

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The 198<sup>th</sup> 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 16<sup>th</sup> June, 2026. List of members present in the meeting is attached as Annexure-I.

**Confirmation of Minutes of 197<sup>th</sup> meeting of MCZMA:**

The Authority decided to confirm the Minutes of 197<sup>th</sup> meeting of MCZMA held on 11<sup>th</sup> May 2026 with following changes: -

- 1) In Item no. 10 in para 3, the line "non FSI area is 150.47 sqm" shall be read as "1560.47sqm"
- 2) In Item no. 11 in decision para, the line "pocket D & D" shall be read as "pocket D & E"

2

Member Secretary

  
Sh. Diperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.1:** Proposed Construction and Extension of platform & sloping ramp in Mahim, G/N Ward, Mumbai, Maharashtra by Harbour Engineer, Harbour Engineering Division (N), PWD, Government of Maharashtra.  
(Proposal No.: IA/MH/CRZ/578479/2026)

**INTRODUCTION:**

The officials from the PWD along with consultant presented the proposal before the Authority. The PWD has proposed construction of two platforms and six sloping ramps.

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Platform-1	CRZ - IB	474.24	689.40
	CRZ - II	215.16	
Platform-2	CRZ - IB	3372.57	3771.74
	CRZ - II	399.17	
Sloping Ramp-1	CRZ - IB	297.99	324.75
	CRZ - IVA	26.76	
Sloping Ramp-2	CRZ - IB	606.98	606.98
Sloping Ramp-3	CRZ - IB	690.23	690.23
Sloping Ramp-4	CRZ - IB	487.61	487.61
Sloping Ramp-5	CRZ - IB	608.41	608.41
Sloping Ramp-6	CRZ - IB	546.75	603.32
	CRZ - IVA	56.58	

The proposed project site is accessible by 16.0 m wide Lady Jamshedji Road. The project will improve fishing operations, and enhance coastal stability and socio-economic benefits for the fishermen community.

Consultant presented that, the proposed activities falls in CRZ IB, CRZ IVA area, as per CRZ Notification, 2019 which are permissible as per para 5.1.2 and 5.4 of the CRZ Notification, 2019.

**DELIBERATIONS:**

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows:

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Proposed Platform-1	CRZ - IB	474.24	689.40
	CRZ - II	215.16	
Proposed Platform-2	CRZ - IB	3372.57	3771.74
	CRZ - II	399.17	
Proposed Sloping Ramp-1	CRZ - IB	297.99	324.75
	CRZ - IVA	26.76	
Proposed Sloping Ramp-2	CRZ - IB	606.98	606.98
Proposed Sloping Ramp-3	CRZ - IB	690.23	690.23
Proposed Sloping Ramp-4	CRZ - IB	487.61	487.61
Proposed Sloping Ramp-5	CRZ - IB	608.41	608.41
Proposed Sloping Ramp-6	CRZ - IB	546.75	603.32
	CRZ - IVA	56.58	

The PP has submitted the EIA report prepared by the Mahabal Enviro Engineers Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. As per EIA report, proposed project location is at the sea face which is open land no vegetation clearing activity is involved so that there is no chance of impact on biological components due to present activity. However, present activity will have positive impacts to those biological entities by controlling sea erosion and protection from high tide and monsoon water logging in study area. There are no trees and mangroves in the proposed construction site therefore no impact's on biological environment. During construction period there must be taken precautions for marine habitats while storage and transportation of raw material. Raw material and equipments must be used away from marine habitats whenever work in progress.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24<sup>th</sup> November, 2022) & OM dated 29<sup>th</sup> November, 2022, the proposal of standalone jetty requires CRZ clearance from the MCZMA, . The said provision is reproduced as follows:

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*


*"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 with the following exceptions namely-*

*Stand alone jetties, salt works, Slipways, Temporary structures and Erosion control measures (like bunds, seawall, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"*

**DECISION:**

After deliberation, the Authority decided to grant the clearance from CRZ point of view under CRZ Notification, 2019 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 guidelines/clarifications given by MoEF&CC from time to time.
2. Proposed Construction and Extension of platform & sloping ramps should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PWD to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
4. PWD to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
5. No construction is allowed on the beach area.
6. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
7. 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.
8. 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.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.2:** Proposed Construction of Bund at Padavane Village, Devgad Taluka, Sindhudurg District, Maharashtra by Maharashtra Maritime Board (MMB)  
(Proposal No.: IA/MH/CRZ/577232/2026)

**INTRODUCTION:**

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of bund having length of 500.43 meter at Padavane Village, Devgad Taluka, Sindhudurg District, Maharashtra.

MMB officials presented that, the bund is required to protect the coast from flooding and erosion.

Consultant presented that as per approved CZMP, 2019, the proposed bund site is situated in CRZ III (NDZ) area and activity is permissible under para 5.3(i) read with para 5.1.2(i) (d) of the CRZ Notification, 2019.

**DELIBERATIONS**

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by NCSCM, Chennai as per approved CZMP 2019, as per which, the project site is situated in CRZ III (NDZ) area.

The PP has submitted the EIA report prepared by the MITCON Consultancy and Engineering Service Limited (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

During the meeting, the MMB presented that tourists visit the place at village Padavane and construction of bund will help in providing the tourists facilities.

Expert Members observed that objective of the project is not clear. Whether this is Tourism project or anti sea erosion project. Further, it was also observed that there are sand dunes near by the proposed locations. MMB need to provide scientific justification for the proposal respect to need of the

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

project at the specific location, supported by erosion studies. During the meeting, the MMB agreed to withdraw the proposal.

**DECISION:**

In view of the above, the Authority after deliberation decided to delist the matter from the records of the MCZMA.

2

Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.3:** Reconstruction of New Administrative building of Raigad Zilla Parishad (ZP) at Alibag, Taluka Alibag, District Raigad by Raigad Zilla Parishad  
(Proposal No.: IA/MH/CRZ/580813/2026)

**INTRODUCTION:**

The officials from the Raigad Zilla Parishad along with consultant presented the proposal before the Authority. The PWD officials presented that, existing Zilla Parishad (G+3) and Panchayat Samiti (G+2) buildings were in a deteriorated condition and required immediate repairs. Due to the impact of several cyclones in Raigad District. Many structures suffered significant damage, including these two administrative buildings. The available administrative space was inadequate, and various government departments were functioning from different locations rather than under a single roof. To address these issues and meet future administrative requirements, the Government decided to construct new, independent office buildings.

It was presented that, proposed Zilla Parishad building has been planned from G+3 to G+6 floors with a total height of 27.00 meters, while the proposed Panchayat Samiti building has been planned from G+2 to G+5 floors with a total height of 22.05 meters. The new facilities will provide adequate administrative space and improve coordination among departments by accommodating them within a centralized campus.

	Zila Parishad Building (Sqm)	Panchayat Samiti Building (Sqm)
Total Plot area	2328.01	919.88
Permissible FSI	1.10	1.10
Permissible Built up area	6012.55	2990.41

**DELIBERATION:**

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 as per approved CZMP vide CRZ Notification 2019.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

The Expert Members asked whether Tree cutting involved in the project. Consultant informed that, out of 109 existing trees, 56 are proposed to be cut, 11 transplanted, and 42 retained. NOC from Tree Authority will be obtained before commencement of work.

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. 18<sup>th</sup> January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to Concern 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 CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
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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Member Secretary

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Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.4:** Proposed Construction of Jetty at Pural Hurshi, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board. (Proposal No.: IA/MH/CRZ/580348/2026)

**INTRODUCTION:**

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of a jetty facility (15 m. x 2.70 m. along with a platform of 30 m. x 5.5 m) at village Hurshi, Taluka Devgad, District Sindhudurg, Maharashtra.

MMB officials presented that village Pural - Hurshi is primarily involved in fishing and marine-related activities, however the absence of proper jetty infrastructure creates difficulties in safe boat landing, passenger movement and transportation of fish catch, especially during tidal variations. To address this issue, MMB has proposed the construction of jetty to provide safe and reliable marine access, which will primarily benefit local fishermen, passengers from nearby coastal villages. MMB officials submitted that Grampanchayat, village pural has requested for the jetty.

Consultant presented that, the proposed activities falls in CRZ IA ( 50 m mangrove buffer zone), CRZ IB, CRZ IV area, as per CRZ Notification, 2019 which are permissible as per para 5.1.1, 5.1.2 and 5.4 of the CRZ Notification, 2019

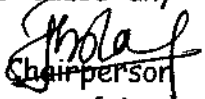
**DELIBERATIONS:**

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the project site falls in CRZ IA, CRZ IB and CRZ IV area.

Project Activity	CRZ IA	CRZ IB	CRZ IV
Jetty	224.10 Sqm	137.80 Sqm	86.30 Sqm

The PP has submitted the EIA report prepared by the MITCON Consultancy and Engineering Service Limited (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. As per the EIA report, proposed construction of the step jetty and platform is not expected to cause any

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

significant adverse impact on the biological environment. The anticipated impacts during the construction phase are primarily temporary, localized, and limited to minor disturbance of terrestrial and aquatic habitats. With the implementation of appropriate mitigation measures, including controlled construction practices, protection of surrounding habitats, and prevention of pollution, these impacts can be effectively minimized. During the operation phase, no major negative impacts are anticipated, and the structure may potentially enhance local marine habitat by acting as an artificial substrate for aquatic organisms. To conclude, the project is environmentally sustainable with respect to biological components, and no long-term or irreversible impacts on flora and fauna are envisaged.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24<sup>th</sup> November, 2022) & OM dated 29<sup>th</sup> November, 2022, the proposal of stand-alone jetty requires CRZ clearance from the MCZMA, . The said provision is reproduced as follows:

*"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 with the following exceptions namely-*

*Stand-alone jetties, salt works, Slipways, Temporary structures and Erosion control measures (like bunds, seawall, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"*

The Authority noted that, the project will enhance safe berthing and improve coastal connectivity, supporting efficient fishing and local marine activities. It will generate livelihood opportunities, strengthen local trade, and contribute to the socio-economic development of the region.

**DECISION:**

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

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

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. Proposed construction of jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. Prior High Court permission should be obtained since, the project is proposed partly in 50 m mangrove buffer zone area.
4. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
5. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
6. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
7. 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.
8. 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.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.5:** Proposed Construction of Jetty at Kalvi-Koyandewadi, Taluka- Devgad, District Sindhudurg by Maharashtra Maritime Board (MMB)  
(Proposal No.: IA/MH/CRZ/577172/2026)

**INTRODUCTION:**

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of jetty facility (Jetty - 20 m x 2.7 m and Platform - 30 m x 5.5 m).

MMB officials presented that, Kalvi village is primarily a fishing village and depend upon fishing activities in creek for their livelihood. Currently, without proper fish landing infrastructure, fishermen struggle to operate efficiently. To address this issue, the MMB has proposed construction of a permanent jetty which is necessary to provide a landing facility and ensure livelihood stability of the region.

Consultant presented that, the proposed activities falls in CRZ IB and CRZ III (NDZ) area as per CRZ Notification, 2019 which are permissible as per para 5.1.2 and 5.3 of the CRZ Notification, 2019.

**DELIBERATIONS:**

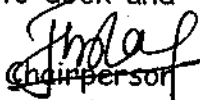
The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the CRZ category of the project activities are as follows-

Project Activity	CRZ IB	CRZ III (NDZ)
Jetty	165.39	81.21

The PP has submitted the EIA report prepared by the Ecofootforward Environment Consultancy and Engineers Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

As per EIA report, Kalvi village is a coastal community located along the Devgad Creek in the Devgad Tehsil of Sindhudurg District, Maharashtra. The village is home to a significant population of fishermen who rely entirely on the creek for their livelihoods. Currently, the lack of a formal jetty to dock and

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

embark vessels creates severe disruptions in daily fishing activities and connectivity. Without proper landing infrastructure, fishermen struggle to operate efficiently, leading to transportation delays and a measurable loss in productivity. These challenges are further compounded by heavy siltation, which has rendered the navigational channel shallow, especially during low tide. These shallow waters restrict boat movement and hinder the overall efficiency of maritime operations. Consequently, the local fishing community experiences ongoing financial losses due to the difficulties in transporting their catch and accessing vital fishing zones. To mitigate these docking issues, the construction of a permanent jetty is essential to provide a reliable berthing facility and ensure the economic stability of the region. The jetty construction project at Kalvi-Koyandewadi are expected to generate substantial and sustainable socio-economic benefits. The project directly improves the physical infrastructure by providing a dedicated landing point. A major benefit is the creation of construction and maintenance jobs, with a priority for local residents, ensuring that the economic gains stay within the region.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24<sup>th</sup> November, 2022) & OM dated 29<sup>th</sup> November, 2022, the proposal of stand alone jetty requires CRZ clearance from the MCZMA. The said provision is reproduced as follows:

*"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 with the following exceptions namely-*

*Stand alone jetties, salt works, Slipways, Temporary structures and Erosion control measures (like bunds, seawall, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"*

**DECISION:**

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

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

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. Proposed construction of jetty should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
4. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
5. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
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 site, as per MSW Rules, 2016.
7. 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.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.6:** Proposed Tourism Home at plot bearing Gat no. 237, At village: Kolgaon, Taluka: Alibag, District: Raigad by M/s. Awesome Properties Private Limited  
(Proposal No.: IA/MH/CRZ/578385/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Tourism Home at plot bearing Gat no. 237, at village: Kolgaon, Taluka: Alibag, District: Raigad.

Consultant presented that, the Tourism Home project comprises of followings:-

- 1) Bungalow: Ground + 1<sup>st</sup> Floor of 9 m height
- 2) Staff Room : Ground floor of 3.98 m height
- 3) Gym/Lounge & Swimming Pool : Ground Floor of 6.05 m height
- 4) Guard Room : Ground Floor of 2.85 m height

The Plot area is 6180.00 Sqm, FSI area is 1365.20 sqm, Non FSI area is 147.31 Sqm, Total Construction area is 1512.74 Sqm

Consultant further presented that, proposed construction activities are beyond NDZ area of the CRZ III area. The proposed activity is permissible as per the para 5.3 (iii) (a) & Annexure -III of the CRZ Notification, 2019.

**DELIBERATION**

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which:-

- The CRZ statement of the proposed project site bearing survey no. 237 at Kalgaon village, Alibag taluka, Raigad district, Maharashtra, by superimposing on the approved CZMP (Map Nos. MH 68 & 69) as per CRZ Notification 2019, is shown in Table.
- The project site falls partly in CRZ III (NDZ) and CRZ IIIIB (200m to 500m from HTL).
- The proposed construction and facilities within the project site falls completely in CRZ IIIIB (200m to 500m from HTL).

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

Area of project site in various CRZ :-

CRZ Classification	Area in sqm
CRZ-III (NDZ)	2043.05
CRZ-III (200m to 500 m from HTL)	4136.95
Total	6180.00

Expert Members asked about the provisions of the treatment of the sewage. Consultant presented that the STP of 5 KLD capacity is proposed to be installed to treat the domestic sewage generated.

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 the concerned planning Authority should ensure that proposed construction of Tourism Home should be in accordance with Annexure III of the CRZ Notification, 2019. Concern Planning Authority should ensure that, 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). 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.

**DECISION:**

After deliberation, the Authority decided to recommend the 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 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.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

2. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
3. The concerned Planning Authority should strictly ensure that proposed construction are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019. No construction is allowed in CRZ III (NDZ) area.
4. 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.
5. Concerned Planning Authority to strictly ensure that 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)
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, 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 District Collector



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.7:** Proposed reconstruction of old existing structure on Plot bearing S. No. 1846, at Village Nagaon, Tal. -Alibag, Dist. -Raigad by Meera Mandar Vartak (Proposal No.: IA/MH/CRZ/578821/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction of old existing structure on Plot bearing S. No. 1846, at Village Nagaon, Tal. -Alibag, Dist. -Raigad.

Consultant presented that, as per Grampanchayat records, assessment of existing house no. 1256 is from year 1989/90 and it is in dilapidated condition. Therefore, reconstruction of the same is proposed.

The proposed structure will have Ground Floor + 1 Upper Floor. (Height- 8.15m).

Plot area is 6240.00 Sqm, FSI area is 601.22 sqm, Non FSI area is 0.00 Sqm, Total Construction area is 601.22 Sqm

Consultant further presented that, the project site partially falls in CRZ - III (NDZ) and partly within 200 m to 500 m. Reconstruction of existing structure is proposed in CRZ III (NDZ). Consultant further presented that, reconstruction is proposed on existing plinth and existing density and not exceeding existing FSI, in view of the para 5.3 (ii) (a) & 5.3(iii) (b) of CRZ Notification, 2019.

**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 boundary partially falls in CRZ - III(NDZ) with remaining area in CRZ - IIIB (200m to 500m from HTL) and the proposed reconstruction of old existing structure and existing facilities fall in CRZ - III (NDZ) as per CRZ Notification 2019. As per CRZ report:

CRZ Classification	Area in Sqm
CRZ-III (NDZ)	5286.91
CRZ-IIIB (200 m to 500m from HTL)	751.43
Total	6038.34

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The Authority noted that as per para 5.3 (ii) CRZ-III of the CRZ Notification, 2019, "Following shall be permissible and regulated in the NDZ:-

(a) No construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density and for permissible activities under this notification including facilities essential for activities and construction or reconstruction of dwelling units of traditional coastal communities including fisher folk, incorporating necessary disaster management provisions and proper sanitation arrangements."

The Authority noted that proposed reconstruction of existing authorized structure in CRZ III (NDZ) area is permissible subject to not exceeding existing Floor Space Index, existing plinth area and existing density as per the CRZ Notification, 2019. The concerned planning authority should strictly ensure for the same.

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed 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 reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density in CRZ-III (NDZ) area.
3. The concerned Planning Authority should strictly ensure that no new construction is allowed in CRZ-III (NDZ) area. Only reconstruction of existing authorized structure is allowed, not exceeding existing Floor Space Index, existing plinth area and existing density.
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.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

7. PP to comply with all other regulations as applicable to the said land.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No. 8:** Proposed construction of residential cum commercial building known as "Kaveri Imperium" on Plot No. 19, Sector 19, Taloja, Navi Mumbai, Maharashtra by Mr. Ram Kashinath Keni & 2 Others  
(Proposal No. : IA/MH/CRZ/576096/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of residential cum commercial building known as "Kaveri Imperium" on Plot No. 19, Sector 19, Taloja, Navi Mumbai

Consultant presented that, Proposed single building having building configuration as Ground (Commercial + Stilt) + 1st to 3<sup>rd</sup> Podium Parking + 4th to 22nd Residential floors

The plot area of the project is 1499.79 sqm, FSI area is 7954.553 sqm, Non FSI area is 3994.513 sqm and Total Construction area is 11949.066 sqm

Consultant further presented that, at present, the site is vacant. The plot is marginally affected by CRZ - II & on landward side of the existing road. Proposed construction is permissible as per clause 5.2 (ii) & (iii) of CRZ Notification, 2019.

**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 bearing Plot No. 19 in Sector 19 of Taloja (Phase II) located in Pendhar Village, Navi Mumbai, Maharashtra partly falls in CRZ II while the remaining area falls outside CRZ as per CRZ Notification 2019.
- The CRZ statement of the project site bearing Plot No. 19 in Sector 19 of Taloja (Phase II) located in Pendhar Village, Navi Mumbai, Maharashtra by Superimposing on Approved CZMP (Map No. MH 77) as per CRZ Notification 2019 and the detailed statement is shown in Table.

Area of proposed project site in various CRZ:-

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

CRZ Classification	Area in Sqm
CRZ-II	92.15
Outside CRZ	1407.63
Total	1499.78

The Authority asked consultant whether any construction is proposed in CRZ-II area. Consultant submitted that, small portion of proposed construction is situated in CRZ-II area and remaining major portion is situated in non CRZ 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.."*

The Authority asked consultant whether proposed construction is situated on landward side of the existing road, or on the landward side of existing authorised fixed structures as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019. Consultant submitted that proposed construction is situated on landward side of the existing road.

The Authority asked PP to submit a clarification from the concerned planning authority confirming that the project site is on the landward side of existing road constructed prior to 18.01.2019 as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019.

**DECISION:**

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No. 9:** Proposed construction of residential cum commercial building on Plot No. 85, Sector 53, Dronagiri, Navi Mumbai, Maharashtra by Mr. Ganesh Bhoir & Others (Proposal No.: IA/MH/CRZ/576075/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of residential cum commercial building on Plot No. 85, Sector 53, Dronagiri, Navi Mumbai.

Consultant presented that, Proposed single Building having building configuration - Ground (Commercial + Stilt) + 1st to 2nd Podium Parking + 3<sup>rd</sup> (Amenity+ Residential) + 4th to 14th Residential Floors.

The plot area of the project is 1899.90 sqm, FSI area is 6365.201 sqm, Non FSI area is 3642.584 sqm and Total Construction area is 10007.785 sqm


Consultant further presented that, at present, the site is vacant. The plot is partly affected by CRZ - II & on landward side of the existing road. Proposed construction is permissible as per clause 5.2 (ii) & (iii) of CRZ Notification, 2019.

**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 boundary, the proposed building line and the proposed podium line falls in CRZ-II and outside CRZ areas as per approved CZMP (Map No: MH 69) map vide CRZ Notification 2019.

Area of proposed project site in various CRZ:-

Description	CRZ Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - II	836.15	1899.90
	Outside CRZ	1063.75	
Proposed Podium Line	CRZ - II	450.77	1118.17
	Outside CRZ	667.4	

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

Proposed Building Line	CRZ - II	239.85	518.14
	Outside CRZ	278.29	

The Authority asked consultant whether any construction is proposed in CRZ-II area. Consultant submitted that, part portion of proposed construction is situated in CRZ-II area and remaining portion is situated in non CRZ 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.."*

The Authority asked consultant whether proposed construction is situated on landward side of the existing road, or on the landward side of existing authorised fixed structures as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019. Consultant submitted that proposed construction is situated on landward side of the existing road.

The Authority asked PP to submit details from concerned planning authority i.e. CIDCO confirming that the project site is on the landward side of existing road constructed prior to 18.01.2019 as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019.

**DECISION:**

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



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.10:** CRZ status for Plot No. 09 & 10, Sector 20B, Airoli, Navi Mumbai by Yashasvi Developers  
(Proposal No.: IA/MH/CRZ/570918/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for CRZ status for Plot No. 09 & 10, Sector 20B, Airoli, Navi Mumbai.

Consultant during the meeting presented that, PP has proposed single Building having building configuration Basement + Stilt + 1<sup>st</sup> to 2<sup>nd</sup> Floor (Commercial) + 3<sup>rd</sup> to 20<sup>th</sup> Floor (Residential).

As per presentation, Plot area is 599.15 Sqm, FSI area is 2825.548 sqm, Non FSI area is 925.611 Sqm, Total Construction area is 3751.159 Sqm

Consultant further presented that Proposal is for the CRZ Status of the plot. No construction is proposed in the CRZ -II area & No FSI will be used of CRZ-II area for the development.


**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 at Plot Nos. 09 & 10, Sector 20B, Airoli, Navi Mumbai, Maharashtra falls near Thane Creek and Mangroves. The proposed basement line and building line falls outside CRZ even though the project site boundary falls partially in CRZ II with the remaining area outside CRZ as per CRZ Notification 2019. The area details are presented in Table.

CRZ Classification	Area in sqm
CRZ-II	12.71
Outside CRZ	586.44
Total	599.15

During the meeting Consultant presented that, project site partly falls in CRZ area and non CRZ area. However, proposed construction falls in Non CRZ area.

The Authority noted that plot under reference is falling in CRZ II and outside CRZ area. However, construction is situated outside CRZ area, as per approved

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

CZMP, 2019, as stated in IRS report (MoEF&CC authorized agency). Expert member observed that since proposed construction is outside CRZ area, it is outside the ambit of the CRZ Notification, 2019.

**DECISION:**

In the light of above, the Authority deliberation confirmed that plot under reference is falling in CRZ II (12.71 sqm) and outside CRZ area (586.44 sqm). Proposed construction at Plot No. 09 & 10, Sector 20B, Airoli, Navi Mumbai is situated outside CRZ area as per approved CZMP under CRZ Notification, 2019 and hence outside the purview & ambit of CRZ Notification, 2019. Concerned Planning Authority i.e. NMMC to ensure that there will be no violation of Hon. High Court order dated Sep, 2018 in PIL 87/2006.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.11:** Proposed amendment in redevelopment of Residential Building on Plot Bearing C. T. S. No(s) 799 to 805 of Bandra-B village situated in H/W Ward Mumbai, Maharashtra by M/s. Silver Cascade Co-op Housing Society Ltd  
(Proposal No.: IA/MH/CRZ/576519/2026)

**INTRODUCTION**

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Building on Plot Bearing C. T. S. No(s) 799 to 805 of Bandra-B village situated in H/W Ward Mumbai.

Consultant presented that, PP have obtained the CRZ Recommendations from MCZMA vide letter dated 01.01.2025 for redevelopment on site under reference. Now, PP have proposed amendment in the CRZ recommendations due change in building configuration. No work started on site.

Proposed Residential Building comprises of Tower - A & B: 2B + LG + UG + 1st Floor (E-Deck)+ 2nd to 15th Residential floors + Service floor + 16th to 22nd Residential floors + Service floor + 23rd floor (Pt Fitness centre/ Pt Terrace).

PP have applied for EC and CRZ Clearance vide no SIA/MH/INFRA2/574738/2026 for the total construction area of 34,797.03 m<sup>2</sup>. The project was considered in 288<sup>th</sup> meeting of SEAC-II meeting held on 25.05.2026 and project was recommended for the grant of EC to SEIAA.

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

The plot area of the project is 4281.6 sqm, FSI area is 13170.16 sqm, Non FSI area is 21626.87 and Total Construction area is 34797.03 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**DELIBERATION:**

During the meeting Consultant presented the comparative statement of the project:-

Sr No	Particulars	As per CRZ NOC vide No. IA/MH/CRZ/504993/2024 dated 01.01.2025		Proposed Amendment	Remarks	
1	Total Plot Area	4,281.6 in <sup>2</sup>		4,281.6 m <sup>2</sup>	No change	
2	FSI Area	13,172.60 m <sup>2</sup>		13,170.16 m <sup>2</sup>	Due to change in planning	
3	Non FSI Area	28,575.39 m <sup>2</sup>		21,626.87 in <sup>2</sup>		
4	Total construction area	41,747.98 m <sup>2</sup>		34,797.03 m <sup>2</sup>		
5	Building Configuration	Residential cum Commercial Bldg.	<b>Tower - A:</b> 4B+ LG + UG + Service Floor + 1st To 13th Residential Floor + Service Floor + 14th To 20th Residential Floor + Service Floor + Terrace (pt) /Amenity Floor (pt). Height: 89.25 in  <b>Tower - B:</b> 4B+ LG + UG + Service Floor + 1st To 15th Residential Floor + Service	Residential cum Commercial Bldg.	<b>Tower - A &amp; B:</b> 2B+ LG + UG+ 1st Floor (E-Deck)+ 2nd to 15th Residential floors + Service floor + 16th to 22 <sup>nd</sup> Residential floors + Service floor + 23rd floor (Pt Fitness center / Pt Terrac	02 no. of basement is now removed. Added 03 no. of residential floors. <b>Status:</b> No work started

Member Secretary

*[Signature]*  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

			Floor + 16th To 20th Residential Floor + Service Floor + Terrace (pt)/ Amenity Floor (pt). Height: 97.65 m		e) Height: 106.60 m	
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The Authority noted that, the earlier the proposal was considered in 179<sup>th</sup> meeting of MCZMA held on 11<sup>th</sup> & 12<sup>th</sup> November, 2024. The MCZMA vide letter dated 01.01.2025 recommended the proposal for BUA of 41,747.98 sqm to SEIAA under CRZ Notification, 2019. Now, PP have proposed amendment in the CRZ recommendation due change in building configuration. The Authority observed that, now BUA has been reduced to 34,797.03 sqm.

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

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 .."*

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

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



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.12:** Proposed Slum Redevelopment Scheme on plot bearing CTS No. 1231, 1232, 1233 A/ 1233 B of village Bandra - C, Sherly Rajan Road, off Bandra Carter Road, Bandra West, Mumbai, Maharashtra - 400 050 by M/s Omraj Realty Pvt. Ltd.  
(Proposal No.: IA/MH/CRZ/570403/2026)

**INTRODUCTION**

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for Slum Redevelopment Scheme on plot bearing CTS No. 1231, 1232, 1233 A/ 1233 B of village Bandra - C, Sherly Rajan Road, off Bandra Carter Road, Bandra West, Mumbai.

Consultant presented that, the slum structures on the proposed site have been declared as slums since 1994. The proposed project falls under the Slum Rehabilitation Scheme under Regulation 33(10).

Proposed construction comprises of followings:-

- Rehab Building no. 1: Ground + 1st to 19th upper floors (65.95 m)
- Sale Building No. 2: 2 Basements + Ground + 1st to 17th upper floors (59.45 m)

As per D P Remarks 2034 the plot under reference is situated in Residential zone and reserved Garden/ Park & Play Ground.


The plot area of the project is 2725.80 sqm, FSI area is 11456.25 sqm, Non FSI area is 3613.34 and Total Construction area is 15069.59 sqm

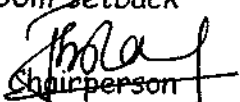
Consultant further presented that, the plot u/r is partly in CRZ II and partly in CRZ III (NDZ IN CRZ II area). The proposed development will be as per clause 5.2 (ii), (iii) & (iv) of CRZ notification 2019.

**DELIBERATION:**

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

*"The project site of M/s. Om raj Developers Pvt. Ltd., "Raj Pantheon", 1st Floor, New Subhash Nagar, off. M.G. Road, Opposite Rosary Church, Goregaon (West), Mumbai - 400 104 falls fully inside the 500m setback*

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

line from HTL of Arabian Sea with some part of project side inside open space reservation as per approved CZMP (Map No.MH 75) published vide CRZ Notification 2019. Hence project site falls inside CRZ-III (NDZ-within CRZ-II - Greater Mumbai) with remaining area inside CRZ-II as per approved CZMP.

- The aforesaid project site falls outside the 50m setback line from Mangroves as per approved CZMP (Map No. MH 75).
- The shortest distance of the project site from the HTL of Arabian Sea is 124.06 m as indicated in the enclosed local level CRZ map.
- The area of project site in various CRZ is indicated in Table 2.

Table 2 Area of project site in various CRZ

Description	Survey No.	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site	1231	CRZ - II	209.00	209.00
	1232	CRZ - III (NDZ - within CRZ-II Greater Mumbai)	4.20	4.20
	1233A	CRZ - III (NDZ - within CRZ-II Greater Mumbai)	2373.27	2444.00
		CRZ - II	70.73	
	1233B	CRZ - III (NDZ - within CRZ-II Greater Mumbai)	68.60	68.60
<b>Grand Total</b>			<b>2725.80</b>	<b>2725.80</b>

The Authority observed that, the plot area of the project is 2725.80 sqm out of which 2446.07 sqm is falls in CRZ-III (NDZ-within CRZ-II Greater Mumbai)

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



Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

The Authority observed that:

- i) As per Development Plan of Greater Mumbai, the project site majorly reserved Garden/ Park & Play Ground and accordingly classified as NDZ within CRZ-II of Greater Mumbai area as per approved CZMP 2019
- ii) The proposal includes substantial new construction with FSI of 4.0 and high-rise development in said NDZ within CRZ-II of Greater Mumbai area.
- iii) As per para 10.3 of CRZ Notification, 2019, Only Construction of civic amenities, stadium and gymnasium meant for recreational or sports-related activities is permissible and the residential or commercial use of such open spaces shall not be permissible in said NDZ within CRZ-II of Greater Mumbai area.

The Authority observed that, SRA is proposed in CRZ II (NDZ) area which is not a permissible activity in view of para 10.3(i) of the CRZ Notification, 2019.

**DECISION:**

After detailed deliberation, the Authority decided to reject the proposal from CRZ Point of view, as per provisions of the CRZ Notification, 2019.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.13:** Proposed Holiday Resort on plot bearing GAT No. 556/1, at Village Awas, Tal. -Alibag, Dist. -Raigad by Vijay Atmaram Kathe  
(Proposal No.: IA/MH/CRZ/579324/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Holiday Resort on plot bearing GAT No. 556/1, at Village Awas, Tal. -Alibag, Dist. -Raigad.

Consultant presented that, the proposed resort consists of 10 Unit type A: Ground + 1 (Height- 8.7m); 2 Unit type B: Ground + 1 (Height- 8.7m) and 1 Dining cum Kitchen: Ground (Height- 6.1m). Existing Structure Ground floor to be demolished.

Plot area is 5400.00 Sqm, FSI area is 1756.36 sqm, Non FSI area is 00.00 Sqm, Total Construction area is 1756.36 Sqm

Consultant further presented that, construction is proposed within 200 m to 500 m in CRZ III area. No construction is proposed in CRZ III(NDZ) area. Proposed activity is permissible as per the para 5.3 (iii) (a) & Annexure -III of the CRZ Notification, 2019.

**DELIBERATION**

The Authority noted the CRZ map in 1:4000 scale & report prepared by the IRS, Chennai, as per which:-



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**


- The proposed project site is located at Gat No. 556/1 in Awas Village, Alibag Taluka, Raigad District, Maharashtra and falls near Arabian Sea, Creek and Mangroves
- The project site boundary partially falls in CRZ - IIIB (200m TO 500m FROM HTL) with remaining area in CRZ - III (NO DEVELOPMENT ZONE) as per CRZ Notification 2019. The area tables are presented in Table 2.
- The shortest distances from the HTL (Arabian Sea) to the project boundary corners E and F are 195.16m and 204.53m respectively.

**Table 2. The area details of Proposed Project Site**

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site	CRZ-III (NDZ)	134.65	5710.66
Boundary	CRZ-IIIB (200m to 500m from HTL)	5576.00	
Proposed Driveway	CRZ-III (NDZ)	134.65	2514.50
Proposed Construction	CRZ-IIIB (200m to 500m from HTL)	2379.84	
Proposed Facilities	CRZ-IIIB (200m to 500m from HTL)	1016.72	1016.72
Existing Structure to be Demolished	CRZ-IIIB (200m to 500m from HTL)	435.79	435.79
	CRZ-IIIB (200m to 500m from HTL)	172.41	172.41

Expert Members asked about the provisions of the treatment of the sewage. Consultant presented that the Septic Tank & Soak pit having 10 KLD capacity is proposed to treat the domestic sewage generated. The Authority asked PP to explore the possibility of installation of modular STP to treat the domestic sewage.

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.."

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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 the concerned planning Authority should ensure that proposed construction of Tourism Home should be in accordance with Annexure III of the CRZ Notification, 2019. Concern Planning Authority should ensure that, 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). 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.

**DECISION:**

After deliberation, the Authority decided to recommend the 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 construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
3. The concerned Planning Authority should strictly ensure that proposed construction are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019.
4. No construction is allowed in CRZ III (NDZ) area.
5. 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.
6. Concerned Planning Authority to strictly ensure that 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)
7. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.14:** Request for revision in CZMP for the land bearing New S.No. 138pt, 139pt, 140pt, 145Cpt & 145pt of Village Bhayander and New S.No. 24pt. of Village Penkarpada, Dist Thane by Miraland Developers Private Limited (Proposal No.: IA/MH/CRZ/579324/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. Application is for revision in CZMP for the land bearing New S.No. 138pt, 139pt, 140pt, 145Cpt & 145pt of Village Bhayander and New S.No. 24pt. of Village Penkarpada, Dist Thane.

Consultant presented that, there are two land parcel which need to be considered for revision in CZMP:-

- 1) Part A:- land in village Bhayander which includes the part of land bearing S.No. 138pt, 139pt, 140pt, 145Cpt & 145pt.
- 2) Part B:- land bearing new S.No. 24 (old S.No. 261) at village Penkarpada and S.No. 138pt. at Village Bhayander -


As per submission of the PP-

**1) Part-A**

The land u/r is adjoining the mangroves however there is an existing old road/bund that has been in existence for over 100 years and it is all around the mangroves. The said area under the mangroves has been rightly demarcated as CRZ-1A. However the area beyond the mangroves has been demarcated as intertidal zone and the High Tide Line is show away from the road/bund which is erroneous in nature. The High Tide Line needs to be demarcated at the face of the mangroves, which will result in deletion of the Inter Tidal zone that has been erroneously demarcated in the draft CZM Plans and simultaneously the effect of CRZ II from its current demarcated.

**2) Part-B**

The land u/r has been classified as Intertidal zone i.e. CRZ - 1B in the Final Notified CZM Plan issued by MCZMA. The demarcation of HTL is incorrect since the same has been left open at the face of the mangroves at many locations. There is an existing bund on the face of the mangroves which is in existence for over 75-80 years. The High Tide Line needs to be demarcated

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

along the bund at the face of the mangroves, which will result in deletion of the Inter Tidal zone that has been erroneously demarcated in the Final CZM Plans. Accordingly, the land will only be partly affected by CRZ II and part land will be free from CRZ.

PP further presented that, the matter of revision of approved CZMP under CRZ Notification, 2011 was earlier considered by MCZMA in its 141<sup>st</sup> & 142<sup>nd</sup> Meeting held on 05-12-2019 and 31-12-2019 respectively and referred the matter to NCSCM Chennai through MoEF&CC New Delhi.

Applicant during the meeting requested to refer the matter to NCSCM Chennai for ground truthing as per the provisions of the CRZ Notification 2019.

**DELIBERATION:**

The Authority noted that earlier the matter of revision of approved CZMP under CRZ Notification, 2011 by M/s. Estate Investment Company was deliberated by MCZMA in its 141<sup>st</sup> & 142<sup>nd</sup> Meeting held on 05.12.2019 and 31.12.2019 respectively and referred the matter to NCSCM Chennai through MoEF&CC New Delhi.

The NCSCM Chennai vide letter dated 21.06.2024 informed that the site visits for the revision of approved CZMP (2011) has been put on hold due to the following reasons:-

- 1) CZMP 2019 has already been approved for all 7 coastal districts of Maharashtra
- 2) CZMP prepared as per CRZ Notification, 2011 is no longer valid.
- 3) Thus the question of revision of approved CZMP 2011 does not arise.

Now, the proposal is for revision in CZMP approved under CRZ Notification, 2019 for the land bearing New S.No. 138pt, 139pt, 140pt, 145Cpt & 145pt of Village Bhayander and New S. No. 24pt. of Village Penkarpada, Dist Thane.

The Authority noted that the para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, "Whenever there is a doubt, the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on latest satellite imagery and ground truthing"

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**DECISION:**

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

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.15:** Proposed Expansion of Commercial & Rehab Residential building at Plot Tata Colony (Plot 1) and Bharat Nagar transit Camp (Plot 2) at Bharat Nagar at plot bearing S.No.378 (Pt.) CTS No.7643 (Pt.) & 5371 (Pt.) Village Kole-Kalyan, Tal. Andheri, Mumbai by M/s. Prestige (BKC) Realtors Pvt. Ltd. & M/s. Bharatnagar Buildcon LLP (Proposal No.: IA/MH/CRZ/578499/2026)

**INTRODUCTION**

The Project proponent along with consultant presented the proposal before the Authority.

The proposal is for Expansion of Commercial & Rehab Residential building at Plot Tata Colony (Plot 1) and Bharat Nagar transit Camp (Plot 2) at Bharat Nagar at plot bearing S.No.378 (Pt.) CTS No.7643 (Pt.) & 5371 (Pt.) Village Kole-Kalyan, Tal. Andheri, Mumbai, in accordance with DCPR 33(5),(19) & 23 of DCPR 2034 and Bandra Kurla Complex Notified Area Development Control Regulations, 1979.

Consultant presented that, proposed project is located at Bandra Kurla Complex (BKC), Mumbai and falls partly under CRZ-II area as per the approved CZMP.

Consultant further presented that, MCZMA vide letter dated CRZ2021/CR62/TC4 dated 08 June 2022 has granted CRZ recommendation to the project.

Now, Proposed Expansion of Commercial & Rehab Residential Buildings on Plot known as Tata Colony (Plot 1) and Bharat Nagar transit Camp (Plot 2) at Bharat Nagar, involves-

- 1) Residential + Commercial Building 1 - 4B+G+ 1st to 19th Floors + Terrace (Height - 81.30 m)
- 2) Commercial Building 2 Consisting of Office Building - 4B+G+ 1st to 19th Floors + Terrace - (Height - 80.65 m)
- 3) Hotel Building - 4B + G+ 1st to 17th Floors + Terrace (Height - 81.20 m)
- 4) Rehab Building - 2B + G + 1st to 26th Floors + Terrace (Height - 80.24 m)

MHADA vide letter dated 06.03.2026 granted amended Intimation of Approval (IOA). The plot under reference is situated partly in residential zone and partly in commercial zone and partly earmarked as MHB Transit Camp as per DP Remarks.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The plot area of the project is 36,328.23 sqm, FSI area is 3,06,678.95 sqm, Non FSI area is 1,90,185.94 sqm and Total Construction area is 4,96,864.89 sqm

Consultant further presented that, proposed construction is permissible activity as per Para 5.2(ii) of the CRZ Notification, 2019

**DELIBERATION:**

During the meeting Consultant presented the comparative statement of the project:-

Particulars	As per CRZ NOC dated 08.06.2022	Proposed Amendment As per IOD dated 06-03-2026	Remarks
Total Plot Area	38,818.66	36,328.23	Plot Area 2,490.70 under Slum in the NonCRZ Plot is removed from the scheme
Deduction for DP	2,878.66	2,313.15	Due to decrease in DP Areas
Net Plot Area	35,940.00	34,015.08	As above
FSI Area	2,44,426.38	3,06,678.95	Increase in FSI due to the TOD Scheme. TOD FSI NOT CLAIMED on CRZ Affected Plot Addl. FSI claimed only on Non-CRZ Plot
Non-FSI Area	1,36,726.62	1,90,185.94	Respective increase in Non-FSI Area as well
Construction Area	3,81,153.00	4,96,864.89	Due to Increase in FSI & Non-FSI Areas
DCPR 2034 Provision	FSI of 5.00 under 33(19) of DCPR 2034 and Fungible FSI as per DCPR	FSI of 3.00 under Reg. 33(5) + 2.00 under Reg.33(19) + 2.00 FSI under 33(23) + Fungible FSI as per Reg.31 (3) of DCPR 2034	Max. FSI 7.00 + 35% Fungible FSI = 9.45 FSI is permissible

Member Secretary

*[Signature]*  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

	31(3)		
<b>No. of Towers</b>	<b>Commercial Building 1-</b> 4B+G+1st to 16th Floors + Terrace (Height – 65.15 m) <b>Commercial Building 2-</b> 4B+G+ 1 <sup>st</sup> to 12th Floors + Terrace (Height – 48.60 m) <b>Rehab Building -</b> G + 1st to 29th Floors + Terrace (Height – 90.00 m)	<b>Residential + Commercial Building</b> 1– 4B+G+ 1st to 19th Floors + Terrace (Height – 81.30 m) <b>Commercial Building 2</b> <b>Consisting of Office Building -</b> 4B+G+ 1st to 19th Floors + Terrace - (Height– 80.65 m) <b>and Hotel Building—</b> 4B + G+ 1st to 17th Floors + Terrace (Height – 81.20 m) <b>Rehab Building -</b> 2B + G + 1st to 26th Floors + Terrace (Height – 80.24 m)	Same Footprint. Only Increase in the No. of Floors on account of increase in the FSI and respective Non FSI Areas in Commercial Bldg. Nos. 1 & 2 Decrease in no. of floors in Rehab Building

The Authority noted that, the earlier the proposal of redevelopment of dilapidated structures was considered in 159<sup>th</sup> meeting of MCZMA held on 06.06.2022. The MCZMA vide letter dated 08.06.2022 recommended the proposal. Now, PP have proposed amendment in the CRZ recommendations due change in building plans.

The PP has submitted the CRZ map in 1:4000 scale and report of the IRS, Chennai. As per the IRS report, the proposed project site partly falls in CRZ II and Outside CRZ. As per the IRS report, the area of the project site in various CRZ categories is as follows-

Sr. No	Project Description	Zonation	Area (Sq.m)
1	Project site	CRZ - II	7492.30
2		Outside CRZ	31326.30
Total			38818.70

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

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

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
4. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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. PP to comply with all other regulations as applicable to the said land.
9. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.16:** Proposed redevelopment on property bearing C.T.S No. 1066 (pt) of Village Versova, Taluka Andheri, in K/West Ward at J.P. Road, Andheri (W), Mumbai, Maharashtra - 400 061 by M/s. NCC Urban Homes Pvt. Ltd. (Proposal No.: IA/MH/CRZ/578996/2026)

**INTRODUCTION**

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment on property bearing C.T.S No. 1066 (pt) of Village Versova, Taluka Andheri, in K/West Ward at J.P. Road, Andheri (W), Mumbai under 33 (11) of DCPR 2034.

Consultant presented that, the existing 2 buildings (Ground floor + Upper 6 floors) having IOD 30.11.1965 will be demolished for the construction of new residential building.

Proposed Residential Building comprises of 1st to 5th Basement Floor (Services + Parking) + Ground Floor + 1st & 2nd Podium floor (Parking + Part Residential) + 3rd E-Deck floor (Part residential) + 1st to 30th upper residential floor having Height: 111.20 m.

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


The plot area of the project is 4348.00 sqm, FSI area is 23206.55 sqm, Non FSI area is 23488.00 and Total Construction area is 46694.55 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

**DELIBERATION:**

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

The Authority noted that, as per CRZ map, the site under reference is situated on Seaward side of existing road. Consultant presented that, the seaward side plinth of existing structure would be maintained for the redevelopment.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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 .."*

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 17:** Proposed redevelopment of Residential and Commercial Building on Plot Bearing C.T.S No. 892/E, 892/C, 892/B, 892/A, 892/1, 892/D at Alibag, Tal-Alibag, Dist. Raigad by Girish Chintaman Mhatre  
(Proposal No.: IA/MH/CRZ/578687/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential and Commercial Building on Plot Bearing C.T.S No. 892/E, 892/C, 892/B, 892/A, 892/1, 892/D at Alibag, Tal-Alibag, Dist. Raigad

Consultant presented that, existing structure of Ground + 2 Upper Floors is proposed to be demolished by virtue of proposed redevelopment.

The proposed Residential and Commercial Building configuration comprises of Ground + 6 Upper Floors.

The plot area of the project is 669.73 sqm, FSI area is 1679.06 sqm, Non FSI area is 235.84 sqm and Total Construction area is 1914.90 sqm .

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

**DELIBERATIONS:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. PP to explore implementation of environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
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. PP to comply with all other regulations as applicable to the said land.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 18:** Proposed redevelopment of residential building on C.T.S. No. 1415B, Village Bandra - C, H/W Ward, Bandra (W), Mumbai by M/s Sach Prime Homes L.L.P. by Sach Prime Homes LLP  
(Proposal No.: IA/MH/CRZ/578195/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on C.T.S. No. 1415B, Village Bandra - C, H/W Ward, Bandra (W), Mumbai

Consultant presented that, currently there is one Ground + 6 Floor structure on the site, which is Residential in nature

The proponent envisages Proposed Ground floor for Parking + 1st to 9th floor (Part Podium for Parking & Part for Residential flats) + 10th to 11th floor ( Part for residential flats & Part for society office and fitness center) + 12th to 20th floor + 21st (pt.) floor Residential Building, at the site, after demolition of the old structure. Construction will be Under Regn. No. 33(7)B & 31(3) of DCPR 2034 for Mumbai, amended up to 18.01.2019.

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

The plot area of the project is 1126.10 sqm, FSI area is 3040.74 sqm, Non FSI area is 3761.42 sqm and Total Construction area is 6802.16 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

**DELIBERATIONS:**

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The Authority asked PP to submit authorization details of existing structure on site under reference. Accordingly, PP submitted IOD issued by MCGM dated 17.05.1971, Commencement Certificate dated 18.09.1971 & Completion Certificate dated 26.08.1972.


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

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

**DECISION:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

6. PP to comply with all other regulations as applicable to the said land.
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.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 19:** Proposed redevelopment of residential building on C.T.S. No. C/165, Village Bandra - C, H/W Ward, Bandra (W), Mumbai by Mrs. Salma Khan  
(Proposal No.: IA/MH/CRZ/578074/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on C.T.S. No. C/165, Village Bandra - C, H/W Ward, Bandra (W), Mumbai.

Consultant presented that, previously there was a, Ground + First Floor structure on the site, which was Residential in nature. The structure has now been demolished after due procedure.

The proponent envisages a new Ground + Stilt + 6 (pt) Upper Storey Residential Building at the site. Construction will be Under Regn. No. 33(16) of DCPR 2034 for Mumbai, amended up to 18.01.2019 and F.S.I. of 1.459 will be consumed. IOD has been issued by MCGM on 28.10.2025.

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

The plot area of the project is 367.90 sqm, FSI area is 725.06 sqm, Non FSI area is 289.05 sqm and Total Construction area is 1014.11 sqm


Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019


**DELIBERATIONS:**

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

The Authority noted that, as per CRZ map, the site under reference is situated on Seaward side of existing road. Consultant presented that, the seaward side plinth of existing structure would be maintained for the redevelopment.

The Authority observed that redevelopment is proposed on site under reference. The Authority asked consultant to submit details of existing

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

structure on site under reference. Accordingly, existing structure prior to 1956 and was in dilapidated condition and hence same is demolished.

The Authority observed that, as per project details submitted by PP, Ownership of Land is belongs to Mrs. Mary Clotilda Baptista. The Authority asked PP to submit NOC of Land Owner. Accordingly, consultant submitted the Conveyance Deed dated 06.09.2011.

The Authority observed that existing structure has been demolished on site. The Authority asked PP to submit details. Accordingly, PP submitted Architect Letter dated 16.06.2026 which states that, in the interest of public safety and to avoid any potential risk to life and property, the requisite Intimation of Disapproval (IOD) was obtained from the Municipal Corporation of Greater Mumbai (MCGM), pursuant to which the said temporary structure was demolished.

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

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

**DECISION:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the plinth of the existing authorized building on seaward side.
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. PP to comply with all other regulations as applicable to the said land.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 20:** Proposed redevelopment of Sunflower Apartment located on Plot bearing CTS No. 1059/C of village Bandra-B situated in H/W Ward, at Hill Road, Mount Mary, Bandra (West), Mumbai by M/s. Build Confia India LLP (Proposal No.: IA/MH/CRZ/579640/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Sunflower Apartment located on Plot bearing CTS No. 1059/C of village Bandra-B situated in H/W Ward, at Hill Road, Mount Mary, Bandra (West), Mumbai under 33(11) of DCPR 2034.

Consultant presented that, existing society building proposed to be redeveloped, under SRA as a planning Authority.

Proposed residential building comprises of Basement (4.35 mtrs) + Ground (12.90 mtrs Puzzle Parking) + 1st floor (4.75 mtrs) including transfer girder + 2nd to 14th Upper Floors (3.30 mtrs each) + Terrace, OHT & LMR (4.95 mtrs). SRA has issued IOA dated 05.01.2026.

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

The plot area of the project is 831.20 sqm, FSI area is 2724.12 sqm, Non FSI area is 1920.69 sqm and Total Construction area is 4644.81 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2 (iv) of the CRZ Notification, 2019

**DELIBERATIONS:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. PP to comply with all other regulations as applicable to the said land.
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.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 21:** Proposed redevelopment of building on plot bearing CTS No. 1091/A/2 of village Versova, Harminder Singh Road, K/West Ward, Versova, Mumbai by R Laxmi Developers LLP (Proposal No.: IA/MH/CRZ/579609/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of building on plot bearing CTS No. 1091/A/2 of village Versova, Harminder Singh Road, K/West Ward, Versova, Mumbai as per Reg. 33 (11) of DCPR 2034.

Consultant presented that, there is existing one building comprising of Ground Floor + 1<sup>st</sup> to 2<sup>nd</sup> Upper floors standing on site. The Existing building having OC Plans dated 29.01.1999.

Proposed residential building comprises one Basement + Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Parking Floor + 8<sup>th</sup> to 21<sup>st</sup> Upper Floors for Residential use having height 69.95 m. SRA has issued LOI on 24 April 2026 and IOA on 15 May 2026.

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

The plot area of the project is 1013.39 sqm, FSI area is 5263.10 sqm, Non FSI area is 5374.54 sqm and Total Construction area is 10610.64 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

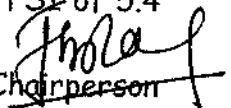
**DELIBERATIONS:**

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

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

The Authority asked PP to submit details of proposed FSI is prevailing as on 18.01.2019 as per CRZ Notification, 2019. Consultant presented that FSI of 5.4

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

(Inclusive of Fungible) is proposed, which is compliant with the norms as per CRZ 2019, as per clause 33/11 of DCPR.

The Authority asked PP to submit details of Court case. Consultant presented that SL/35218/2025 in the High Court, Bombay. There is no restraining order from any court for the redevelopment of this property.


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

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

**DECISION:**

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


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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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. PP to comply with all other regulations as applicable to the said land.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 22:** Proposed redevelopment of Residential cum Non Residential Building on plot bearing C.S. No. 1054 & 1055 of Mahim Division, situated at Veer Savarkar Road, Mahim-West, Mumbai by Quba Sky LLP  
(Proposal No.: IA/MH/CRZ/580395/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential cum Non Residential Building on plot bearing C.S. No. 1054 & 1055 of Mahim Division, situated at Veer Savarkar Road, Mahim-West, Mumbai under 33(7) of DCPR 2034.

Consultant presented that, there is existing one building "Sayyed House" which is Cessed Property under Category 'A' (Residential & Non-Residential) comprising of Ground Floor + 1<sup>st</sup> to 2<sup>nd</sup> Upper floors standing on site. The Building has inspection extracts and assessment bill showing the first dated of assessment to be prior 1961-62.

Proposed residential building comprises of single level Pit Type Parking Systeem + UG Tank + Ground Floor part for Rehab Non Residential Shops + car Palette for Mechanical Zig Zag parking + Pump Room & Meter Room + 1<sup>st</sup> Floor for Rehab Shop + 2<sup>nd</sup> Floor rehab Shops with Society office + 3<sup>rd</sup> Floor with 2 rehab Flats and Fitness centre + 4<sup>th</sup> to 22<sup>nd</sup> Floor for Residential user with total height 69.30 m from general ground level.

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

The plot area of the project is 376.90 sqm, FSI area is 3230.81 sqm, Non FSI area is 947.22 sqm and Total Construction area is 4178.03 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

**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,

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

Description	CRZ Classification	Area in Sqm	Total area in sqm
Project Site Boundary	CRZ-II	28.12	376.90
	Outside CRZ	348.78	
Proposed Building	CRZ-II	9.25	177.00
	Outside CRZ	167.75	

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

The Authority noted that, construction of building partly falls in CRZ-II and partly in Non CRZ area.


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

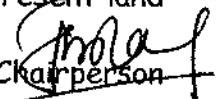
The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. The concerned planning authority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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment in CRZ II area is without change in present land

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. PP to comply with all other regulations as applicable to the said land.
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.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No. 23:** CRZ Status clarification for plot bearing CTS No. 532 G, J, H [formerly CTS no. 532 pt (a)] of Village Eksar in R/Central Ward, Mumbai, Maharashtra by M/s. Ecohomes Constructions Private Limited  
(Proposal No.: IA/MH/CRZ/580818/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for CRZ Status clarification for plot bearing CTS No. 532 G, J, H [formerly CTS no. 532 pt (a)] of Village Eksar in R/Central Ward, Mumbai.

Consultant presented the followings before the Authority:-

- 1) Project site is partly in Residential Zone partly in No development Zone/Special Development Zone (Slum)(NDZ/ and Partly in Natural Areas (Zone as per DP remarks dt 31 01 2025 issued by BMC)
- 2) The project site partly falls in CRZ IA 50 m Mangrove Buffer Zone), CRZ 1 B and CRZ II with the remaining area falls outside CRZ as per the approved CZMP (Map No MH 78) vide CRZ Notification 2019
- 3) The land immediately to the west of the subject plot City Survey No 532 A/ 1 / Village Eksar is privately owned land of Occupant Class I tenure on which mangroves exist and are noted in the revenue record under the Coastal Regulation Zone Notification, 2019 mangroves situated on private land do not require a buffer zone It follows that no mangrove buffer can be cast over the subject plot (CTS No 532 / 532 /J and 532 / on account of mangroves existing on the adjoining private land.
- 4) The adjoining parcel on the western boundary of the subject plot is CTS No 532 A/ 1 / Village Eksar (Survey No 221 / Both the 7 12 extract and City Survey Property Card confirm it as private land held by Shri Niranjan Lakhmal Hiranandani Hiranandani Investments Pvt Ltd ..(Occupant Class I), with an area of 4 9 lakh sq m 122 acres) Mutation entries and court orders (City Civil Court, Dindoshi Bombay High Court) further establish private title and possession. The land is subject to private ownership and litigation not Government or Forest Department land.
- 5) Hon'ble High Court has passed an order dated 11 th February, 2026 in WP 789 2026 (M/s Eversmile properties Pvt Ltd Vs Union of India orsin the matter Hon'ble High Court observed that", if the land ownership of the

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

mangrove area near the project site is private then Such 50 m setback from the mangrove to be treated as CRZ II area

Consultant further presented that, in the project under reference also mangrove area near the project site is on private land (Survey no 221 /C shows private ownership) therefore PP requested to consider CRZ IA 50 m Mangrove Buffer Zone) of the site as CRZ II area as same was done in the case of M/s Eversmile Properties Pvt Ltd.

**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 which:

CS No.	CRZ Classification	Area (in sqm)
532A (pt)	CRZ-IA (50 m Mangrove Buffer Zone)	4626.08
	CRZ-IB	334.05
	CRZ-II	2418.23
	Outside CRZ	12855.64
	Total area (in sqm)	20234.00

The Authority noted that, PP has presented that, mangroves are present on private land and hence, 50 m mangrove buffer zone is not applicable to the subject site, in view of the provisions of the CRZ Notification, 2019 and order passed by Hon. High Court in WP 789 2026 (M/s Eversmile properties Pvt Ltd Vs Union of India ors.

The Authority observed that, PP need to submit report of Mangrove cell clarifying whether existing mangroves in the vicinity of the subject site are on Government Land or Private land, in order to determine applicability of 50 mangrove buffer zone.

**DECISION:**

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



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No. 24:** Proposed redevelopment project "Flora Villa" on plot bearing CTS no. 443, Village Bandra, Taluka: Andheri, District: Mumbai Suburban by Desiree Mohan Thakur (Proposal No.: IA/MH/CRZ/580511/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment project "Flora Villa" on plot bearing CTS no. 443, Village Bandra, Taluka: Andheri, District: Mumbai Suburban.

Consultant presented that, there is existing bungalow named Flora Villa consisting of ground + 3 upper floors which shall be demolished and 2 garages which already demolished.

Proposed residential building comprises basement + Ground +1<sup>st</sup> (Amenity) floor + 2<sup>nd</sup> to 7<sup>th</sup> Floor.

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

The plot area of the project is 810.20 sqm, FSI area is 1639.94 sqm, Non FSI area is 964.94 sqm and Total Construction area is 2604.67 sqm


Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2(iv) of the CRZ Notification, 2019

**DELIBERATIONS:**

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

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**


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

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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. PP to comply with all other regulations as applicable to the said land.
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.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No. 25:** Proposed construction of bridges at s.no. 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46/B/1, 46/B/2, 46/B/3(Pt), 46/B/4(Pt) & 47 of Achole Village, Vasai Taluka, Palghar District, by Mr. Anil Gupta  
(Proposal No.: IA/MH/CRZ/580406/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for construction of bridges at s.no. 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46/B/1, 46/B/2, 46/B/3(Pt), 46/B/4(Pt) & 47 of Achole Village, Vasai Taluka, Palghar District.

Consultant presented that, two nos. of bridges are proposed as:-

- 1) Bridge 1: 30.40 meters × 12 meters (Carriage Entry 6)
- 2) Bridge 2: 26.60 meters × 18 meters (Carriage Entry 5)

The proposed area of proposed bridges falling in CRZ II, CRZ IB, CRZ IVB. However, actual construction work of carriage pillars of the bridges is located exclusively within the CRZ II area.

**DELIBERATIONS:**

The Authority noted that PP has submitted the EIA report submitted is prepared by the Centre for Ambika Environ. (Nabet accredited)

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.

Description	CRZ - Classification	Area in Sq.m	Total Area In Sq.m
Proposed Carriage Entry (CE5)	CRZ - IB	146.89	471.50
	CRZ - II	197.92	
	CRZ - IVB	126.69	
Proposed Carriage Entry (CE6)	CRZ - II	83.00	361.46
	CRZ - II	180.66	
	CRZ - IVB	97.80	
Proposed Carriage Entry (CE7)	CRZ - IB	444.62	1568.62
	CRZ - II	1073.25	
	Outside CRZ	50.75	

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

PP during the meeting submitted that construction of bridges is proposed in CRZ-II area only. The proposed bridge starts in CRZ-II area and crosses the creek and ends in CRZ-II area. Hence, proposal can be cleared at MCZMA level only.

The Authority noted that though the construction is situated in CRZ-II area However, the proposed bridges traversing through CRZ-I or CRZ-IV areas and as per para 7(iii) of CRZ Notification 2019, project requires clearance from MoEF&CC.

The Authority noted the permissibility of the project as per

Project Activity	CRZ Classification	Permissibility Clause as per CRZ Notification 2019
Bridges	CRZ-IB	5.1.2 (i)(a)
	CRZ-II	5.2 (i)
	CRZ-IV	5.4 (ii)(a)

The Authority noted that as 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 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 of bridge & reconstruction of existing wall should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. PP to strictly ensure that during construction phase, all possible measures should be implemented to lessen the footprint of the bridge in intertidal area

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

3. The PP to ensure that free flow of the creek water is not obstructed.
4. 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.
5. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
6. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
7. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.26:** Proposed construction of Inland Water Transport Terminal-Development of Marina" at Cuffe Parade Mumbai, Maharashtra by Rashmi Development Private Limited (Proposal No.: IA/MH/CRZ/572762/2026)

The Project proponent along with consultant presented the proposal before the Authority.

M/s Rasmhi Developments Pvt.Ltd. (Project Proponent) has proposed Inland Water Transport Terminal-Development of Marina" at Cuffe Parade Mumbai, Maharashtra. The proposed project is necessitated by the growing urban transportation challenges in Mumbai, including severe road congestion, overburdened public transit systems, and rising vehicular emissions. With limited land availability for road expansion, there is an urgent need to diversify mobility options by leveraging the city's natural coastal and marine assets. It aims to provide an efficient, sustainable, and low-carbon alternative for passenger movement, promote tourism and recreational boating, enhance waterfront accessibility, and support Mumbai's transformation into a smart, resilient, and multimodal urban metropolis. This project thus addresses critical gaps in urban transport planning while contributing to economic development and environmental sustainability.

Consultant presented that CSIR- NIO has conducted the feasibility report for the project. Based on the inputs provided from M/s Rashmi Developments Private Limited, Mumbai, the proposed jetty at Cuffe Parade, Mumbai for the purpose of embarking and disembarking of passengers/customers to proposed anchored floating hotel appears to be technically and financially feasible to be taken up for development

Consultant presented the details of the project and CRZ category for the proposed activities-

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

SN	Description	CRZ Classification	Area In Sq.M.	Total Area In Sq.M.	Permissibility Clause as per CRZ Notification, 2019
1	Project Site Boundary	CRZ - IB	7398.12	871360.01	
		CRZ - II	1012.32		
		CRZ-III (NDZ - Within CRZ-II - Greater Mumbai)	34.57		
		CRZ - IVA	862915		
2	Proposed Breakwater-1	CRZ - IB	132.06	2715.94	5.1.2 (i) (a), (ii)
		CRZ - I	24.81		5.2 (i)
		CRZ - IV	2559.07		5.4 (iii)
3	Proposed Breakwater-2	CRZ - IVA	6862.61	6862.61	5.4 (iii)
4	Proposed Foreshore Facilities	CRZ - IB	3589.87	14173.96	5.1.2 (i) (a), (ii)
		CRZ - II	2983.64		5.2 (i)
		CRZ - IVA	7600.45		5.4 (ii) (a)
5	Proposed Navigational Channel	CRZ - IVA	374314	374314	5.4 (iii)
6	Proposed Turning Circle	CRZ - IVA	43064.4	43064.4	5.4 (iii)
7	Proposed Floating Hotel	CRZ - IVA	9275	9275	5.4 (iii)
8	Proposed Ramp for Yachts	CRZ - IVA	4395.23	4395.23	5.4 (iii)
9	Proposed Jetty	CRZ - IVA	1823.74	1823.74	5.4 (iii)
10	Proposed Road	CRZ - IVA	5099.64	5099.64	5.4 (iii)


The PP has submitted the CRZ map in 1:4000 scale prepared by IRS, Chennai, as per which-


Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IB	7398.12	871360.01
	CRZ - II	1012.32	
	CRZ - III (NDZ - Within CRZ-II - Greater Mumbai)	34.57	
	CRZ - IVA	862915	

**DELIBERATIONS:**

The Proposal was earlier considered in 195<sup>th</sup> meeting on MCZMA held on 25.03.2026. Expert Members during the meeting asked the consultation & PP about the various permission received for the project such as MCGM, MMB, MbPT, MTDC, Navy, Fisheries etc. Further, it came to the notice that, there were court order with respect to matter filed by the M/s Rasmhi Developments Pvt.Ltd regarding the subject proposal.

Consultant during 195<sup>th</sup> meeting presented that, various permission have been obtained which will be submitted. Further, the PP submitted that there is order dated 23.1.2023 (Rashmi Development Pvt Ltd V/s MCGM &ors) passed by the Hon'ble High Court directing the MCGM to consider the application of the project proponent. PP during the meeting submitted that MCGM had a meeting wherein it was discussed that MMB has a jurisdiction of the area under

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

consideration. Currently, the project has received the LoI dated 26.7.2024 from the MMB. Expert Members asked the PP to submit the response of the MCGM on the subject proposal, since Hon'ble High Court had directed MCGM to decide the application.

Expert Members during the 195<sup>th</sup> meeting further observed that the area near the NCPA & Colaba area is known for fishing activity. Hence, PP need to submit the study on impact of the project on the local fisheries/ fishermen. Consultant presented that, proposed project is considerably away from the local fishing activities and project does not impact the local fisheries/ fishermen.

The MCZMA in its 195<sup>th</sup> meeting held on 25.3.2026, deliberated the project and sought certain information. PP vide letter dated 10.04.2026 submitted its reply. The said reply is as follows:


Sr No.	Information sought	Reply
a)	Various valid NOCs/permissions from MMB, MbPT, MTDC, Navy, Fisheries, MMRDA	NOC obtained from MMB, MbPT, MTDC, Navy, Fisheries, MMRDA are attached.
b)	Chronology of all the court orders and response of the MCGM on the subject proposal, since the Hon'ble High Court had directed MCGM to decide the application	<p>Rashmi Developments Pvt. Ltd. has proposed the development Inland Water Transport Terminal-Development named "Marina" at Cuffe Parade Mumbai, Maharashtra, aimed at enhancing maritime tourism, leisure infrastructure, and supporting sea-based activities along the western seafront.</p> <p>The proposal is supported by a series of legal, administrative, and technical developments, summarized as follows:</p> <p>This is with reference to the representation received from M/s Rashmi Developments Pvt. Ltd. By the BMC for construction of "Floatel Waiting Area Platform" i.e. Jetty in the sea having CS no. 1981 of Fort Division. The applicant</p>

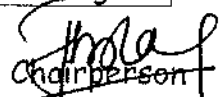
  
Member Secretary

  
Chairperson

Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026


	<p>had requested to allow various facilities such as Seating Lounge, Pantry along with service area, MTDC-Ticketing Area, Security Check Facilities, Toilet/Wash rooms etc; for their Off-shore Hotel project (Cruise ship to be anchored at 2 Nautical Miles at sea). Earlier such application from the applicant was rejected on 24.05.2017 by the three-member committee which was appointed by Bombay High Court, "Having regard to the importance of Marine Drive Promenade and its proximity to Heritage Precincts.</p> <p>The applicant had filed WP in Bombay High Court u/no. 2591 of 2017 against Committee's order dt. 24.05.2017 rejecting permission for allowing floating Jetty i.e. Waiting Area for their off-shore Hotel project (Cruise ship to be anchored at 2 Nautical Miles at sea which was dismissed vide Hon'ble Bombay High Court order dtd 08.01.2018 (Copy attached). Thereafter, Interim Application no:29053 of 2022 in continuation along with WP no. 2591 of 2017 was heard by Hon'ble Bombay High Court and the order dtd 23.01.2023 is passed. In the said order, this matter is remanded back to Municipal Commissioner on the question of having jurisdiction in the matter and directed to take his final decision in the matter of having exclusive jurisdiction and complete entire process within a period of eight weeks after receipt of comprehensive representation from the petitioner.</p> <p>In view of the same, Municipal Commissioner had conducted a meeting on</p>
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Member Secretary

  
Chairperson

Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026

	<p>31.03.2023 in his chamber as per directions of Hon'ble High Court mentioned above.</p> <p>In the said meeting; MMRDA informed that, the subject area is in NDZ as per their sanctioned DP 2001. MMRDA has granted NOC for the subject proposal at the location falling in CRZ-I area as well as for development of garden/park at the location. Further, Mumbai Maritime Board (MMB) stated that the said land parcel is transferred to them by Collector, Mumbai City. MMB has proposed Terminal Bldg for various facilities such as jetty, berths etc. The location u/r is affected by the ROS1.5 - Garden/Park i.e. Iconic Park (Cuffe Parade Park) and area falls under Coastal Regulation Zone and NOC from MCZMA/MoEF is applicable.</p> <p>Considering the submission of the concerned authorities, it was concluded in the said meeting as under:</p> <p>1) Considering that, City Survey Office has drawn Property Card and allotted C.S. No. 1981, Fort Division for this area, that the said location is included in NDZ area in the approved D.P. Plan of 2001 by MMRDA and this Backbay Reclamation Scheme area have been transferred under the jurisdiction of BMC by Government of Maharashtra vide Notification dtd. 14.10.2022 issued under the provisions of MRTP Act; Municipal Commissioner now has the jurisdiction to consider the subject proposal by insisting requisite NOCs from various authorities such as MCZMA, Maritime Board, etc.</p>
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Member Secretary

  
Chairperson

Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026

2) The location of the subject proposal is under NDZ as per D.P. Plan of 2001 prepared by MMRDA & duly sanctioned by GoM. The area is transferred in the name of Maharashtra Maritime Board for construction of inland Water Transport Terminal on the said area. Further, a coastal road is also proposed in this locality.


In view of above, UD, Dept, GoM is requested to examine the matter and issue suitable directives for appropriate land use of the area of C.S.No.1981 of Fort Division so as to allow subject construction.

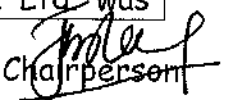
This letter is submitted as per Hon'ble M.C.'s approval U/no.MCP/5985 dt. 16.05.2023.

Further, land parcels in South Mumbai previously earmarked for reclamation and development of an Inland Water Transport Terminal were allocated by the Collector to the Maharashtra Maritime Board (MMB) (Property Card dated 2017). Considering the alignment of objectives, this site has been identified as suitable for the proposed project. Further please refer letter No. क्र. संकीर्ण-०६२३/प्र.क्र.८७/बंदरे-१ dated 6th July 2023.

As per due process:


- A Swiss Challenge Tender process was undertaken by the Maharashtra Maritime Board, through which Rashmi Developments Pvt. Ltd was

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**


		<p>selected as the project proponent.</p> <ul style="list-style-type: none"> <li>• Techno-Economic Feasibility Study (TEFS), was conducted by the National Institute of Oceanography (NIO) and submitted.</li> <li>• A Letter of Intent (LOI) dated 26th July, 2024 has been issued to Rashmi Developments Pvt. Ltd., and all requisite financial compliance have been fulfilled.</li> <li>• Meetings have been conducted at Mantralaya in the presence of the Hon'ble Chief Minister of Maharashtra, where in land allocation and planning for the terminal building, marina, and allied infrastructure were discussed.</li> </ul> <p>The documents as referred in the above chronology are as attached.</p>
c)	Study report on the impact of the project on the local fisheries/fishermen	<p>The impact of the project on the fisheries/fishermen is provided.</p> <p>The project has already received a NOC from the fisheries department vide letter FSH/(M)/052601/85/2000 dtd 19.06.2000.</p>
d)	Details of the capital dredging, its impact, and justification of the reclamation for the project.	<p>The Studies for Feasibility of Marine Facilities at Cuffe Parade Mumbai has been carried out by National Institute of Oceanography (NIO), Dona Paula, Goa vide its Report dated February, 2024. As part of the report, NIO has quantified the qty of capital as well as maintenance dredging for the said project. Copy of the NIO report is attached.</p>


  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

		<p>Further, the details of capital dredging, its impact and justification of the reclamation of the project are provided.</p>
e)	<p>Permissibility of the flotel in the CRZ IV area as per provisions of the CRZ Notification, 2019</p>	<p>As per the CRZ Notificaiton, 2019; Clause 5.4 (ii) (a) 5.4 (iii)</p> <p>(ii) Land reclamation, bunding, etc to be permitted only for activities such as:-</p> <p>(a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, sea links and hover ports for coast guard, etc;</p> <p>(iii) Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like.</p> <p>As per the Press Information Bureau Government of India Ministry of Shipping dated 07-August-2015 regarding Clarification issued to end the ambiguity over the meaning of 'foreshore facilities' under CRZ Notification. 2011. It is mentioned that 'The illustrative list of foreshore facilities which qualify for such exemption as per the notification includes ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations and the like which require waterfront for their operations. Since the list is not exhaustive, it was prone to subjective interpretation resulting in some important foreshore facilities attracting</p>

  
Member Secretary

  
Chairperson

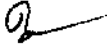
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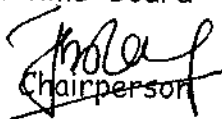
	<p>the prohibition clause in the notification which is unintended'</p> <p>This issue has been deliberated upon in detail in the meetings of the Group of Infrastructure chaired by Minister of Shipping, Road Transport &amp; Highways, Shri Nitin Gadkari. Pursuant to the decision taken in the meeting, the Ministry of Environment, Forests and Climate Change has issued a clarificatory letter advising that all foreshore facilities which are exclusively for ports and harbour infrastructure like slipways, drydocks, shipbuilding yards, ship repair yards, ship lifts, marinas are permissible under CRZ Notification, 2011. With this clarification, the ambiguity over the meaning of 'foreshore facilities' stands cleared thus giving a fillip to shipping related ancillary activities and associated industries and facilities.</p> <p>Press note- Clarification issued to end the ambiguity over the meaning of 'foreshore facilities' under CRZ Notification, 2011 attached.</p>
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After reply from the Project proponent, the proposal was further deliberated in the 196<sup>th</sup> meeting of the MCZMA held on 17<sup>th</sup> April, 2026, wherein Applicant M/s Rashmi Developments Pvt Ltd requested to defer the project for submission of additional information for the proposed BUA in the project and its approval from MMB.

Thereafter, M/S Rashmi Development Pvt Ltd vide letter dated 3<sup>rd</sup> June, 2026 submitted its reply.

The proposal was taken up for deliberations in 198<sup>th</sup> meeting of the MCZMA held on 16<sup>th</sup> June, 2026 wherein the Authority noted the submission of the project proponent, which states that the Maharashtra Maritime Board

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

(MMB) has officially accorded its approval to the Detailed Project Report (DPR) for the project. The approval was issued vide letter dated 25<sup>th</sup> May, 2026. The total proposed built up area for the onshore and integrated infrastructure components of the project is 35,000 Sqm. PP further submitted that, as this configuration exceeds the 20,000 sqm threshold limit prescribed under the Environment Impact Assessment (EIA) Notification, 2006 (as its subsequent amendments), the project attracts the provisions of Category 8(a) for Building and construction projects. Accordingly, the project requires an integrated Environment Clearance (EC) and Coastal Regulation Zone (CRZ).


The DPR mentions that, at the core of project is the Marina Building, a culturally inspired premium complex. This building serve as the gateway to the entire development, housing a vibrant mix of public and private spaces. The building will include the following major entitites-

- A yacht club
- Executive lounges
- Conference facilities
- Art Gallery and exhibition area
- Cafes and Restaurants
- Pier with Berthing arrangements
- Helipad
- Seaplane and eVTOL zone
- Premium retails shops

Rising above the Marina is a collection of Luxury Service Apartments. These Apartments offer panoramic views of the sea and are tailored for long-stay guests, sea farers, foreign tourist, corporate clients etc. The residential mix includes studio units, 1 BHK, 2BHKs and 3 BHKs.

Offshore anchored two nautical miles from Nariman point, seven-star deluxe floating hotel will be placed that brings the opulence of cruise tourism to Mumbai's shores. This floating marvel boast 520 rooms, 1 530 seat theatre, multi cuisines restaurants and luxury lounges. Guests will have to enter through the terminal and then reach the floatel via speedboats, seaplanes or helicopters.

During the meeting, Applicant and consultant informed that, building of 8 floors (2 basement + 6 floors) is proposed in the sea area (CRZ IV area) by reclamation. Construction area of the said building is 35,000 Sqm, which is exceeding, 20,000 Sqm, hence, will also requires Environment clearance. Thus,

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

project requires composite CRZ and EC from SEIAA. Applicant and consultant presented that building is a part of Marina project and marina is a permissible activity in CRZ area.

During the meeting the Authority asked PP and consultant about the applicability of FSI for the Building in CVRZ-IV area. Neigthr PP nor consultant could provide any satisfactory responce. The Authority observed that building construction in CRZ IV area is not seen permissible activity, under CRZ Notification, 2019. It was further observed that, even if the building proposed in CRZ IV area, it is to be treated as part of the marina project and not as individual building in CRZ IV area, then, the entire project along with building proposed requires CRZ clearance from MoEF&CC, New Delhi as per para 7(ii) of CRZ Notification, 2019.

The Authority noted the EIA report prepared by M/s Enviro Resources (Nabet accredited consultant). Observations and mitigations measures as suggested in the EIA report has been noted. Certain observations of the EIA report is as follows-

- The proposed project is located in the nearshore marine environment off Nariman Point, South Mumbai, along the western coast of India. The project area is characterized by an urbanized reclaimed shoreline with seawalls and coastal protection structures, while the offshore region comprises subtidal and intertidal zones with predominantly sandy-silty seabed sediments. The area is influenced by semi-diurnal tidal regimes, coastal currents, and monsoon-driven wave conditions. Surrounding onshore areas are densely urbanized with commercial, residential, and institutional land uses, whereas offshore waters are utilized for navigation, fishing, and recreational boating.
- The proposed new Jetty would modify the local hydrodynamics which in turn changes the bed levels. The impact of the proposed development on the bottom topography is studied through numerical modelling of the bed level changes. The model studies indicate that the implementation of the proposed new development has yielded no significant changes in and around the jetty.
- As described in the earlier sections, the study area comprises intertidal zones, vegetation near habitation areas, roadside plantations, and bay and open sea environments, which collectively provide habitats for several terrestrial and aquatic bird species. 23 bird species belonging to 15

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

families were recorded from study area during primary field studies of which 21 species are listed as Least Concern as per IUCN red data list.

- The nearest mangrove patch occurs approximately 1.09 km southwest of the project site, between Babasaheb Ambedkar Nagar and Geeta Nagar, dominated by *Avicennia marina* species
- Corals:

The project site does not have any recorded coral presence. However, in the event that corals are encountered during the construction phase, all related construction activities will be immediately halted, and coral translocation procedures will be carried out in consultation with a nationally reputed institution and/or the Mangrove Cell, Government of Maharashtra. Coral occurrences have been reported at Geeta Nagar (Colaba), located approximately 1.5 km from the project site, and at Haji Ali, located approximately 10 km from the project site. These corals are protected under Schedule I of the Wildlife (Protection) Act, 1972 and require proactive management despite their location outside the direct project footprint due to potential sediment plume impacts from large-scale dredging (1,025,180 m<sup>3</sup>) and reclamation (216,800 m<sup>3</sup>).

- Sewage Generation:

Sewage effluents generated from the construction workforce: Temporary sanitation facilities shall be provided during construction phase of the proposed project. Maintenance or cleaning of the mobile toilets will be arranged on regular basis. Effluent coming from overall activity of the project will be segregated before treatment. Flotal STP-450 KLD, Marina STP-125 KLD Retail STP-40 KLD STP will be provided for treatment of Sewage effluent. STP will comprise of Primary, Secondary & Tertiary treatment facility using

Further, storm water drainage system with adequate capacity will be provided and proper maintenance of storm water drainage will be ensured. Provision of rain water harvesting will ensure maximum percolation of water and this will help in ground water recharge.

- Coastal Hydrodynamics:

Marina construction permanently modifies coastal hydrodynamics through-

- Basin creation: Semi-enclosed water bodies typically exhibit reduced current velocities compared to open coastlines, potentially leading to sediment accumulation within the basin



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

- Reclamation: New landforms alter current pathways, potentially creating zones of accelerated flow (scour risk) and decelerated flow (sediment deposition)
  - Breakwater construction: Structures designed to reduce wave energy inside the marina also modify wave refraction/diffraction patterns affecting shorelines up to several kilometers away.
  - Changes in littoral drift resulting from modified currents and wave actions could lead to either erosion or accretion along shoreline areas, impacting coastal morpholog
  - Modified currents or reflected waves may pose potential risks to small vessels navigating in proximity to the Marina structures.
- Dredging material:

The "Total Capital Dredging Volume" for this specific project is estimated at 10,25,180 m<sup>3</sup>, indicating the quantity of material that needs to be excavated and removed to optimize the safe navigation. Within this total, a significant portion is from the "Navigation Channel," which accounts for 6,98,642 m<sup>3</sup>. This subset focuses on deepening the critical routes used for safe and efficient navigation. Additionally, 3,26,538 m<sup>3</sup> of dredging are designated for the "Turning Circle and Jetty Region," a specific area that encompasses the turning circle and jetties, essential for enabling ships to safely manoeuvre and berth. These volume allocations play a crucial role in the effective planning and execution of the dredging operations, ensuring the necessary depths and accessibility required for vessels in their respective regions of the project. In addition to the above, the estimated reclamation volume is 2,16,800 m<sup>3</sup>, which will be used to construct the jetty area. Following a comprehensive geotechnical investigation, an appropriate dredger shall be selected and deployed for the purpose of dredging, with subsequent disposal of the dredged material at the designated location
  - Fishermen community:

During the construction of a cruise, the livelihood of the fishing community will be affected. This project will affect the fisheries species and ultimately that will affect the marine fisheries trading and exporting. Unscientifically handed solid waste, generated from overall construction phase of the unit may create there will be drainage problems near the settlements. Proponent shall follow HW management rule, 2016 for scientific disposal of wastes to reduce its impacts on social environment. Care has been taken to avoid any adverse impact to the fisherman community due to proposed project development activities. However, it is important to mention that no land and loss of livelihood is anticipated on

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

the fisherman community due to proposed of development project. There are no known archaeological sites exist in the study area. A large number of people depend on the aquatic, deltaic and marine fisheries downstream from the proposed cruised. Coordination with fishermen communities, regular discussion with the different communities

The Authority took note of certain issues raised by local fishermen community and Public representative and suggested PP to address the same in consultation with local fishermen and office of Fisheries department. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non-discontinuity access to operate their fishing boats.

The Authority noted that as per para 7 (ii) of the CRZ Notification, 2019, project proposed in CRZ I & IV area, requires CRZ clearance from MoEF&CC, New Delhi. The para 7(ii) of the CRZ Notification, 2019 is reproduced as below-


*"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"*

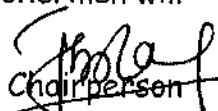
In the currently project, entire project is proposed in CRZ I and CRZ IV area, hence, the Authority after detailed deliberation decided that the project to be recommended to MoEF&CC for grant of CRZ clearance under CRZ Notification, 2019.

**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 to ensure that eco concrete should be used for the structure facing the sea water/ marine environment.
3. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

be allowed free and non-discontinuity access to operate their fishing boats. Necessary consultation should be done with the local fishermen before initiating effective steps for implementation of the project. Any concerns / issues raised by local fishermen should be addressed by the PP in consultation with local fishermen and office of Fisheries department.

4. PP to carryout detailed hydrological study of the area to ascertain whether any flooding risk involves due to proposed project if yes PP to prepare & implement mitigation measures to reduce / avoid the risk of the flooding in the nearby area.
5. There shall not be any kind of discharge/ disposal in the marine water/ CRZ area.
6. Solid / liquid waste management plan should be in place during construction and operation phase of the project.
7. PP to ensure that no construction is allowed in Garden and NDZ area.
8. PP to implement the international best green practices for establishment and operation of marina adhering to the principle of sustainability.
9. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time
10. A Joint Monitoring and Coordination Committee shall be constituted under the Chairmanship of the Maharashtra Maritime Board comprising representatives from the Mumbai Metropolitan Region Development Authority (MMRDA), Indian Coast Guard, Maharashtra Pollution Control Board (MPCB), and Mumbai Police, along with the Project Proponent, for monitoring statutory compliance, environmental safeguards, marine safety, security arrangements, and overall coordination during construction and operation
11. PP should ensure that dredged material should be disposed of scientifically as per recommendations of the competent Authority.
12. PP and its contractors shall implement best practices to minimize the impact on coastal environment during construction and operation phase
13. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
14. 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.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

15. 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.
16. Site preparation and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphologic features.
17. Proponent shall take utmost care in controlling dust, fugitive emissions using best pollution control methods during operation phase
18. No food waste shall be dumped in open area and proper food waste disposal system shall be in place.
19. No use of Plastic Policy in order to protect any harm to the environment & fauna of the Study area
20. No labour camps are allowed in CRZ area and it should be ensured that the wastewater from these entities should not be released into the sea.
21. All other required permissions from different statutory authorities should be obtained prior to commencement of work.



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.27:** Reclassification CRZ-III NDZ (within CRZ-II) to CRZ-II for the proposed development on Plot bearing C.T.S. No. 864, located at Village Juhu, K/W Ward, Mumbai by Regal Holiday Homes Private Limited (Proposal No.: IA/MH/CRZ/580981/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reclassification CRZ-III NDZ (within CRZ-II) to CRZ-II for the proposed development on Plot bearing C.T.S. No. 864, located at Village Juhu, K/W Ward, Mumbai.

The project site falls partly in CRZ-III (NDZ - Within CRZ-II Greater Mumbai) with remaining area inside CRZ-II as per approved CZMP.

On DP remark report the Reservation of land is Residential Zone. The area details as follows:

SI. No.	CRZ-Classification	Area in Sq.m
1	CRZ - III (NDZ - Within CRZ - II Greater Mumbai)	915.01
2	CRZ - II	1448.29
<b>Total</b>		<b>2363.30</b>

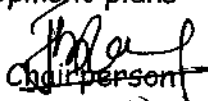
Consultant presented that, Urban Development Department vide letter dated 12.3.2025 confirmed that, the designation/existing Amenity of "Garden/Park (EOS1.5)" Admeasuring Approx 982.19 sqm on the part portion of land bearing C.T.S No. 864(Part) Village-Juhu, Mumbai is deleted and the land so deleted is included in Residential zone.

Therefore, applicant requested to rectify the approved CZMP and reclassify the land from CRZ III (NDZ within CRZ II of Greater Mumbai) to CRZ II.

**Deliberation:**

The Authority noted that, 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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

*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."*

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

**Decision:**

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

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item no. 28:** Proposed Residential Commercial Building on Plot No-63, Sector 15, Dronagiri, Node Navi Mumbai by Sandeep Shankarlal Jain  
(Proposal No.: IA/MH/CRZ/564692/2026)

**INTRODUCTION:**

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential Commercial Building On Plot No-63, Sector 15, Dronagiri, Node Navi Mumbai by Sandeep Shankarlal Jain.

Proposed building comprises of Ground Floor (Commercial) + Stilt Area (Parking) + 1st to 6th Upper Residential Floors on the site under reference.

Plot area is 399.61 Sqm, FSI area is 960.61sqm, Non FSI area is 240.15Sqm, Total Construction area is 1200.76Sqm

Consultant presented that, project site falls in CRZ II area and situated on landward side of existing road. Construction of the building is permissible activity as per para 5.2(ii) & (iii) of the CRZ Notification, 2019.

**DELIBERATION:**

The Authority noted that, earlier the proposal was considered in 194<sup>th</sup> meeting of MCZMA held on 20.02.2026, wherein it was noted that, the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the project site is situated in CRZ II & non CRZ area. During the 194<sup>th</sup> meeting, the project proponent presented that the site is situated on landward side of existing road and away from mangroves. The Authority in its 194<sup>th</sup> meeting, decided that the PP need to submit the report of the Mangrove Cell in the matter. The Authority further asked PP to submit details from concerned planning authority confirming that the project site is on the landward side of existing road or authorized structure

The PP has submitted the Mangrove Cell report dated 16.03.2026 as per which the project site is not falls in mangroves However, within 38 to 40 m from mangroves. Hence, prior Hon. High Court Permission is required since the plot is within 50 m mangrove buffer zone. Further, PP has submitted the CIDCO letter 26.07.2024 which states that, 1<sup>st</sup> stage of asphaltting road in Sector 15 was completed on 30.06.2017.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The proposal was considered in 196<sup>th</sup> meeting of the MCZMA held on 17.04.2026, wherein the Authority noted that details from concerned planning authority confirming that the project site is on the landward side of existing road or authorized structure as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019 is not submitted by PP. Therefore, PP need to submit the same. The Authority noted that as per mangrove cell report the project site is falls within 38 to 40 m from mangroves. Hence, PP need to submit whether construction is proposed within 50 m mangrove buffer zone along with layout plan.

Accordingly, PP has submitted reply vide letter dated 08.05.2026. CRZ map in 1:4000 scale shows the proposed construction is on landward side of existing road and the proposed construction is not falls within 50m mangrove buffer zone.

The Authority noted that as per para 5.2(ii) of the CRZ Notification, 2019  
*"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"*

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.."*

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

Further, the Authority noted that, PP need to obtain the Prior High Court permission, as per Mangrove Cell report, since part of the project site is situated within 50 m mangrove buffer zone.

**DECISION:**

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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. PP need to obtain the Prior High Court permission, as per Mangrove Cell report, since part of the project site is situated within 50 m mangrove buffer zone.
3. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
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.



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.29:** Proposed Construction of retaining wall along the bank of Mochemaad River at Ansur Village, Tal. Vengurla, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board.(Proposal No.: IA/MH/CRZ/580953/2026)

**INTRODUCTION:**

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed construction of retaining wall along the bank of Mochemaad River at Ansur Village, Tal. Vengurla, Dist. Sindhudurg, Maharashtra. Length of the retaining wall is 132 meter.

MMB officials presented that, the proposed site lies along the northern bank of the Mochemaad River near the wadeshwar temple in Anasur Village in the Vengurla taluka of Sindhudurg District in Maharashtra


The width of the base of the retaining wall shall be 2.7 meters and the width of the wall above the base shall be 1.3 meters at the base end and 0.6 meters at the top. A 0.75-meter-deep foundation shall be made of rubble soling. The retaining wall shall be lined with a 0.3-meter-thick filter layer made of stones and gravel along the landward face of the wall to allow the seepage and free flow of the percolated water in the soil strata. This feature shall help to relieve the pore pressure in the soil and further strength the slope and minimize the risk of failure of the retaining wall.

The project aims to protect the riverbank from erosion, stabilize the river bank and reduce flood-related impacts. The retaining wall will safeguard nearby village, public utilities and adjoining land from riverbank scouring. The retaining wall is proposed at the outer edge of meandering section of the river which is always prone to erosion during turbulent flows. The proposed intervention will enhance the resilience of the area and support sustainable riverbank management.

Consultant presented that, the proposed activities falls in CRZ IB area as per CRZ Notification, 2019 which are permissible as per 5.1.2(i) (d) of the CRZ Notification, 2019

**DELIBERATIONS:**

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, as per which:

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

Proposed activity	CRZ IB	No Development Zone (NDZ)
Retaining wall	97.94	202.10

The PP has submitted the EIA report prepared by the MITCON Consultancy and Environment Service Limited (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Expert Members observed that there are trees along the river/ creek which would be removed for the construction of retaining wall. MMB officials presented that, land along the river is experiencing erosion and trees are uprooted due to erosion. Only those trees will be removed which are already uprooted / damaged. No other trees would be cut/ removed.

The Authority noted that retaining wall as erosion control measure is permissible under para 5.1.2(i) (d) of the CRZ Notification, 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."*

**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. PP to ensure that project activities to be implemented ensuring minimal disturbance to the coastal environment.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

3. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed and reclaimed while implementing the coastal protection works and dredging activity.
4. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
5. Tree cutting permission needs to be obtained by PP, if tree cutting is proposed.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. 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.
8. All other required permission from different statutory authorities should be obtained



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.30:** Proposed underground road connectivity from Eastern Freeway-Orange Gate to Coastal road at Marine Drive, Mumbai by Shekhar Bhadane, MMRDA  
(Proposal No.: IA/MH/CRZ/569827/2026)

**INTRODUCTION**

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

The MMRDA had proposed the construction of tunnel road from Orange gate at the Eastern freeway road to the Mumbai coastal road at Girgaon Chowpatty. The total length of the RHS alignment was 3.547 km long and LHS alignment was 5.687 km long. The project was accorded the CRZ clearance by Maharashtra Coastal Zone Management Authority (MCZMA) vide File No. IA/MH/CRZ/453444/2023 dated 7.3.2024.

However, while execution of the project certain changes in the project design were identified such as widening of roads at Eastern Freeway side, construction of promenade near Mumbai coastal road and provision of electric substation. As per revised alignment construction of tunnel road is proposed from Eastern freeway road at the Mumbai Port Trust (MbPT) up to Maratha Bhavan on Netaji Subhash Chandra road near Marine drive in Mumbai. The revised total length of the RHS alignment is 4.6 km long and LHS alignment is 4.9 km long.

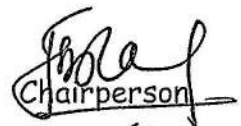
MMRDA officials presented that, the project is necessary to reduce the traffic congestion at P D'Mello junction and provide a seamless East-West connectivity across the Mumbai city.

The proposed project is located in South Mumbai in Maharashtra. The project alignment starts at existing road behind the Mumbai Port Trust at 18°57'54.14"N 72°50'44.58"E and ends near marine drive at 18°57'2.39"N 72°49'5.22"E.

The proposed East-West connectivity in south Mumbai involves two tunnels originating at the Eastern Freeway in Mumbai, with one exit planned at Mumbai coastal road near Saifee Hospital. To accommodate the expected surge



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

in traffic emerging from this tunnel, it is essential to expand the existing marine drive road/lane configuration (4 lanes towards Nariman point and 4 lanes towards Girgaon) to 3+3+3+4 lanes (3 lanes towards Nariman point, 3 for the tunnel exit traffic towards Nariman point, 3 lanes for the tunnel entry towards eastern freeway and 4 lanes towards Girgaon). Without this lane expansion, traffic bottlenecks will severely compromise the efficiency and intended benefit of the tunnel infrastructure. However, due to space constraints on the landward side, the only viable option is to expand the existing promenade towards the sea. This approach is to ensure the structural stability while also maintaining the iconic Queen's Necklace Arc. Therefore, the promenade extension is not only integral to managing traffic dispersal but also represents balanced solution between infrastructure needs and engineering challenges.

Consultant presented that the proposed underground road is passing through CRZ IB, CRZ II (NDZ), CRZ II and outside CRZ area and activity is permissible as per provisions of the CRZ Notification, 2019.

**DELIBERATION:**

Proposed Project Activities	CRZ IB (Intertidal Zone) (m <sup>2</sup> )	NDZ - Within CRZ II - Greater Mumbai (m <sup>2</sup> )	CRZ II (CRZ Landward of HTL) (m <sup>2</sup> )	Outside of CRZ Area (m <sup>2</sup> )
Project area	12238.81	3533.4	118500.5	82382.02

The Authority noted that the MMRDA has submitted the EIA report prepared by M/s Building Environment Pvt Ltd (Nabet Accredited consultant). Observations and mitigations measures as suggested in the EIA report has been noted. Certain observations of the EIA report is as follows-

- Project is located in urban developed environment of Mumbai city. The ramps near eastern freeway and cut and cover near the entry and exit points of the tunnel are the above ground structures. Eastern end of the project is mainly surrounded by commercial land of MbPT, central railway car shed, truck parking areas, Godowns etc. The western end of the project is represented by coastal urban area near Marine Drive in Mumbai. There is no dense vegetation in immediate surrounding of the



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

project. Very small patch of trees is present near railway car shed, along P D'Mello road and MbPT parking. Marine drive and Girgaonchowpatty are important tourist places in west south Mumbai.

- The promenade construction in intertidal area will have impact on benthic fauna from habitat disturbance. Therefore, the severity of the impact is classified as high. The spatial extent of the impact is anticipated to be confined to the construction area, hence ranked as moderate. As the impact is limited to the construction phase, the duration of impact is ranked as moderate. The impact on marine flora and fauna can not be avoided. Hence probability of impact is ranked high. The overall significance of the impact is estimated to be low.
- Sedentary benthic fauna will be affected during promenade construction activity due to loss of habitat and burial.
- Construction activity should be carried out during low tide period to minimize sediment resuspension and avoid turbidity of water
- Vehicular traffic management plan to be implemented so as to maintain the smooth traffic flow and avoid congestion inside tunnel during normal operations.

The Authority noted the permissibility of the project as per CRZ Notification, 2019-

Project Activity	CRZ category	Permissibility as per CRZ Notification, 2019 (Clauses)
Proposed underground road	CRZ IB	5.1.2(i)(c)
	CRZ II	5.2(i)
	CRZ II (NDZ)	10.3(i)
	Outside CRZ	

The Authority noted that the proposal was earlier deliberated in 196<sup>th</sup> meeting of the MCZMA held on 17<sup>th</sup> April, 2026 wherein as per the decision taken in the said meeting, the MCZMA recommended the proposal to MoEF&CC, in view of the para 7(iii) of the CRZ Notification, 2019.

Consultant presented that, the proposal was considered in EAC, New Delhi meeting held on 13.5.2026 wherein the EAC observed that, the proposed change in road alignment, for which amendment has been sought from the Ministry,



Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

would require consideration by MoEF&CC only if the alignment passes through CRZ I or CRZ IV area. In the present case, the revised road alignment does not involve any CRZ I or CRZ IV areas. However, the Committee noted that the additional component, namely the proposed promenade, falls within the CRZ IB area and was not part of the CRZ clearance granted vide letter dated 7.3.2024 by MCZMA as per the CRZ Notification, 2019.

EAC, New Delhi suggested that MCZMA, being competent Authority for CRZ II areas, may examine the PP's proposal for amendment to the existing CRZ clearance dated 7.3.2024 with respect to the Change in road alignment at their own level, as it is in the CRZ II area and take appropriate action. However, for constructing the promenade the PP may submit a separate standalone application for CRZ clearance as per the existing procedure. Accordingly, the Committee recommended that, the proposal, its present form, may be returned with advise to take action.


Accordingly, the PP requested to consider the application only for road alignment in CRZ-II & CRZ-II (NDZ). The PP has submitted the separate application for promenade which is in CRZ IB area.

The Authority noted the present proposal of the underground road connectivity from Eastern Freeway-Orange Gate to Coastal road at Marine Drive, Mumbai which is passing through CRZ II and partly in CRZ II (NDZ) area.

The Authority noted the 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 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"*

Further, as per para 10.3 of the CRZ Notification, 2019, construction of civic amenities is permissible activity in CRZ II (NDZ) area.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The Authority noted that, the project is vital infrastructures project for the city of Mumbai for easing the traffic and reducing the travel time. However, considering the underground project, MMRDA need to implement all safety measures along with proper disaster management plan during construction and operation phase of the project.

**DECISION:**

In the light of above, the Authority after deliberation decided to grant CRZ clearance to the proposal under CRZ Notification, 2019 (Road alignment in CRZ area) 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&CC from time to time.
2. Construction activity should be carried out during low tide period to minimize sediment resuspension and avoid turbidity of water
3. Vehicular traffic management plan to be implemented so as to maintain the smooth traffic flow and avoid congestion inside tunnel during normal operations.
4. MMRDA need to implement all safety measures along with proper disaster management plan during construction and operation phase of the project.
5. No labour camp are allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into sea. Mobile toilets with mobile STPs to be provided in work front area.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
8. 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.
9. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
10. MMRDA to ensure noise barriers are erected at appropriate locations.
11. Project proponent should implement Environment Management plan for the project effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

protected. It is also suggested to have a third-party monitoring/Audit of all such management initiatives by Govt agency during and after completion of project from time to time.

12. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project



Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.31:** Proposed Construction of Promenade at Marine Drive in Mumbai, Maharashtra by Shekhar Bhadane, MMRDA (Proposal No.: IA/MH/CRZ/581058/2026)

**INTRODUCTION:**

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

MMRDA officials presented that, proposal of underground road connectivity from Eastern Freeway-Orange Gate to Coastal road at Marine Drive, Mumbai along with promenade was earlier deliberated in 196<sup>th</sup> meeting of the MCZMA held on 17<sup>th</sup> April, 2026 wherein as per the decision taken in the said meeting, the MCZMA recommended the proposal to MoEF&CC, in view of the para 7(iii) of the CRZ Notification, 2019.

Consultant presented that, the proposal was considered in EAC, New Delhi meeting held on 13.5.2026 wherein the EAC observed that proposal for construction of promenade be submitted as a separate standalone application to MCZMA.

Accordingly, the MMRDA has submitted an application for the promenade. As per application, the Orange Gate Road Tunnel project requires the Construction of entry and exit ramp/ canopy structures along Sardar Vallabhbhai Patel Road near Bal Bhavan, Marine Drive. To maintain the existing road capacity, a portion of the promenade is proposed to be utilized. As a public realm the existing promenade will be widened, creating a vibrant waterfront experience.

The proposed project involves construction of promenade at Marine Drive area in Mumbai to ease the traffic flow from coastal road and MTHL. The proposed promenade development is inherently site-specific and no alternative location is feasible, as it directly addresses the requirement of dispersing traffic from the tunnel exit at Marine Drive. The expansion of road lanes at this exact stretch is critical to accommodate the additional traffic load from the tunnel and the Mumbai Trans Harbour Link. Due to severe space constraints on the landward side, expansion towards the sea through the promenade is the only technically and spatially viable option

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

Consultant presented that Length of the promenade is 120 meter and maximum width is 60 meter.

Consultant presented that, CRZ area mapping for the project has been carried out by the National Centre for Sustainable Coastal Management (NCSCM) during February 2026. Out of 2297.82 sqm of total promenade area 2238.85 sqm falls in CRZ IB and 58.97 sqm area falls in the NDZ in CRZ II area. The project is permissible as per clause 5.1.2(i) (c) and 5.2(i) of the CRZ notification 2019

**DELIBERATION:**

Proposed Project Activities	CRZ IB (Intertidal Zone) (Sqm)	NDZ - Within CRZ II - Greater Mumbai (Sqm)
Proposed promenade	2238.85	58.97

The Authority noted that the MMRDA has submitted the EIA report prepared by M/s Building Environment Pvt Ltd (Nabet Accredited consultant). Observations and mitigations measures as suggested in the EIA report has been noted. Certain observations of the EIA report is as follows-

- The proposed promenade construction involves backfilling, which is expected to increase turbidity hence severity of impact is ranked as moderate. Extent of impact will be within 500m of project boundary. Hence, extent of impact is ranked moderate. The impact will be restricted to construction period only. Hence the duration of the impact is ranked moderate. The impact on marine water and sediment can not be avoided. Hence the probability of the impact is ranked high. Overall significance of the impact is estimated to be low.
- The promenade construction in intertidal area will have impact on benthic fauna from habitat disturbance. Therefore, the severity of the impact is classified as high. The spatial extent of the impact is anticipated to be confined to the construction area, hence ranked as moderate. As the impact is limited to the construction phase, the duration of impact is ranked as moderate. The impact on marine flora and fauna can not be avoided. Hence probability of impact is ranked high. The overall significance of the impact is estimated to be low.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

- Construction activity should be carried out during low tide period to minimize sediment resuspension and avoid turbidity of water.
- The hydrodynamic assessment was conducted using numerical modelling with ten observation points placed along the coast of back bay at a distance of ~250 m from the shoreline. The tidal cycles and different seasons are considered to study the impact and the simulations over thirty day periods for each of the three different seasons showed no significant change in current speed patterns between existing and proposed conditions. The flow characteristics remain stable, indicating that the proposed development will not adversely alter the coastal current regime.
- The MMRDA, project proponent should have a comprehensive approach towards the construction activities at site and the ensuing operations. The project proponent should retain overall responsibility for the execution of the management plan.

Proposed Project Activities	CRZ category	Permissibility as per CRZ Notification, 2019
Proposed promenade	CRZ IB	5.1.2(i) (c)
	CRZ II (NDZ)	5.2(i), 10.3(i)

The Authority noted the 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 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:

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. Construction activity should be carried out during low tide period to minimize sediment resuspension and avoid turbidity of water
3. MMRDA need to implement all safety measures along with proper disaster management plan during construction and operation phase of the project.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. PP to ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
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. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
8. 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.
9. All the other mandatory permission from different statutory authorities should be obtained prior to the commencement of work of project



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.32:** Proposed Construction of Retaining Wall at Katta, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board (MMB)  
(Proposal No.: IA/MH/CRZ/578853/2026)

**INTRODUCTION:**

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed Construction of Retaining Wall of length 400 meter at Katta, Tal. Devgad, Dist. Sindhudurg, Maharashtra.

MMB officials presented that, during the monsoon season, and especially during high tides, floodwaters of creek regularly enter the creek shore, severely affecting the land. These tidal surges leading to the gradual loss of land where houses and compound walls are situated. This ongoing tidal surge compromises the safety and security of the community's homes and infrastructure. To address the recurring challenges of coastal flooding, the project proposes the construction of a protective retaining wall. Project is important to address the recurring challenges of coastal flooding.

Consultant presented that the project site is situated partly in CRZ IB and partly in CRZ II area as per approved CZMP, 2019 and erosion control measures is a permissible activity.

**DELIBERATIONS:**

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the project site is partly in CRZ IB and partly in CRZ II area, considering approved CZMP, 2019.

The PP has submitted the EIA report prepared by the Ecofootforward Environment Consultancy and Engineers Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Expert Members observed that, the bund is mainly proposed in intertidal area of the creek and on backside of proposed bund, there are mangrove vegetation along the creek. It was discussed that proposed bund would adversely affect the mangrove vegetation. MMB officials responded that certain opening is kept in the proposed bund so that creek water can flow in the

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

mangrove vegetation. Expert Members opined that, if the water would be spread on the backside of the proposed bund and would cause erosion, then the purpose of the bund is defeated. The Authority observed the MMB has submitted the proposal without proper studies and without evaluating its impact on mangrove. After deliberations, the MMB agreed to withdraw the proposal and submit afresh with scientific Erosion studies and NoC/ remarks from Mangrove Cell.

**DECISION:**

In view of above, the Authority after deliberation decided to delist the matter from records of the MCZMA.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.33:** (Proposal Proposed Construction of Jetty at Bandegaon, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board. No. : IA/MH/CRZ/580099/2026)

**INTRODUCTION:**

The MMB officials along with consultant presented the matter before the Authority. The MMB has proposed construction of Jetty at Bandegaon, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board (MMB). MMB has proposed the Jetty Platform: 40 m x 2.7 m and Jetty Block: 30 m x 10 meter.

MMB officials presented that, Bandegaon village is a coastal community and home to a significant population of fishermen who rely entirely on the creek for their livelihoods. Currently, the lack of a formal jetty to dock and embark vessels creates severe disruptions in daily fishing activities and connectivity. Without proper landing infrastructure, fishermen struggle to operate efficiently, leading to transportation delays and a measurable loss in productivity. These challenges are further compounded by heavy siltation, which has rendered the navigational channel shallow, especially during low tide. These shallow waters restrict boat movement and hinder the overall efficiency of maritime operations. Consequently, the local fishing community experiences ongoing financial losses due to the difficulties in transporting their catch and accessing vital fishing zones. To mitigate these docking issues, the construction of a permanent jetty is essential to provide a reliable berthing facility and ensure the economic stability of the region

Consultant presented that the project site is situated in CRZ IA (50 m mangrove buffer zone area) and proposed jetty is permissible activity as per para 5.1.1 (ii) of the CRZ Notification, 2019.

**DELIBERATIONS:**

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the site is situated in CRZ IA (50 m mangrove buffer zone area).

The PP has submitted the EIA report prepared by the Ecofootforward Environment Consultancy and Engineers Pvt Ltd (Nabet Accredited Consultant).

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Expert Members asked MMB whether jetty is proposed on piles to ensure free flow of tidal water in the immediately vicinity of mangrove vegetation. MMB officials presented that solid jetty is proposed with culverts. The Authority observed that MMB need to explore the option of jetty on piles so that there would free flow of tidal water in mangroves area.

**DECISION:**

In view of above, the Authority after deliberation decided to defer the proposal for exploration of option of proposed jetty on piles so that there would free flow of tidal water in mangroves area.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No. 34:** Proposed Construction of Groyne Type Bund and Dredging in Navigational Channel at Mithumumbari, Tal. Devgad, Dist. Sindhudurg, Maharashtra by Maharashtra Maritime Board  
(Proposal No.: IA/MH/CRZ/581517/2026)

**INTRODUCTION**

The officials from the Maharashtra Maritime Board (MMB) along with consultant presented the proposal before the Authority. The MMB has proposed construction of Groyne Type Bund and Dredging in Navigational Channel at Mithumumbari, Tal. Devgad, Dist. Sindhudurg, Maharashtra.


The proposed project involves the construction of two parallel Groyne bund structures near the creek/estuarine mouth and dredging of the navigational channel at Mithmumbari, Taluka Devgad, District Sindhudurg, Maharashtra.

MMB officials presented that, over the years, the creek mouth has experienced significant siltation, shoreline changes, and reduction in navigable depth due to longshore sediment transport, littoral drift, tidal currents, and coastal erosion, resulting in difficulties for vessel navigation, particularly during low tide conditions. To address these issues, MMB has proposed the construction of two parallel Groyne Bunds along with dredging activity at Mithmumbari-Taramumbari for shoreline stabilization, sediment control, and channel protection.

The proposed Groyne Bunds are approximately 550 m long each, extending seaward with a spacing of about 160 m between them. The structures are designed to regulate wave energy, tidal flow, and sediment movement within the coastal stretch.

Dredging of the navigational channel for a total length of approximately 1,700 m is proposed to maintain adequate water depth for the safe movement of fishing vessel.

MMB requested the Central Water and Power Research Station (CWPRS) to identify suitable disposal locations closer to creek mouths through mathematical model studies. Dredged material generated from channel deepening at the proposed site will be disposed of at the DL - 7 disposal site

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

identified through CWPRS studies. The disposal ground (DL-7) is located in deeper offshore waters away from the navigation channel.

The selected location minimizes the possibility of re-entry of disposed sediments into the channel. Disposal operations will be carried out in accordance with CWPRS recommendations and regulatory requirements.

Consultant presented that the project site is situated in CRZ IB and CRZ IV area as per approved CZMP, 2019 and it is permissible under para - of the CRZ Notification, 2019.

**DELIBERATION:**

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the project site is situated in CRZ IB and CRZ IV area, as per approved CZMP, 2019.

The PP has submitted the EIA report prepared by the MITCON consultancy and Engineering Services Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Expert Members observed that, the project of Groyne Type Bund and Dredging in Navigational Channel is proposed at the mouth of the Mumbri bay. Considering the critical location and length of the bund, it is to understand the impact of the bund in the flow inside the creek/ bay and siltation around the site. MMB officials presented that, necessary studies would be submitted in the proposal.

After detailed deliberations, the Authority observed the followings:

- MMB to submit the Hydraulic Modelling Studies report from the complement Govt agency/ institute to understand the impact of the flow in the Mumbri Bay/ creek.
- MMB to submit the shoreline change studies & Sediment studies
- MMB to submit the impact on siltation around the Mumbri Bay/ creek
- MMB to submit the disposal plan of the silt/dredged material.

**DECISION:**

In the light of above, the Authority after deliberation decided to defer the proposal for submission of above said information from the MMB

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.35:** Proposed Construction of Groyne Bunds and Dredging in Navigational Channel at Tambaldeg, Taluka- Devgad, District- Sindhudurg, Maharashtra by Maharashtra Maritime Board  
(Proposal No.: IA/MH/CRZ/581686/2026)

**INTRODUCTION**

The officials from the Maharashtra Maritime Board (MMB) along with consultant presented the proposal before the Authority. The MMB has proposed Construction of Groyne Bunds and Dredging in Navigational Channel at Tambaldeg, Taluka- Devgad, District- Sindhudurg, Maharashtra.


MMB officials presented that, the villages of Hindale, Tambaldeg, Mithbav and Morve are located in Devgad Taluka of Sindhudurg District, Maharashtra, along the southern and northern banks of the Naringre River. The river flows westward and joins the Arabian Sea at the Tambaldeg Sangam Point.


Fishing is an important livelihood activity in these villages and local fishermen depend on the existing navigational channel of the Naringre River for access to fishing grounds and the open sea.

As per the Fish Production Report (2022-23), Mithbav (Tambaldeg) has 34 fishing crafts comprising 27 mechanized and 7 non-mechanized boats, with an annual fish production of 286 tonnes. Morve has 42 fishing crafts with an annual fish production of 365 tonnes. In addition, the Tambaldeg Fish Landing Centre recorded 24 motorized vessels, comprising 17 inbound and 7 outbound vessels.

Based on study carried out by CWPRS, it was observed that tidal currents and wave action had caused siltation and sandbar formation at the river mouth, reducing the navigational depth and affecting the movement of fishing boats. To address these issues, the MMB has proposed construction of a 450 m Northern Groyne, a 350 m Southern Groyne and dredging of a 1.9 km long and 30 m wide navigational channel to improve the available draft from approximately -1.4 m to -3.0 m, thereby facilitating safe movement of fishing boats.

MMB officials presented that, approximately 3,02,400 m<sup>3</sup> of dredged material will be generated from the proposed dredging activity. The dredge

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

material shall be disposed at offshore location approximately 15 km away from the coast.

**DELIBERATION:**

The Authority noted the CRZ map in 1:4000 scale prepared by the NCSCM, Chennai, as per which, the project site is situated in CRZ IB and CRZ IV area, as per approved CZMP, 2019.

The PP has submitted the EIA report prepared by the MITCON consultancy and Engineering Services Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. MMB has submitted the CWPRS report which provides layout, design, cross section and structural details of the Groyne.

Expert Members observed that, the proposed project involves construction of northern and southern Groyne bunds at the mouth of the Naringre River near Tamaldeg and Hindale villages in Sindhurg. As per MMB, due to tidal and wave action, heavy siltation has occurred at the river mouth, resulting in sandbar formation and reduction in the width of the navigational channel. Therefore, Groyne construction has been proposed to control silt deposition in the navigational channel.

Expert Members noted that as ocean currents and waves push sediment along the coast, the groyne acts as a physical wall, blocking the sediment's natural path. Groyne bund alters creek flow by physically constricting the channel and forcing the water to change direction. Expert members further observed that, taking into account the critical location and considerable length of the bund, it is to understand the impact of the bund in the flow inside the river/ creek and siltation around the site. It is important to assess, how proposed groyne structure would alter water velocities, sediment transport, and flow patterns.

Expert Members further observed that, proposed groyne is in the immediate vicinity of Tambaldeg beach which is a turtle site. Expert Members deliberated that EIA should incorporate separate chapter on the impact of the bund on the tambalgad beach and turtle site.

After detailed deliberations, the Authority observed the followings:

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

- a) MMB to submit the Hydraulic Modelling Studies report from the complement Govt agency/ institute to understand the impact of the groyne bund on the flow in the creek and impact on the Tambaldeg beach.
- b) MMB to submit the impact on siltation around the river/ creek
- c) MMB to submit the NoC / remarks from the Mangrove Cell with respect to turtle breeding site point of view
- d) MMB to include separate chapter in the EIA report with respect to impact of the proposed bund in the beach and turtle site
- e) MMB to submit the shoreline change studies & Sediment studies
- f) MMB to submit the disposal plan of the silt/dredged material.

**DECISION:**

In the light of above, the Authority after deliberation decided to defer the proposal for submission of above said information from the MMB



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.36:** Proposed construction of piled jetty and Boat Yard and other allied facilities for fishermen at Dighi village, Tal-Shrivardhan, District Raigad by Maharashtra Fisheries Development Corporation Ltd.  
(Proposal No. : IA/MH/CRZ/581357/2026)

**INTRODUCTION**

Officials from Maharashtra Fisheries Development Corporation (MFDC) Ltd (MFDC) along with consultant presented the proposal before the Authority.

The MFDC has proposed the construction of piled jetty (121 meter x 9.3 meter), Slopping jetty ( 40 meter x 9.3 meter) and Boat yard ( 50 meter x 30 meter) at Dighi as existing facilities are inadequate for carrying out day to day fishing activities.

Consultant presented that, around 202 boats are operating in the area using the existing facilities. During low tide, it becomes difficult to access the shore due to the presence of marine rock. MFDC has proposed Piled jetty and boatyard for facilitation of fishermen. The project is essential for the local fishermen in Dighi village, whose entire livelihood depends upon fishing and allied activities. Existing facilities area inadequate and pose risks for the fishermen operating on the jetty. Also, due to the presence or marine rock, it becomes difficult for the movement of boats during low tides, which may result in damage of vessels. Hence, implementation of the project is essential.

Consultant presented that, project is situated in CRZ IB and CRZ IV area, and it is a permissible activity as per para 5.12(ii), 5.4(i)(iii) of the CRZ Notification, 2019.

**DELIBERATIONS**

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which:

Description	CRZ classification	Area (Sqm)
Piled jetty & Slopping jetty	CRZ IB	312.27
	CRZ IVB	877.69
Boat Yard	CRZ IB	1480.12

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The PP has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. As per EIA report, the anticipated impacts on noise, water, and marine environments are expected to be localized, temporary, and manageable through the implementation of the proposed mitigation measures and environmental management plan.

Expert Members observed that, boat yard which is proposed in CRZ IB can be shifted on landward side in CRZ III area. The PP, during the meeting agreed to explore the same.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24<sup>th</sup> November, 2022) & OM dated 29<sup>th</sup> November, 2022, the proposal of standalong jetty requires CRZ clearance from the MCZMA. The said provision is reproduced as follows:

*"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 with the following exceptions namely-*

*Stand alone jetties, salt works, Slipways, Temporary structures and Erosion control measures (like bunds, seawall, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"*

The Authority noted that the project is essential for daily fishing activities of fishermen and would help in improving the livelihood of local fishermen.

**DECISION:**

After deliberation, the Authority decided to grant the clearance for the construction of piled jetty from CRZ point of view under CRZ Notification, 2019 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 guidelines/ clarifications given by MoEF&CC from time to time.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

2. Proposed construction of Infrastructural Post Harvesting Facilities should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PP to explore the option of shifting of Boat Yard in CRZ III area.
4. PP to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
5. PP to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
6. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
7. 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.
8. 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.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No. 37:** Proposed Infrastructural Post Harvesting Facilities to Fishermen for Fish Landing Centre at Lagebander Tal: Vasai Dist: Palghar State: Maharashtra by Maharashtra Fisheries Development Corporation Ltd.  
(Proposal No.: IA/MH/CRZ/581830/2026)

**INTRODUCTION:**

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of Infrastructural Post Harvesting Facilities to Fishermen for Fish Landing Centre at Lagebander Tal: Vasai Dist: Palghar State: Maharashtra.

MFDC has proposed provision of infrastructural facilities for fishermen at Lagebander, Vasai for carrying out daily fishing activities. Around 484 boats are operating in the area using the existing facilities. Currently, 4 sloping ramps are existing on site, which are insufficient to cater the daily needs of fishermen. MFDC has proposed a sloping ramp and fish drying platform

Proposed facilities include Sloping Ramp: 50m X 15m, Fish Drying Platform: 400m X 12m and Solar lights.

The project is essential for daily fishing activities of fishermen in Lagebander. There is no space for fish drying, and the existing ramps are inadequate for accommodating all the vessels operating in the area. Site is environmentally feasible; all the parameters are well within the prescribed limits. Implementation has minimum impacts on the ambient environment & will be mitigated easily.

The project will prove beneficial to the fishermen as there will be proper facilities for loading and unloading of vessels and enough space for fish drying and related activities.

Consultant presented that, the proposed activities falls in CRZ IB, as per CRZ Notification, 2019 which are permissible as per para 5.1.2 (i) of the CRZ Notification, 2019



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**DELIBERATIONS:**

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the proposed site is in CRZ IB area.

The PP has submitted the EIA report prepared by M/s Ghatpande Associates (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. As per EIA report, the proposed project activities such as ship washing and surface run-off during operation phase shall impact on the water quality of the area. The effluent ship parking facility and sewage water from the onsite support facilities shall impact on the water quality of the area. Proper mitigate measures are proposed for the treatment and disposal of waste water generated from the ship multipurpose terminal and berthing facility.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24<sup>th</sup> November, 2022) & OM dated 29<sup>th</sup> November, 2022, the proposal of standalong jetty requires CRZ clearance from the MCZMA, . The said provision is reproduced as follows:

*"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 with the following exceptions namely-*

*Stand-alone jetties, salt works, Slipways, Temporary structures and Erosion control measures (like bunds, seawall, Gryones, Breakwaters, Submerged reef, sand nourishment etc) which shall be dealt by concerned Coastal Zone Management Authority"*

**DECISION:**

After deliberation, the Authority decided to grant the clearance from CRZ point of view under CRZ Notification, 2019 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 guidelines/ clarifications given by MoEF&CC from time to time.



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

2. Proposed construction of Infrastructural Post Harvesting Facilities should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. PP to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
4. PP to ensure that Ecologically sensitive areas / Natural geo-morphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
5. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
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 site, as per MSW Rules, 2016.
7. 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.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.38:** Proposed redevelopment of Police station including residential quarters and infrastructural amenities at survey no. 186/1 and 187/8 in Village Murud, District Raigad, Maharashtra by Superintendent of Police Raigad, Maharashtra  
(Proposal No.: IA/MH/CRZ/581995/2026)

**INTRODUCTION:**

Officials from the Raigad Zilla Parishad along with consultant presented the proposal before the Authority. The PWD has proposed redevelopment of Police station including residential quarters and infrastructural amenities at survey no. 186/1 and 187/8 in Village Murud, District Raigad, Maharashtra.

Plot consists of existing police station, jail and Government quarters. Government quarters were demolished as they were in dilapidated condition. Police station and Jail structure will be retained.

Proposed construction of police station comprising of (G+ 1 story) and residential quarters of Type II Quarter (St + 3) and Type II Quarter (St + 2)


Plot area is 1347.00 Sqm, FSI area is 4447.40 Sqm (3049.05 sqm proposed + 1398.35 Sqm existing). Non FSI area is 931.68 Sqm. Total construction area is 5379.08 Sqm.

Consultant presented that, the project site is situated in CRZ II area and situated on landward side of existing road. Redevelopment is permissible as per para 5.2(iv) of the CRZ Notification, 2019.

**DELIBERATIONS:**

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & prepared by National Institute of Oceanography (NIO), Goa. As per the said map, the project site falls in CRZ-II area. Site under reference is situated on landward side of existing road.

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*

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

*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. 18<sup>th</sup> January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18<sup>th</sup> January, 2019.

**DECISION:**

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to concern 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 CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. No construction is allowed on seaward side of existing road.
4. No tree cutting is allowed for the project.
5. PP to install environmental provisions like STP, Organic waste convertor.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of as per Solid waste Rules of 2016 to the approved site for land filling after recovering recyclable materials.
8. Safe disposal of the wastewater should be ensured.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item no. 39:** Proposed retail fuel station at land bearing S.NO. 18//11A1/1(pt), 18//11A2/2(pt), at Harnai Village Dapoli Taluka Ratnagiri District Maharashtra by Mr. Rupesh Ashok Patil & others  
(Proposal No.: IA/MH/CRZ/581110/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for retail fuel station at land bearing S.NO. 18//11A1/1(pt), 18//11A2/2(pt), at Harnai Village Dapoli Taluka Ratnagiri District Maharashtra

The total area of the plot is 1450.00 Sqm. Consultant presented that, there is no building construction proposed within CRZ area PP only proposed the storage of fuel

Consultant presented that, project site falls in CRZ III (NDZ) area as per approved CZMP, 2019. The proposed activity is the permissible activity as per Facilities for receipt and storage of petroleum products and liquefied natural gas, 5.1.2 CRZ IB clause (v) & 5.3 CRZ III clause (i) of the CRZ Notification, 2019.


**DELIBERATION:**

The Authority noted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, as per which, the proposed site is in CRZ III (NDZ) area.

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.

The Authority noted that as per para 5.3 CRZ-III (i) read with 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 raw*

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

materials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid, etc."

The Authority further 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.

The Authority observed that no construction shall be permitted within NDZ in CRZ III, except for repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density as per para 5.3 (ii) (a) of CRZ Notification, 2019. However, storage of petroleum product along with essential safety related activities may be allowed as per as per para 5.1.2 (v) read with 5.3. CRZ III of the CRZ Notification, 2019.

Concern Planning Authority to ensure that there is no building construction proposed within CRZ area. Only facility for storage of fuel receipt and storage of petroleum products and liquefied Natural Gas is allowed as per 5.3(i) read with para 5.1.2 CRZ-I B of the 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 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. Concern Planning Authority to ensure that there is no building construction proposed within CRZ area. Only facility for storage of fuel receipt and storage of petroleum products and liquefied Natural Gas is allowed as per 5.3(i) read with para 5.1.2 CRZ-I B of the CRZ Notification, 2019.
3. PP to ensure all safety measures during construction and operation phase.
4. PP to ensure that proposed project strictly conform to norms / regulations specified in Oil Industry Safety Directorate (OISD) as may be applicable.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

5. An emergency Response and Disaster Management Plan as per Petroleum and Gas Regulatory Board shall be in place before commissioning of project.
6. PP to ensure all safety measures as recommended in guidelines of Petroleum & Explosives Safety Organization (PESO).
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item no. 40:** Proposed redevelopment on Plot Bearing C.T.S. No. 1066 (pt), Village: Versova, J.P. Road, in K/W Ward, Andheri (w), Mumbai., by M/s. Veera Desai Projects Private Limited C.A to Owners Beach Apartment CHSL (Proposal No.: IA/MH/CRZ/581507/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment on Plot Bearing C.T.S. No. 1066 (pt), Village: Versova, J.P. Road, in K/W Ward, Andheri (w), Mumbai.

Consultant presented that, there is an existing building consist of Ground/ stilt + 8 Floor residential building. The existing building is prior to 1983.

Proposed residential building comprises of Basement + ground floor (pt commercial) + 1<sup>st</sup> amenity + 2<sup>nd</sup> to 11<sup>th</sup> (part residential & podium) + 12<sup>th</sup> part + 14<sup>th</sup> part + 15<sup>th</sup> + 16<sup>th</sup> to 33<sup>rd</sup> residential with total height of 113.59m.

The plot area of the project is 2160.42 sqm, FSI area is 11287.73 sqm, Non FSI area is 18156.2 sqm and Total Construction area is 29443.93 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2 (iv) of the CRZ Notification, 2019

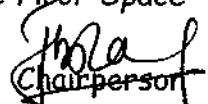
**DELIBERATIONS:**

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 partly falls in CRZ-II area and partly in CRZ III (NDZ).

The Authority noted that, as per CRZ map, the site under reference is situated on seaward side of existing road. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the plinth of the existing authorized building on seaward side.

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the plinth of the existing authorized building on seaward side.
4. No construction is allowed in CRZ II (NDZ) area.
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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Member Secretary

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Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item no. 41:** Proposed redevelopment on plot bearing C.T.S. No. 819 of Village Juhu, Taluka Andheri K/W - Ward, Situated at East-West Road no. 02, Near Juhu bus depot, JVPD Scheme, Juhu, Mumbai by Virendra Kakubhai Mehta (Proposal No. : IA/MH/CRZ/579119/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment on plot bearing C.T.S. No. 819 of Village Juhu, Taluka Andheri K/W - Ward, Situated at East-West Road no. 02, Near Juhu bus depot, JVPD Scheme, Juhu, Mumbai.

Consultant presented that, existing building was constructed in Year 1969, comprised of Gr + 1<sup>st</sup> to 4<sup>th</sup> upper floor. IOD is approved plans under/no. CE/704/ BSII/A/K dated 21.03.1969.

As per Notice under section 354 of the MCGM under Notice no. KW/354(Pull Down)/255/BF/AE-IV/69 Dated 03.08.2021 the existing building is declared on (C-1) dilapidated & unsafe building, accordingly, the building is demolished on site. As per D P Remarks 2034 the plot under reference is situated in Residential zone.

Proposed residential building comprises of the project proposal includes the construction of a residential building comprising 1 level Basement + Stilt/GR + 1<sup>st</sup> to 14<sup>th</sup> upper floors + Society office & swimming pool on the terrace floor (Height : 52.2m) and a parking tower comprising 19 levels (56 cars) (Height : 49.81m)

The plot area of the project is 1255.50 sqm, FSI area is 4062.68 sqm, Non FSI area is 2347.32 sqm and Total Construction area is 6410.00 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2 (iv) of the CRZ Notification, 2019

**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.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

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

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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by  
Urban Local Body

Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item no. 42:** Proposed redevelopment of Residential Society Building Bandra Trishul Premises C.S. LTD, located at Plot 197B bearing CTS No. 873, 874 & 875 of village Bandra - B Ward, at 18-A Kane road, near Mount Mary's Church, Bandra West, Mumbai by MICL Developers LLP (Proposal No.: IA/MH/CRZ/581543/2026)

**INTRODUCTION**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential Society Building Bandra Trishul Premises C.S. LTD, located at Plot 197B bearing CTS No. 873, 874 & 875 of village Bandra - B Ward, at 18-A Kane road, near Mount Mary's Church, Bandra West, Mumbai, under Reg. 33(11) of the DCPR.

Consultant presented that, the existing building is have earlier OC dated 02.02.1981 and consists of two buildings: Building 1 (Stilt + 10 floors) and Building 2 (Stilt + 2 floors bungalow)

The proposed residential building comprises of the proposal is redevelopment to a new residential building comprising of Ground Floor + 1<sup>st</sup> to 8<sup>th</sup> Upper Podium floors (parking) + 9<sup>th</sup> Floor (refuge) + 10<sup>th</sup> to 25<sup>th</sup> floor for residential use + 26<sup>th</sup> floor (res + fitness centre) and swimming pool on terrace floor, with height of 99.75 sq. mtrs, from general ground level up to terrace level.

The plot area of the project is 3,066.00 sqm, FSI area is 16,553.49 sqm, Non FSI area is 17,369.21 sqm and Total Construction area is 33,922.70 sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2 of the CRZ Notification, 2019

**DELIBERATIONS:**

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

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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

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

**DECISION:**

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

1. The concerned Planning Authority shall ensure that the proposed 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 18<sup>th</sup> January, 2019 before issuing commencement certificate to the project.
3. No construction is allowed in Garden reservation i.e. CRZ II(NDZ) area.
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.

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item no. 43:** Proposed building on plot bearing CTS no. 1071 of Village Versova, at J.P. Road, Seven Bungalow, Andheri (W), Mumbai by Morya Galani Homes Private Limited (Proposal No.: IA/MH/CRZ/581781/2026)

**INTRODUCTION:**

The project proponent along with consultant presented the proposal before the Authority. The proposal is for building on plot bearing CTS no. 1071 of Village Versova, at J.P. Road, Seven Bungalow, Andheri (W), Mumbai.

Consultant presented that, MCZMA vide letter dated 27.02.2024 granted the CRZ recommendation to the project. Now, the building plans have changed, hence, the PP is seeking the amended CRZ recommendation.

As per the revised plans, proposed residential building comprises of proposed 1<sup>st</sup> to 3<sup>rd</sup> Basement + Ground floor + Service floor + 1<sup>st</sup> to 5<sup>th</sup> Podium floor for Car Parking + E-Deck Level + 1<sup>st</sup> to 23<sup>rd</sup> upper residential floor. The plans are proposed in lieu of plot potential + 0.50 Additional F.S.I + Admissible TDR as per Table no. 12 of Reg.No.30 (A) + Additional FSI as per Reg. No. 33(20) B + Fungible compensatory F.S.I As per 31(3) of D.C.P.R. 2034 + by claiming Staircase, Lift, Lift Lobby are free of F.S.I as per provision 31(1) of D.C.P.R. 2034.

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

The plot area of the project is 2443.00 sqm, FSI area is 13188.77 sqm, Non FSI area is 13811.23 sqm and Total Construction area is 27,000.00 sqm

Consultant further presented that, proposed reconstruction is in CRZ II area and permissible activity as per Para 5.2 (iv) of the CRZ Notification, 2019

**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.

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

The Authority noted that, as per CRZ map, the site under reference is situated on seaward side of existing road. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the plinth of the existing authorized building on seaward side.

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

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


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

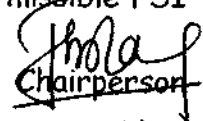
The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18<sup>th</sup> January, 2019. The concerned planning authority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

**DECISION:**

After deliberation, the Authority decided to recommend the proposal from CRZ point of view under CRZ Notification, 2019 to SEIAA 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

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

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

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



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item no. 44:** Request for revision in Coastal Zone Management Plan (CZMP) 2019 for property bearing CTS No. 1A/2 of village Anik, M-Ward, Mumbai by M/s. Ajmera Realty & Infra India Ltd.  
(Proposal No.: IA/MH/CRZ/494355/2024)

**Introduction:**

The officials of NCSCM, project proponent along with Consultant presented the proposal before the Authority. The application is for revision in Coastal Zone Management Plan (CZMP) 2019 for property bearing CTS No. 1A/2 of village Anik, M-Ward, Mumbai.

**Deliberation:**

The matter was earlier considered in 178<sup>th</sup> & 190<sup>th</sup>, 196<sup>th</sup> meeting held on meeting of MCZMA held on 10.09.2024, 07.11.2025 & 17.04.2026

In the 178<sup>th</sup> meeting, consultant presented that, MoEF&CC New Delhi has approved the Coastal Zone Management Plan of Mumbai vide letter dated 29.09.2021. As per the said approved CZMP Sheet No. E 43 A 16/ SE (Map No. MH 76), part of project site is falls in the CRZ II (No Development Zone (NDZ) of Greater Mumbai). However, said NDZ shown in the approved CZMP is private/layout recreational green (RG) space of our larger layout and not the designated RG reservation. The MCGM has rectified the said development plan (DP) vide Notification No. - TPB/4317/639/CR118(V) dated. 23/11/2020, wherein the layout RG has been reclassified from Garden reservation to a Layout RG as it is a layout RG. The PP requested to correct the approved CZMP of project site from CRZ II (NDZ) for Greater Mumbai to CRZ II area.

Consultant presented that as per para 10.3 of CRZ Notification, 2019, all open spaces, parks, gardens, playgrounds indicated in development plans within CRZ-II shall be categorised as No Development Zone. In the present case, now, the Development Plan of the Greater Mumbai with respect to subject land under reference has been modified and now, reservation of the Garden has been changed to layout RG, by the concern planning Authority i.e. MCGM. Consultant further presented that since, there is no reservation of the Garden on the site, the classification of the site as CRZ II(NDZ) may be removed and land can be classified as CRZ II.



Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

Consultant presented that the reservation of the CTS 1A/2 was put under Excluded Part (EP) by the MCGM in DP 2034 (Sheet no 8, EP-MW 29) as Garden/ Park Reservation. Now, the MCGM has deleted the said reservation and now, the land parcel bearing CTS No. 1A/2 is shown as Layout RG.

From the presentation, the Authority noted that in the present case, MCGM has corrected the Development Plan from Garden reservation to a Layout RG. Hence, PP requested to correct the approved CZMP of the land bearing CTS No. 1A/2 of village Anik, Wadala from CRZ II (NDZ of Greater Mumbai) to CRZ II area.

The Authority noted that the as para 7 of the Annexure IV of the CRZ Notification, 2019 provides for the revision of the CZMP, as per which, matter where of revision in CZMP shall be referred to NCSCM who shall the examine the matter. It was observed that the matter may be referred to NCSCM for examination through MoEF&CC, New Delhi. After deliberation, the Authority decided to refer the matter to NCSCM, Chennai through MoEF&CC, New Delhi for examination of the matter, in accordance with provision of the CRZ Notification, 2019. Accordingly, MCZMA vide letter dated 08.10.2024 referred the matter to NCSCM, Chennai through MoEF&CC, New Delhi for examination.

The MoEF&CC, New Delhi vide letter dated 30.12.2024 referred the matter to NCSCM Chennai for examination in accordance with para 7 of Annexure -IV of the CRZ Notification, 2019.

The NCSCM vide email dated 03.11.2025 has submitted the draft report. The matter was again considered in 190<sup>th</sup> meeting of MCZMA held on 07.11.2025 wherein the Authority noted that the NCSCM need to provide the details of the status of site in view of sanctioned DP considering the para 10.3 of CRZ Notification, 2019 taking into consideration the authorized sourced information from the MCGM and stating the same in its report.

Now, NCSCM Chennai vide letter dated 26.03.2026 submitted that the NCSCM has examined the proposal in accordance with para 7 of Annexure -IV of the CRZ Notification, 2019 based on the latest satellite imagery, ground truthing and the available supporting documents. The NCSCM has submitted draft report along the revised / rectified draft CZMP maps for further necessary action in the matter. As per NCSCM report,



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

"In accordance with para 6, page 7 of the "Guidelines for updation of Coastal Management Plan (CZMP) prepared as per CRZ Notification, 2011 to align it CRZ Notification, 2019 notified by MoEF&CC Govt of India vide OM No. 12-1/2019-1A-III dated 26/06/2019, NCSCM verified the demarcation of CRZ in the approved CZMP Map No. MH 76 (Sheet No. E 43 A 16 / SE) and carried out the reclassification of CRZ property bearing CTS No. 1A of village Anik, in M Ward, Mumbai, Maharashtra.

The revision of CZMP Map No. MH 76, Maharashtra is carried out based on the Development Plan 2034 of Greater Mumbai (MW ES-12 and MW ES -08), Sanctioned by Govt. of Maharashtra and latest satellite imagery and ground truthing, as per the directions in MoEF&CC letter No. F. No. IA3-12/10/2021-IA.III (E-153021) dated 01/04/2025.

The reclassification of CRZ area from NDZ to Layout RG is carried out for the property bearing CTS No. 1A of M Ward, Anik Village, Mumbai, Maharashtra based on the Development Plan - 2034 of Greater Mumbai, Sanctioned by Gov. of Maharashtra. The Revised Draft CZMP Map Nos. MH 75 & 76 and corresponding land use map is annexed as Annex-4 and Annex-5 respectively."

The Authority observed that the NCSCM has revised the CRZ area from "NDZ - within CRZ II - Greater Mumbai" to "CRZ II" in the CZMP. However, Layout RG has been marked with separate legend in the draft CZMP. The Authority asked NCSCM whether layout RG is covered under para 10.3 of CRZ Notification, 2019. The NCSCM has informed that, MCGM may comment on this.


The Authority noted that as per para 10.3 of CRZ Notification, 2019:  
CRZ areas falling within municipal limits of Greater Mumbai:

*(i) 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 categorised 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*

The Authority observed that, all open spaces, parks, gardens, playgrounds indicated in development Plan shall be categorized as NDZ.

In view of NCSCM report received in the matter, the MCGM need to submit the following additional information:-

- 1) Whether Layout RG is indicated as open spaces, parks, gardens, playgrounds in Development Plan of MCGM

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

2) Whether Layout RG attracts the para 10.3 of CRZ Notification, 2019.

After receipt of the information from MCGM, same will be communicated to NCSCM, Chennai.

Accordingly, PP submitted MCGM remarks vide letter dated 12.06.2026, stated as below:

1. The layout RG's shown as Garden /Park (ROS1.5) on CTS no. 1 (pt) is deleted and shown as layout RG (text) as per sanctioned EP-MW29 vide UDD notification dated 23.11.2020 published in Maharashtra Govt. Gazette on 24.11.2020

The Authority noted that the as para 7 of the Annexure IV of the CRZ Notification, 2019,

***"7. Revision of Coastal Zone Management Plans:***

*(i) Whenever there is a doubt, the concerned State or Union territory Coastal Zone Management Authority shall refer the matter to the National Centre for Sustainable Coastal Management who shall verify the CZMP based on latest satellite imagery and ground truthing.*

*(ii) If required, the rectified map shall be submitted to Ministry of Environment, Forest and Climate Change for consideration."*

The Authority noted that, the NCSCM need to take note of the MCGM report dated 12.06.2026 received in the matter.

**Decision:**

In the light of above, the Authority after detailed discussion and deliberation, decided that NCSCM to take into consideration the report dated 12.06.2026 of the MCGM and accordingly, submit the revised report. The NCSCM requested to consider the matter in the Technical Scrutiny Committee (TSC) for examination and recommendation, prior to consideration by the NCZMA, New Delhi.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Item No.45:** Request regarding deletion of condition in CRZ Clearance for Reconstruction for development of Training Centre for Scuba Diving Awareness on plot bearing S. No. 59, 60, at mauje Tarkarli, Ta. Malvan, Dist. Sindhudurg by Maharashtra Tourism Development Corporation (MTDC)  
(Proposal No. CRZ-2015/ CR-7/TC4)

**INTRODUCTION**

The officials from the Maharashtra Tourism Development Corporation presented the matter before the Authority. The MCZMA vide letter dated 10<sup>th</sup> June, 2025 granted the CRZ recommendation to the project of development of Training Centre for Scuba Diving Awareness on plot bearing S. No. 59, 60, at mauje Tarkarli, Ta. Malvan, Dist. Sindhudurg subject to certain conditions. The Specific Condition No.3 of the said CRZ recommendation letter reads as "MTDC shall ensure that operation of the project should not be outsourced to private company as a business model and it should be operated by MTDC only"

**DELIBERATION**

The MTDC has sent a representation dated 3<sup>rd</sup> June, 2026 requested for deletion/ revision of the above said condition no. (iii) of the CRZ recommendation letter dated 10<sup>th</sup> June, 2025 granted to the project under reference. MTDC officials represented that, MTDC is running the IISDA, Tarkarli at loss and does not have high level technical staff necessary to run the scuba diving centre. MTDC proposes to outsource the training centre for private entity. MTDC will have ownership rights, control and policy decision rights over the said IISDA, Tarkarli, Sindhudurg. Hence, it was requested to delete the said condition.

The Authority noted that validity of the said CRZ recommendation granted to the project is expired. From the representation from the MTDC, the Authority noted that, MTDC is facing operational issue due said condition.

The Authority observed that, the said condition pertains to operational aspect of the IISDA and does not have not within the scope of CRZ regulations. Operational issue of the IISDA is purely a subject matter of the MTDC and they are free to take necessary appropriate decision in this regard.



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**DECISION**

In view of above, the Authority after deliberation decided that the MTDC is competent to take operational decisions regarding their own IISDA, Tarkarli, District Sindhudurg and the issue is outside the scope of MCZMA.



Member Secretary



Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**Item No.46:      Review of District Coastal Zone Monitoring Committees (DCZMC)**

The Authority noted that the Ministry of Environment, Forest & Climate Change, vide letter dated 22.06.2026 requested for immediate compliance and necessary action on violation cases pertaining to the Coastal Regulation Zone (CRZ ) Notification by the state /UT coastal zone management Authorities (CZMAs) in the prescribed format. Further, the said matter was considered in 49<sup>th</sup> meeting of NCZMA held on 08.05.2026 at New Delhi. In this regard, the Authority after discussion decided to send the monthly status report to MoEF&CC, New Delhi.



Member Secretary



Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management  
Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

**Discussion item no. 1: Cases of revision of the Coastal zone management plans (CZMPs) under CRZ Notification, 2019**

**INTRODUCTION**

The Authority noted that MCZMA has recommended the following cases for revision of CZMPs under CRZ Notification, 2019 to MoEF&CC, New Delhi

Sr. No.	Proposal Name	MCZMA Recommended the proposal
1.	Revision in Coastal Zone Management Plan (CZMP) 2019 for Land Bearing C.T.S. No. 319/B (Part), 335/8, 346, 347, 349, 352, 354, 363 of Village Dahisar in R/North Ward Dahisar West, Mumbai by M/s Prime Civil Infrastructures Private Limited	196 <sup>th</sup> meeting of MCZMA held on 17.04.2026
2.	Revision in Coastal Zone Management Plan (CZMP) 2019 for Plot Bearing C.S No 443 and 3/448 of Malabar Cumbala Hill Division, for "Simala Nagar Co-Operative Housing Society (Prop)" Situated off LaxmibaiJagmohandas Marg (Nepean Sea Road), Mumbai by M/s. Sheth Homes Spaces Pvt Ltd	196 <sup>th</sup> meeting of MCZMA held on 17.04.2026
3.	Revision in Coastal Zone Management Plan (CZMP) 2019 for Plot Bearing C.S.No.930(Pt)] Plot No. 75(Pt) Of Worli Hill Estate Scheme No. 58, B.G. Kher Marg, Worli, Mumbai (G/S Ward) By JP Infra Spaces Pvt. Ltd	196 <sup>th</sup> meeting of MCZMA held on 17.04.2026
4.	Revision in Coastal Zone Management Plan (CZMP) 2019 for land at village Savali/Mithagar, Off Murud-Bhadgoan/Roha Road, Taluka Murud, Dist. Raigad by M/s. Suyog Agro and Poultry Products Pvt. Ltd.	188 <sup>th</sup> meeting of mczma held on 30.09.2025
5.	Revision in Coastal Zone Management Plan (CZMP) 2019 for Property bearing C.T.S. No. 129, 137, 138,139, 140 & 141 of village Bandra-C at Hill Road, Bandra West, in H/W, ward, Mumbai by The Apostolic Carmel Society of Bombay	188 <sup>th</sup> meeting of mczma held on 30.09.2025

  
Member Secretary

  
Chairperson

**Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026**

6.	Revision in Coastal Zone Management Plan (CZMP) 2019 for Bldg.No.33 to 39 For 'AdarshShramik' CHS. Ltd Situated on C.S.No.209 of Worli Division, Situated, at Aadarsh Nagar, Worli, Mumbai 400030 by Oberoi Realty Limited	196 <sup>th</sup> meeting of MCZMA held on 17.04.2026
7.	Revision in Coastal Zone Management Plan (CZMP) 2019 for S. No. 16, 17 & 18 at village Kacharepada (Khopta) UranDist Raigad by M/s. All Cargo Logistics	196 <sup>th</sup> meeting of MCZMA held on 17.04.2026
8.	Revision in Coastal Zone Management Plan (CZMP) 2019 for Mahul, Mumbai by BPCL	193 <sup>rd</sup> meeting of MCZMA held on 03.02.2026


**DELIBERATION:**

The Authority noted that the NCZMC, New Delhi has considered the cases of revision of the CZMP in its 49<sup>th</sup> meeting held on 08.05.2026 at Agenda No. 4.4- "Proposal for Rectification of CRZ Classification and Revision of approved CZMP 2019 Map No. MH-58, MH-70, MH-72, MH-73, MH-75, and MH-76- Correction in approved CZMP by Maharashtra State"

NCZMA, New Delhi decided as follows-

*"those proposals relating to corrections in the Coastal Zone Management Plans (CZMPs) are leading to material changes and hence should be examined by the Technical Scrutiny Committee (TSC), as the original CZMPs of 2019 were technically examined and recommended by the TSC. The Chair invited inputs/observations from the Members, particularly the Expert Members from the National Centre for Sustainable Coastal Management (NCSCM) and the National Centre for Coastal Research (NCCR), as well as other Members, including the Maharashtra State representative. The views of the Chair were supported by all Members. NCSCM stated that the TSC would accordingly be directed to examine matters relating to corrections in CZMPs*

*Accordingly, it was decided that the current proposals pertaining to correction/revision of CZMPs and all such proposal in future should first be placed before the TSC for its examination and recommendations prior to consideration by the NCZMA. Thus, the proposals under the agenda item shall be returned to the State of Maharashtra in their present form"*

  
Member Secretary

  
Chairperson

*Minutes of the 198<sup>th</sup> Meeting of Maharashtra Coastal Zone Management Authority (MCZMA) held on 16<sup>th</sup> June, 2026*

**DECISION:**

In view of above, the Authority after deliberation decided to forward the above said 8 no's of CZMP, 2019 revision cases to NCSCM with a request to consider in the Technical Scrutiny Committee (TSC) for examination and recommendation, prior to consideration by the NCZMA, New Delhi.

**Annexure I**

List of members/officials present in the online meeting:

1. DCF, Mangrove Cell, Member MCZMA
2. DyCHE, MCGM, Member MCZMA
3. Shri. Mirashe, representative Industries Dept, Member MCZMA
4. Dr. Anish Andheria, Wildlife Conservation Trust, Member MCZMA
5. Dr. Amit Bansawal, NEERI, Expert Member, MCZMA
6. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
7. Dr. Milind Sardesai, SavitribaiPhule Pune University, Expert Member, MCZMA
8. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA

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Member Secretary

  
Chairperson