expert Members observed that the area under affected mangroves is considerably high. MSRDC officials presented that certain nos. of mangrove trees will be affected due to ROW, however, actual impact i.e. permanent loss of mangrove trees is less.

Expert Members opined that, EIA report should incorporate the observations of the mangrove Cell report in the EIA report. Further, in order to understand the actual impact on the mangroves, the EIA report should incorporate details like-

- Permanent loss of mangrove trees (Nos. & area)&
- Temporary loss of mangrove trees (Nos. & area)
- Compensatory mangrove plantation plan
- Exploration/ methods/ ways to minimize the impact on mangrove.

DECISION:

In the light of above, the Authority after deliberation, decided to defer the proposal for want of revised EIA report incorporating the above said details.



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Item No.6: Proposed redevelopment on Plot Bearing C.T.S. No. 510/1 & 510/7 corresponding to plot no. 4 of village Juhu, tal. Andheri, Dist. MSD, situated at Adiabab estate, off. A.B. Nair Road, K/W ward, Mumbai-400049, Maharashtra by M/s. Cadcons LLP

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment under reg. 33(11) of DCPR-2034 on Plot Bearing C.T.S. No. 510/1 & 510/7 corresponding to plot no. 4 of village Juhu, tal. Andheri, Dist. MSD, situated at Adiabab estate, off. A.B. Nair Road, K/W ward, Mumbai.

Consultant presented that, the existing residential building on site under reference will be demolished.

The proposed structure includes Basement level 1st to 6th + Ground floor + 1st floor to 13th Residential Floors. PP has obtained LOI dated 25.07.2025 & IOA dated 18.08.2025 from SRA.

Plot area is 1061.30 Sqm, FSI area is 5137.33 sqm, Non FSI area is 5324.68 Sqm, Total Construction area is 10462.01 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 proposed project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

The proposal was earlier considered in 189th meeting of MCZMA held on 06.10.2025. The Authority asked PP to submit authorization details of existing structure from PP and status of construction on site under reference from Planning Authority.

Consultant presented that, existing structure present on land bearing CTS No. on 510/1 having structure G+5th floor with total BUA 396.86 sq.m. and Building Plans approved on 20/08/1987 by the MCGM. The SRA vide letter dated 13.10.2025 confirmed that no any construction work/ activity commence on site.


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The Expert Members asked whether Tree cutting involved in the project. Consultant informed that, 6 Nos. of trees are proposed to be cut, 1 tree will be transplanted. PP has obtained NOC dated 07.10.2025 from Tree Authority, MCGM

The Authority observed that considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.

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. Considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.


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4. 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.
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. Safe disposal of the wastewater should be ensured.
7. 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.7: Proposed construction of building at plot bearing C.T.S. No. 1221 of Bandra-C village, Sherly Rajan road, Bandra West, Mumbai, Maharashtra by M/s. Kripa Oneness. Pvt. Ltd.

INTRODUCTION:

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

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

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


DELIBERATIONS:

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

The Authority noted that the proposal was earlier considered in the 184th & 189th meeting of MCZMA held on 18.07.2025 & 06.10.2025 respectively.

Consultant presented that, PP has obtained MCZMA has approved the concessions on 11.07.2025 and IOD dated 03.09.2025 from MCGM. There are 7 nos. of trees existing on site which are not coming in the proposed construction of building. Further, PP has submitted DP remarks dated 27.01.2025 issued by MCGM, as per which, the site under reference falls in residential Zone and reserved for RR 2.1 (Rehabilitation and Resettlement). An area of 251.26 sqm is proposed to be handed over to MCGM free of FSI.

The Authority noted that as per para 5.2 CRZ-II of the CRZ Notification, 2019, "(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be


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

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

(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 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.
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.

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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.8: Proposed redevelopment of existing building on plot bearing C.T.S. No. 989 of Village Juhu, situated off Juhu Tara Road, K/W Ward, Mumbai-400049 by M/s. Mudaliar & Sons Hotels Private Limited

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. 989 of Village Juhu, situated off Juhu Tara Road, K/W Ward, Mumbai.

Consultant presented that, existing residential building of Basement + Stilt/Ground + 1st to 4th Upper Floors + LMR & OHT having Building plans approved on 09.02.2010 issued by MCGM and redevelopment is proposed on site.

Proposed configuration of residential building comprises of Basement + Stilt + 1st Podium + 2nd Service Floor + 3rd Podium + 4th Service Floor + 5th to 8th Upper Floors + LMR & OHT.

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

Plot area is 607.50 Sqm, FSI area is 819.76 sqm, Non FSI area is 2085.28 Sqm, Total Construction area is 2905.04 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 proposed project site falls in CRZ-II area. The site under reference is situated on seaward side of existing road, as per CRZ map. Authority observed that the concerned Planning Authority to ensure that there shall not be any construction proposed on seaward side beyond the existing approved plinth of old building

The Expert Members asked whether Tree cutting involved in the project. Consultant informed that, no tree cutting involved in the project.

The Authority observed that considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.


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

The Authority noted that proposed 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. The concerned Planning Authority to ensure that there shall not be any construction proposed on seaward side beyond the existing approved plinth of old building.
4. Considering the water requirement, PP to explore captive / modular STP for treatment of sewage at site.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.



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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. 9: Proposed amendment in redevelopment on land bearing F.P. No. 184 of TPS II, Mahim division, at Veer Savarkar Marg, Mahim, Mumbai by Mr. Vinit Ajgaonkar (M/s. Sea Link Realtors)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for amendment in redevelopment on land bearing F.P. No. 184 of TPS II, Mahim division, at Veer Savarkar Marg, Mahim, Mumbai.

Consultant presented that the project proponent, M/s. Sea Link Realtors, had earlier obtained a CRZ NOC dated 16.03.2024 for the proposed redevelopment project located in the CRZ-II area. Subsequently, during the detailed design and statutory approval stages, minor modifications were incorporated in the building configuration to optimize structural layout and functional efficiency in accordance with the approved DCPR-2034 and CFO requirements.


As per the comparative statement between the CRZ NOC (16.03.2024) and the revised configuration approved by CFO (11.08.2025):

- 1) Total Built-up Area has decreased from 18,029.61 Sq.M to 17,610 Sq.M (reduction of 419.61 Sq.M).
- 2) FSI and non-FSI areas have both reduced slightly, with no change in FSI ratio (5.4).
- 3) Building height remains almost unchanged (increase of only 0.05 m in Building No. 1).
- 4) Number of flats reduced from 47 to 45 with minor internal reconfiguration (addition of duplex units, removal of servant rooms).
- 5) No increase in environmental load - water, waste, and population parameters remain nearly identical or reduced.

The plot is situated in Residential Zone and not reserved for public purpose as per DP remarks.

Plot area is 1934.70 Sqm, FSI area is 10256.00 sqm, Non FSI area is 7354.00 Sqm, Total Construction area is 17610.00 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 which, project site falls in CRZ II & Non CRZ area.

The area of project site in CRZ as per IRS Report-

CRZ Classification	Area in CRZ in sqm
CRZ - II	1555.75
Outside CRZ	378.95
Total	1934.70

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

Consultant presented that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side. Authority observed that the concerned Planning Authority to ensure that there shall not be any construction proposed on seaward side beyond the existing approved plinth of old building.

Consultant presented the Comparative Statement as follows:-

Particulars	Configuration as per CRZ NOC No. IA/MH/CRZ/ 461902/2024 dt. 16.04.2024	Configuration As per CFO NOC Dt. 11.08.2025	Remarks
Plot Area	1,934.70 Sq.mt.	1,934.70 Sq.mt.	No Change
FSI Area	10,293.08 Sq.mt.	10,256 Sq.mt.	Reduced by 37.08 Sq.mt.
Non FSI area	7,736.53 Sq.mt.	7,354 Sq.mt.	Reduced by 382.53 Sq.mt.
Total Construction area	18,029.61 Sq.mt.	17,610 Sq. mt.	Reduced by 419.61 Sq.mt.
F.S.I. Ratio	5.4	5.4	No Change
Building Height	Building No.1: 158.10 M. Building No. 2: 23.85 M.	Building No.1: 158.15 M. Building No. 2: 23.85 M.	Building No. 1 Height increased by 0.05 M

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

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. MCGM 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 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. MCGM should strictly ensure that the proposed redevelopment 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. MCGM to ensure no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. Considering the water requirement, PP to explore captive / modular STP for treatment of sewage at site.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be



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Item No. 10: Proposed Development of Resort Building and Temporary Allied Facilities on Plot Bearing Gut. Nos. 40(pt) and 43(pt) in Palav Village, Taluka- Alibag, District- Raigad by M/s. Dynamix Vacation Resorts Private Limited

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Development of Resort Building and Temporary Allied Facilities on Plot Bearing Gut. Nos. 40(pt) and 43(pt) in Palav Village, Taluka- Alibag, District- Raigad.

PP has proposed the development of a resort building comprising of Basement + Ground + 1 Floor + Terrace on land bearing Gut No. 40/3/4/2, covering 1,711.72 sq. m of area falling within only CRZ-III B at Palav Village in Alibag Taluka in Raigad District of Maharashtra. No construction activities will be undertaken in the CRZ III (No Development Zone). The proposed project will be developed under the Maharashtra Tourism Policy 2024, which aims to promote tourism in semi-urban and relatively less-developed regions of the state.

Plot area is 7575.83 Sqm, FSI area is 2500.02 sqm, Non FSI area is 6111.41 Sqm, Total Construction area is 8611.43 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 proposed building falls completely in CRZ III B (200m to 500m form HTL). The proposed internal road falls completely in CRZ III (No Development Zone). The project site area falling in different zonation details is shown as per the approved CZMP in Table:-

Gut No.	CRZ-Classification	Area in sqm	Total Area (in sq.m)
40(pt)	CRZ III (No Development Zone)	1535.38	3246.50
	CRZ III B (200m to 500m form HTL)	1711.12	
43(pt)	CRZ III (No Development Zone)	4329.33	4329.33
Total			7575.83


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Consultant presented that, no construction activities including Temporary Allied Facilities and road will be undertaken in the CRZ III (No Development Zone). The Authority asked PP to submit under taking to that effect.

The Authority noted that the PP has submitted the EIA/ EMP report prepared by Building Environment (India) Pvt. Ltd (Nabet Accredited consultant).

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.

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 buildings 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 no construction is allowed within No Development Zone of CRZ-III as per CRZ Notification, 2019
4. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
5. During the construction & Operation phase, the mangrove vegetation must be protected and mangrove vegetation should not be disturbed.


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6. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms.
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.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector.



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Item No. 11: Proposed redevelopment of Building No. 157, 158, 159, 164, 165, 166, 167, 168, 169 & 170 (Plot A, B & C) At Kannamwar Nagar, Vikhroli, Mumbai, A Mhada Colony by M/S. B G Shirke Redevelopment and Gas Pvt. Ltd

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Building No. 157, 158, 159, 164, 165, 166, 167, 168, 169 & 170 (Plot A, B & C) At Kannamwar Nagar, Vikhroli, Mumbai, A Mhada Colony.

Consultant presented that, the proposed project is a cluster redevelopment of 10 MHADA housing societies constructed between 1968-1973 at Kannamwar Nagar, Vikhroli, Mumbai.

The existing G+3 buildings, now in dilapidated condition, will be reconstructed, and 640 tenants will be rehabilitated.

The said societies have appointed M/s. B. G. Shirke Redevelopment and Gas Pvt. Ltd as the developer under Regulation 33(5) of DCPR 2034 (MCGM).


The project covers a plot area of 19,792.18 sq. m with a total built-up area of 2,01,640.71 sq.m., comprising 1,924 tenements and buildings up to 120 m height. Parking will be provided as per DCPR 2034 norms (minimum 50% of total tenements).

The proposed composite residential development comprises rehab and sale tenements, along with shops and permissible amenities across three plots. Few convenient shops provided as per the provision of DCPR 2034.

- Plot A: one S + 22 Floors
- Plot B1: Three Wings of S + 22 Floors
- Plot B2: one Wing of S + 5 Podium + 17 Floors; Two Wings of S + 5 Podium + 35 Floors
- Plot C: One Wing of S + 5 Podium + 17 Floors; Three Wings of S + 5 Podium + 35 Floors

As the total built-up area exceeds 1,50,000 sq. m, the project falls under Category 8(b): Township and Area Development Projects as per EIA Notification, 2006. Application for Environmental Clearance is under process.


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Sr. No.	Description	Area in Sq.Mt		
		F.S.I	Non F.S.I	Total
1	Plot - A	8513.91	1814.93	10328.84
2	PLOT - B	53219.60	33014.76	86234.36
3	PLOT - C	65823.85	39253.66	105077.51
	TOTAL	127557.36	74083.35	201640.71

Plot area is 19792.18 Sqm, FSI area is 127557.36 sqm, Non FSI area is 74083.35 Sqm, Total Construction area is 201640.71 Sqm

Consultant presented that, in the matter, the societies approached the Hon'ble High Court, since certain societies plots are affected by 50 m Mangrove buffer zone.

Society	Writ Petition
Shramjivi CHS Ltd. (Blg 157)	WP/3530/2024
KN Takshashila CHS Ltd. (Blg 158)	WP/798/2025
KN Sindhudurg CHS Ltd. (Blg 159)	WP/807/2025
KN Gulmohar CHS Ltd. (Blg 164)	WP/3592/2024
Shukalendu CHS Ltd. (Blg 165)	WP/799/2025
Hariyali Jeevan CHS Ltd. (Blg 166)	WP/803/2025
Arun Niwara CHS Ltd. (Blg 167)	WP/794/2025
Vikramchandra CHS Ltd. (Blg 168)	WP/796/2025
Anand Vasti CHS Ltd. (Blg 169)	WP/806/2025
Post & Telegraphs Staff CHS Ltd. (Blg 170)	WP/793/2025

Hon. High Court vide Order dated 13.02.2025 has directed MCZMA to consider the matter in view of Hon. High Court Order in 29.07.2015 in PIL 87/2006.

DELIBERATION:

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

Consultant presented the CRZ status as per CZMP 2019:-

Proposed Building Number constructed by MHADA	Area (sq.m.) 50m Mangrove Buffer zone-IA	Area (sq.m.) CRZ-II (landward of HTL)	Outside CRZ
Bldg. No.-157 - 40 T/s	141.87	-	793.99

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Bldg. No.-158 - 40 T/s	1306.13	-	-
Bldg. No.-159 - 40 T/s	1302.27	-	-
Bldg. No.-164 - 40 T/s	1470.25	-	-
Bldg. No.-165 - 80 T/s	927.14	-	750.86
Bldg. No.-166 - 80 T/s	1051.05	-	393.59
Bldg. No.-167 - 80 T/s	1488.55	38.08	245.71
Bldg. No.-168 - 80 T/s	1289.30	125.94	377.95
Bldg. No.-169 - 80 T/s	1125.80	97.34	586.54
Bldg. No.-170 - 80 T/s	429.59	102.90	1286.14
Total - 640 T/s	10,531.95	364.26	4434.78

The Authority noted that, Hon. High Court has passed Order dated 13.02.2025 with respect to above said 10 societies of Kannamwar nagar directing that "the Competing Authority in the MCZMA shall decide the application submitted by the petitioner society as expeditiously as possible and within period of eight weeks from the date of receipt of application in the light of Order dated 29th July 2015 passed by the Division Bench of this court in PIL 87/2006"

The Authority noted that, most of project site is situated in 50 m mangrove buffer zone i.e CRZ-IA area as per approved CZMP, 2019. Consultant presented that existing buildings are prior to CRZ Notification, 1991 and redevelopment is necessary and Hon'ble Court in its orders have directed MCZMA to consider the proposal. Expert Members opined that, applicability of Hon'ble High Court order dated 29th July 2015 needs to be checked.

During the deliberation, the Authority observed that-

- 1) PP need to submit the justification for applicability of an order dated 29th July 2015 passed by the Hon. High Court in PIL 87/2006 for the Proposed project
- 2) PP need to submit the status of MHADA approval for the project

DECISION:

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

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Item No.12: Proposed redevelopment of residential cum commercial building on plot bearing C.T.S. No. 1023 of village Bandra, At Rebello Road, Bandra (W), Mumbai in H/West Ward by M/s. Vaswani Projects Private Limited

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential cum commercial building on plot bearing C.T.S. No. 1023 of village Bandra, At Rebello Road, Bandra (W), Mumbai in H/West Ward

Consultant presented that, there is one existing building comprising of Ground + 1st to 4th upper floors standing on site. The building has OC dated 01.03.1984.

The proposal is for redevelopment to a new residential building comprising of Ground for Entrance Lobby, Parking and Bank + 1st to 2nd upper floors for parking + 3rd to 20th upper floor for residential use with a total height of 69.90 mtrs measured from general ground level up to terrace level.

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

Plot area is 2139.60 Sqm, FSI area is 6167.84 sqm, Non FSI area is 5090.25 Sqm, Total Construction area is 11258.09 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 proposed project site falls in CRZ-II area & Non CRZ area.

CRZ Classification	Area in sqm
CRZ-II	1326.88
Outside CRZ	812.72
Total	2139.60

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


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The Authority observed that considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.

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. Considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.
4. 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.
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. Safe disposal of the wastewater should be ensured.


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7. 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. 13: Proposed C.N.G. Station on site bearing C. S. Nos. 1 (Pt), 56/1 to 63/1 in Princess Dock, Mumbai Port Authority, Mumbai, Maharashtra by M/s. Mahanagar Gas Limited

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for C.N.G. Station on site bearing C. S. Nos. 1 (Pt), 56/1 to 63/1 in Princess Dock, Mumbai Port Authority, Mumbai, Maharashtra.

Consultant presented that, the proposed project is C N G station located at C S Nos 1 (Pt), 56/1 TO 63/1 in Princess dock Mumbai Port Authority, Mumbai, Maharashtra as per the Sanctioned DP 1991.

MbPT is the Special Planning Authority and 930.90 Ha land is owned by MbPT within jurisdiction of SPA out of which C S Nos 1 (pt) 56/1 To 63/1 having plot area 1900 Sq m is allotted to Mahanagar Gas Limited on 19.07.2024 for a period of 30 years on an annual rental basis.

Plot area is 1900 Sqm, FSI area is 702.60 sqm, Non FSI area is 0.00 Sqm, Total Construction area is 702.60 Sqm

DELIBERATIONS:

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

The Authority noted that as per para 5.1.2 CRZ-I B of the CRZ Notification, 2019,

"(v) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II to this notification, subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by the Ministry of Environment, Forest and Climate Change, provided that such facilities are for receipt and storage of fertilizers and rawmaterials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid, etc."

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The Authority noted that as per para 5.2 CRZ-II of the CRZ Notification, 2019, "(i) Activities as permitted in CRZ-I B, shall also be permissible in CRZ-II, in so far as applicable.

(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 as per para 5.2. CRZ II and annexure II of the CRZ Notification, 2019, in other than CRZ IA area, storage of petroleum product the permissible in CRZ area along with essential safety related activities.

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 proposed Retail Fuel Outlet should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Concerned Planning Authority should strictly ensure that Facilities for receipt and storage of petroleum products and liquefied Natural Gas as specified in Annexure II only allowed.
3. PP to ensure all safety measures during construction and operation phase of the Retail Fuel Outlet.
4. PP to ensure that proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable.
5. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.
6. PP to ensure all safety measures as recommended in guidelines of Petroleum & Explosives Safety Organization (PESO).



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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. 14: Proposed addition of one Floor and alteration in the existing Residential Building development on plot bearing F. P. 30G - T.P.S. Santacruz No. 2 C.T.S. No. 1068 of Village Juhu at Vileparle (West), Mumbai by M/s. Ashish Estates & Properties Pvt. Ltd

Introduction:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for addition of one Floor and alteration in the existing Residential Building development on plot bearing F. P. 30G - T.P.S. Santacruz No. 2 C.T.S. No. 1068 of Village Juhu at Vileparle (West), Mumbai.

Consultant presented that, there were existing Bungalow Grd+1 Floor and a Residential Building Grd+8 Floors which was approved vide the IOD bearing no. E.B/CE/276/WS/KA dated 13.03.1982, sub-sequently amended on 30.06.1983 and finally amended on 01.10.1986. Later, these structures were redeveloped and the IOD approval for the same was obtained vide the letter bearing no. CE/276/WS/AK dated 05 Dec 2006.

As per the then prevailing policy of the state government, CRZ NOC for the proposed Redevelopment was obtained from the UDD, GoM vide the letter bearing no. TPB 2005/471/CR 200/05/UD/12 dated 29 Aug 2005. Subsequently, the Part OC was obtained vide letter bearing no. CE/276/DSII/WS/AK dated 03 June 2009. Full OC for the project was obtained vide letter bearing no. CE/0276/WS/AK dated 28 June 2018.

Now, as per the prevailing DCPR 2034 and as per the provisions of the regulation under the CRZ Notification 2019, certain permissible alteration and additions are being proposed in the existing Bungalow and Residential Building as mentioned in the Introduction above. These permissible alteration and additions are proposed only on the Landward Side of the Existing Authorized Fixed Structures as per the provisions of the CRZ Notification 2019.

The total area of the plot area is 0.31 Ha (3,100.20 sq.mtrs) and the total construction area is 1.0065 Ha. (10,065.97 sq.mtrs). Out of this total area, the new construction area proposed is only 658.26 sq.mtrs and alteration is proposed for an existing area of 3,015.60 sqmtrs. Accordingly, Project proponent has also obtained the Concession Approval from the Municipal


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Commissioner, MCGM for the above addition and alterations from the MCGM vide the Proposal no. CE/0276/WS/AK/337/1/AMEND dated 05 Oct. 2025

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 seaward side of existing road, as per CRZ map.

Consultant presented the details of existing construction as follows:

Sr. No.	Building Name	Building Configuration
1	Building No. 1 (Residential Bldg.)	Basement + Stilt Floor + 8 Floors + Terrace Floor
2	Building No. 2 (Bungalow)	Basement + Grd Floor + 1 Floor

Consultant presented the details of proposed construction as follows:

Sr. No.	Building Name	Building Configuration
1	Building No. 1 (Residential Bldg.)	Basement + Grd/Stilt Floor + Mezzanine Floor + 8 Floors + Terrace Floor
2	Building No. 2 (Bungalow)	Basement + Grd. Floor + 2 Floors

The Authority noted that as per para 5.2 CRZ-II of the CRZ Notification, 2019, "(ii) Construction of buildings for residential purposes, schools, hospitals, institutions, offices, public places, etc. shall be permitted only on the landward side of the existing road, or on the landward side of existing authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

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



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(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 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.
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. 15: Proposed Cold Storage & Warehousing Project on plot bearing no. IN-201A, Sector -2, Village- Funde, Taluka-Uran, District Raigad JNPA, Navi Mumbai by M/s. JWR Logistics private limited

INTRODUCTION:

The project proponent was absent for the meeting.

DECISION:

The Authority decided to defer the proposal.


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Item No. 16: Proposed development of Residential Bungalows on land bearing S. No. 28 (Old), S. No. 28/2/5/1 & 28/2/4 of Village Arnala, Tal. Vasai, Dist. Palghar by M/s. Bhavesh Chimanlal Mehta

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for development of Residential Bungalows on land bearing S. No. 28 (Old), S. No. 28/2/5/1 & 28/2/4 of Village Arnala, Tal. Vasai, Dist. Palghar.

Consultant presented that, proposed construction comprises followings:-

Building	Building Configuration
Bungalow	Ground + 2 Upper Floors
Servant Quarters	Ground
Kitchen & Storage	Ground
Structure - A, B, C, D, E, F, G, H, I	Ground

Plot area is 10050.00Sqm, FSI area is 2191.39 sqm, Non FSI area is 0.00 Sqm, Total Construction area is 2191.39 Sqm

DELIBERATIONS:

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

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

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

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


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The Authority asked whether the proposed construction is on the landward side of existing road as per para 5.2 (ii) of CRZ Notification, 2019. Consultant presented that, the site is situated on landward side of road. Consultant further presented that, IRS Chennai has demarcated the said road in the CRZ map in 1:4000 scale and therefore PP requested for the CRZ clearance.

The Authority observed that, the said road is not reflected in the approved CZMP, 2019. The PP submitted that there is existing road at site and local gram Panchayat confirmed the same.

The Authority asked PP to submit details of existing road from competent authority along with year of construction of said road and whether said road is indicated in Development Plan.

DECISION:

The Authority decided to defer the proposal for want of above information.

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Item No. 17: Construction of residential building known as "OM AAGMAN" situated at Plot No-222 Sector- 53, Dronagiri, Navi Mumbai by M/s. Hussain Shaikh

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of residential building known as "OM AAGMAN" situated at Plot No-222 Sector- 53, Dronagiri, Navi Mumbai.


Consultant presented that, CIDCO has issued Commencement Certificate dated 15.06.2018 for construction of residential building on site under reference. Accordingly, construction is completed on site. However, CIDCO has refused to grant Occupation Certificate and asked PP to submit clarification / clearance from MCZMA to grant Occupation Certificate.

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

The VC & MD, CIDCO vide letter dated 29.10.2025 submitted the letter as per SOP :

Project details			Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
Node: Dronagiri	Sector No. 53	Plot No. 222	15.06.2018	Not affected	CRZ-IA	Yes

DELIBERATIONS:


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

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

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

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


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

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

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

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991, is as per the CZMPs approved under the said notification and


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shall forward its recommendation to the concerned authority for Occupation Certificate (OC), as applicable.

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

Consultant presented that, VC&MD, CIDCO vide letter dated 29.10.2025 certified that Commencement Certificate was issued prior to the cut off date of the validity of CZMPs approved under CRZ Notification, 1991 as stated in paragraph 3 of MoEF&CC letter dated 14.03.2022 is in accordance with the extant building development norms in place, at that time for sanction for project under reference.

The Authority noted that, concern planning authority granted the Commencement Certificate on 15.06.2018, at the relevant time, the plot was not situated in CRZ area, as per approved CZMP under CRZ Notification, 1991. As per approved CZMP, 2011, the site under reference is situated in CRZ-IA area. Now, construction is completed on site and pending for Occupation Certificate.

The Authority noted that, the MoEF&CC, New Delhi has already clarified that the CZMPs approved under the CRZ Notification, 1991 shall be considered valid till 31st July, 2018 and the same shall be taken into cognizance for approval of the projects.

DECISION:

In the light of above, the Authority after deliberation decided that Concerned Planning Authority can grant the Occupation Certificate to the building on plot under reference, as per clarification letter dated 14th March, 2022 by the MoEF&CC, New Delhi.



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Item No.18: Proposed redevelopment of existing residential building Palace Sea View C.H.S.L on plot bearing C.T.S. no. 950, 951, 952, 953, 954 of village Bandra-C, Pali hill road (Nargis Dutt road), Bandra West, Mumbai in H/W ward by Evershine Builders Pvt Ltd

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of existing residential building Palace Sea View C.H.S.L on plot bearing C.T.S. no. 950, 951, 952, 953, 954 of village Bandra-C, Pali hill road (Nargis Dutt road), Bandra West, Mumbai in H/W ward.

Consultant presented that, Existing "Palace Sea View C.H.S.L." society owned Stilt + 1st to 8th & 9th (pt.) upper floors residential Building is more than 50 years old consisting of 34 nos. of residential tenements as per society record. Approvals of existing Building - IOD dated 17.09.1970, BCC (R) 31.08.1971 & OCC date 17.11.1971. Existing building structure is proposed to be demolished by virtue of proposed redevelopment.

The proposed Construction of High-rise residential building comprising of two wings i.e. Wing A & Wing B. Both having common basement of 03 levels for car parking way of 06.00 mtrs. + Wide two way ramp + common Ground floor + common 1st floor for amenity + 2nd to 14th residential floor.

Plot area is 2655.50 Sqm, FSI area is 7113.60 sqm, Non FSI area is 9571.40 Sqm, Total Construction area is 16685.00 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 proposed project site falls in CRZ-II area & Non CRZ area. The site under reference is situated on landward side of existing road, as per CRZ map.

The Authority observed that considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.

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

The Authority noted that proposed 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. Considering the water requirement, PP to explore for captive / modular STP for treatment of sewage at site.
4. 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.
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. Safe disposal of the wastewater should be ensured.
7. 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. Shri. Pravin Pardeshi, BNHS, Member MCZMA
2. APPCCF, Mangrove Cell, Member MCZMA
3. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
4. Dr. Milind Sardesai, Savitribai Phule Pune University, Expert Member, MCZMA
5. Dr. Amit Bansiwala, NEERI, Expert Member, MCZMA
6. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA


Member Secretary


Chairperson