

**Minutes of the 199th Meeting of Maharashtra Coastal Zone Management
Authority (MCZMA) held on 29th June, 2026**

The 199th 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 29th June, 2026. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 198th meeting of MCZMA:

The Authority decided to confirm the Minutes of 198th meeting of MCZMA held on 16th June 2026 with following changes in Item no. 7: the CRZ classification as per IRS report shall be read as follow:-

CRZ Classification	Area in Sqm
CRZ-III (NDZ)	5463.47
CRZ-IIIB (200 m to 500m from HTL)	776.53
Total	6240.00

Item No.1: Proposed extension and improvement of existing jetty for fishermen at Manori, Tal- Borivali, District- Mumbai, Maharashtra by Maharashtra Fisheries Development Corporation Ltd
(Proposal No.: IA/MH/CRZ/582140/2026)

INTRODUCTION:-

The project proponent along with the consultant presented the proposal before the Authority. Maharashtra Fisheries Development Corporation (MFDC) Ltd. has proposed the construction of a jetty at Manori as existing facilities are inadequate for carrying out day to day fishing activities.

The length of the Existing jetty is insufficient, which creates difficulty for fishermen for berthing of boats and accessing the jetty during low tide. Currently, 107 boats are operating in the vicinity.

The extension of the jetty will provide adequate docking space, which will allow safe and easy berthing on the boats, and will also facilitate the loading and



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unloading of catch. The site is located in the vicinity of Manori Koliwada and is used regularly by the local fishermen.

MFDCL has proposed jetty extension (50 meter x 7.5 meter) for provision of for fishermen from Manori fishermen Sarvodayasahakari society.

Consultant presented that, project site is situated in CRZ IA and CRZ IVB area as per approved CZMP, 2019 and improvement of the existing jetty is permissible activity as per para 5.1.2 & 5.4 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:

CRZ category	Area in Sqm	Total Area (Sqm)
CRZ IB	270.34	375.65
CRZ IVB	105.31	

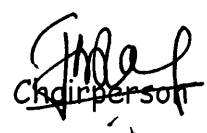
The PP has submitted the EIA report for the project prepared by Consultant M/s. Ghatpande Associates. The Authority noted that, validity of the Nabet Accreditation for the said consultant has been expired on 13.10.2025. The Authority asked PP to submit EIA report for the project prepared by Nabet Accredited Consultant.

DECISION:

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



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Item No.2: Proposed development of Mangrove Park at Nachane, Taluka and District Ratnagiri, Maharashtra by Mangrove Cell (Proposal No.: IA/MH/CRZ/582884/2026)

INTRODUCTION:

The Mangrove Division - South Konkan has proposed the development of the Nachane Mangrove Park over approximately 3 hectares of Government-owned mangrove land at Nachane, Ratnagiri.

The existing Navlai Mangrove Eco-tourism Group, operating under the guidance of the Mangrove Cell, has successfully promoted community-based mangrove tourism through kayaking and guided nature experiences, resulting in a steady increase in visitor footfall. The absence of dedicated visitor facilities and an all-tide access- jetty restricts safe access, visitor management, and year-round operation of the eco-tourism activities.

The proposed project aims to create environmentally sensitive infrastructure, including a temporary jetty, interpretation facilities, elevated trails, and essential visitor amenities to improve accessibility, safety, environmental education, and community livelihoods while ensuring minimal ecological disturbance.

The proposal falls within CRZ-IA (Mangroves) and CRZ-IA (50 m Mangrove Buffer Zone) as per the approved CZMP and is covered under the permissible eco-tourism activities specified in CRZ Notification, 2019 [Clause 5.1.5.1.1(i) and 5.1.5.2(i) & (ii)], subject to statutory approvals.

The proposed Mangrove Park is planned over approximately 3.00 hectares of Government-owned mangrove land, out of which only about 0.23 hectare is proposed to be utilized for eco-tourism infrastructure at Nachane, Taluka and District Ratnagiri.

The project has been planned adopting environmentally sensitive design principles. The structures are proposed on stilts to maintain the natural tidal flow, with minimum ground coverage and minimal site disturbance. The design



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incorporates renewable energy through solar panels, Atmospheric Water Generation (AWG) systems for water supply, modular bio-digesters for sewage treatment, and low-maintenance prefabricated construction systems to minimize ecological impacts.

The project has been carefully designed in such a manner that no mangrove trees are required to be cut for implementation of the proposed development. The alignment and layout of all proposed facilities have been planned by utilizing existing open spaces and naturally available gaps within the project area, thereby ensuring complete protection of the existing mangrove vegetation while facilitating eco-tourism and environmental education

Nature Interpretation Centre (NIC)

- Acts as the central hub for educating visitors about the wetland ecosystem.
- Showcases interactive exhibits, informative displays, and engaging activities for students, tourists, and researchers.
- Raises awareness about conservation, sustainability, and local biodiversity.

Wooden Trail through the Water Body

- Elevated walkway designed to blend with the natural surroundings.
- Provides a unique opportunity to observe wetland plants, birds, and aquatic life closely and safely.
- Supports eco-tourism by offering an immersive nature experience with minimal environmental impact.

The project aims to promote conservation of mangrove ecosystems through environmentally sustainable eco-tourism while strengthening environmental awareness, biodiversity conservation and community participation.

Consultant presented that, the project site falls in CRZ-IA (Mangrove Area) and CRZ-IA (50 metre Mangrove Buffer Zone), as per the approved CZMP, 2019 and project activities are permissible under 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 project site falls in CRZ IA.



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The PP has submitted the EIA report by Centre for Envotech& Management Consultancy Pvt Ltd (Nabet Accredited Consultant). The Authority noted the observations, anticipated impacts and mitigation measures proposed in the EIA report.

Dr Anish Andheria expressed that objective of the proposal to create awareness of mangroves and coastal environment for the visitors/ nature lovers. Since, such activities would make a site as a regular tourist spot, hence all appropriate measures to be undertaken to preserve the coastal environment. He further emphasized that construction methodology should be eco-friendly.

Consultant presented that all the necessary measure will be implemented to conserve and protect the mangrove area. No mangrove will be cut for the proposed activities. Construction methodology will be eco-friendly. Structurally, the Mangrove Park complex will be built on a shallow foundation with a load-bearing system using local stone, enhanced by RCC framing to ensure earthquake resistance. The roof will be supported by metal structures and finished with Mangalore tiles and ceiling tiles for climate responsiveness and traditional appeal. Aesthetic elements such as wooden verandah framing, stone-tiled floors, slimline windows, and stone-paved pathways will further complement the building's natural and regional character, creating a harmonious blend of sustainability, cultural identity and functionality. Boardwalk will be designed to be eco-friendly, offering a sustainable alternatives to traditional paved paths while promoting conservation awareness. The bridge providing access to the Nachane Mangrove Park site will be constructed initially from the northern side of the site. It will be done with pre-cast RCC piling to ensure stability and durability,

The Authority noted that the project serves as educational and creating awareness among the people about the mangrove's ecology. The project proposes the Development of Mangrove Park offers opportunities for ecological research, helping scientists understand mangrove ecosystems and their response to environmental changes.

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



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Project activities	CRZ classification	Permissibility as per CRZ Notification, 2019
Proposed Mangrove Park complex involving wooden trail, Nature interpretation Centre (NIC), floating jetty, bridge for access	CRZ IA (Mangroves)	5.1.1(i)
	CRZ IA (50 m mangrove buffer zone area)	5.1.2(ii)

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

- The Land use of the site would not change and site will be now open for the public at large. Impact on the land use pattern is anticipated both during construction as well as operation phase of the project. But the impact during the construction phase is expected to be more significant than during operation phase. During construction area required for the project would be cleared only by trimming of the Mangroves Branches for the construction which may result in displacement temporarily. Therefore, the impact will be temporary.
- The project serves as educational and creating awareness among the people about the mangrove's ecology. During the Project execution trimming of the mangroves is required, which will not impact as the new branches will be developed on the trees. The attention for the regrown of the trimmed mangroves trees is to be done. The trimming of minimum impact during the execution is foreseen in the project.
- Construction and labour camp should be located at least 500 m away from the sensitive area / water body. It would be contractor's responsibility to ensure that he complies with the local laws, if any, pertaining to construction camps siting and the area identified for sitting construction camps are approved and authorized by competent Authorities.

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



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

DECISION:

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

1. The proposed project should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Prior High Court permission shall be obtained, as per the Hon'ble High Court order in PIL 87/2006, since the proposed project is affected by mangrove & its 50 m mangrove buffer zone area.
3. Forest Clearance under Forest (Conservation) Act, 1980, if applicable shall be obtained.
4. Construction methodology should be eco-friendly and bare minimum use of cement/ concrete to be used for the construction.
5. Care should be taken to ensure that the construction workers camp is not located on site and does not disturb the surrounding land use.
6. Excavated soil should be disposed properly so that it should not block the flow of water.
7. Sewage collection & treatment system shall be provided in the Nature Information Centre and only treated sewage shall be discharged in the creel
8. Site preparation and site restoration in CRZ area should be undertaken without damaging the coastal-geomorphological features.
9. No plastic use policy should be implemented in the Mangrove park complex.
10. Solid / liquid waste management plan should be in place during construction and operation phase of the project.



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11. During operation phase of the project, there will be increase in footfall due to visitors to Mangrove Park. The footpath and either side of the embankment should not allow to be encroached by commercial units.
12. Project proponent should implement Mitigation measures and Environment Management plan & Disaster Management Plan as suggested in the EIA report, effectively and efficiently to ensure that coastal environment is protected.
13. All other required permissions from different statutory authorities should be obtained prior to commencement of work



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Item No. 3: Proposed Thane Integral Ring Metro Project (TIRMP),
District Thane, State of Maharashtra by Maharashtra
Metro Rail Corporation Limited (MMRCL)
(IA/MH/CRZ/583065/2026)

INTRODUCTION:

The Maharashtra Metro Rail Corporation Limited (MMRCL) officials along with consultant presented the proposal before the Authority.

Maharashtra Metro Rail Corporation Limited (MAHA-Metro) a joint venture company of Government of India (GoI) and Government of Maharashtra (GoM), is developing the Thane Integral Ring Metro Rail Project.

The MMRCL has proposed the construction of Thane Integral Ring Metro Rail Project in Thane. The project is envisaged as a sustainable urban transportation infrastructure initiative aimed at addressing traffic congestion and enhancing mobility within Thane City by providing an efficient public transit alternative.

The Thane Integral Ring Metro Rail Project (Thane Metro Phase-I), proposed by Maharashtra Metro Rail Corporation Limited (Maha Metro), is a 29.1 km circular Mass Rapid Transit System (MRTS) comprising 22 stations (20 elevated and 2 underground).

The corridor extends along the western periphery of Thane, from the proposed New Thane Station (Kopri) to Thane Railway Station, traversing major residential and commercial areas including Wagle Estate, Kolshet, Balkum, Rabodi, Manpada and Kasarvadavali.

The alignment originates at New Thane Station, adjacent to the Kopri suburban station, and traverses a ring-shaped corridor via Dongripada and Kasarvadavali before looping back to its point of origin. The total length of the ring corridor is 27,040.253 meters, with an additional 1,177.7 meter spur from Waghbil to Kasarvadavali planned to facilitate depot connectivity. The corridor is predominantly viaduct-based, running along existing roads as well as Development


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Plan (DP) roads earmarked for future development by the TMC. The alignment also incorporates underground stretches and Switch Over Ramps (SOR). A total of 22 stations are proposed along the alignment, comprising 20 elevated stations and 2 underground stations.

The project provides seamless integration with the proposed Green and Orange Metro Lines, Mumbai Metro Line 4 (Wadala-Kasarvadavali), Mumbai Metro Line 5 (Thane-Bhiwandi-Kalyan) and the existing Thane Railway Station, thereby significantly enhancing regional connectivity and mobility.

Salient features of the project-

- Length of the project - 29.1 km
- Length falling in CRZ area- 3.65 km
- Project area falling in CRZ - 95,036.24 Sqm

Stations & Depot

- 20 Elevated stations - Length - 140m; Width - 24m
- 2 underground stations - UG- Length - 190m; Width - 24m
- Depot location - Kavesar & Vadvali village (Area - 18 Ha)

The project will enhance connectivity and transportation efficiency by linking key areas such as Saket and Ghodbunder, thereby creating a comprehensive and swift transit network connecting the western, central and northern parts of Thane. The project is designed to facilitate multi-modal integration through seamless connectivity with the existing Thane Railway Station and the upcoming Mumbai Metro Line 4 (Wadala-Kasarvadavali) and Line 5 (Thane-Bhiwandi-Kalyan), thereby strengthening the regional transit network and improving overall accessibility.

The proposed alignment crosses mangroves and creek waters from northern to North-West side of Thane Creek, therefore falls under CRZ area as per approved CZMP 2019. Hence, the project requires to obtain CRZ clearance from the MoEFCC.

Consultant presented that, the part of the proposed alignment passes through the CRZ IA (Mangroves & 50 m mangrove buffer zone), CRZ IB and CRZ



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II area, as per approved CZMP, 2019 and it is permissible as per para 5.1.1(ii), 5.1.1(iii), 5.1.2(i)(c) and 5.2(i) of the CRZ Notification, 2019

DELIBERATION:

Consultant presented that, part of the proposed alignment and other allied activities like depot building, metro station, viaduct falls in CRZ area. The NCSCM, Chennai has carried out the CRZ survey (map 1:4000 scale & report) for the part of the proposed activities falling in CRZ area, as per which:

Sr No.	Proposed Activities	CRZ IA (Mangroves)	CRZ IA (50 m mangrove buffer zone)	CRZ IB Intertidal	CRZ II
1	Proposed Alignment	1095.30	1655.05	162.93	735.60
2	Depot Building	-	-	491.40	997.75
3	Metro Station	4669.84	1996.60	-	817.50
4	Underground Alignment	123.27	6365.56	408.44	5133.90
5	Viaduct	25078.76	32564.07	3518.53	12870.43

The Authority noted the EIA report prepared by M/s Building Environment (India) 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 Thane Integral Ring Metro Rail Project traverses predominantly urbanized coastal plains with localized undulating terrain. The project area is physiographically influenced by the hilly and forested terrain of Sanjay Gandhi National Park to the west, the Ulhas River system to the north and east and the Thane Creek estuarine system to the south. Thus, the project corridor represents a transition zone between the upland hill ranges and the low-lying coastal plain, with natural drainage ultimately directed towards the Ulhas River Thane Creek system.


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- The alignment lies predominantly to the west of the Ulhas River, which constitutes the major surface water body in the project area. The Ulhas River flows northward and ultimately discharges into Vasai Creek, which is located adjacent to the northern portion of the project alignment and forms an important estuarine system before joining the Arabian Sea. Thane Creek, situated to the south of the project area, is another major estuarine water body connected to the Ulhas River system. The project area falls within a highly urbanized landscape that has undergone substantial modification due to rapid urban development and associated infrastructure activities
- The proposed TIRMRP also traverses through ecologically sensitive areas of SGNP. In addition, the alignment also passes through the Protected areas (Reserve / Protected Forest) along the existing Development Plan Road and outside the compound wall of SGNP at various locations.
- The proposed corridor lies within an urban area, where a detailed tree survey was conducted using the direct enumeration method. The survey focused on trees with a girth of 30 cm and above which are located in (a) 16 m corridor along the line i.e. 10 m line Right of Way (RoW) and 3 m on each side of line RoW (b) within each station and c) within the Depot land. A tree inventory carried out along the project alignment identified approximately 3,214 trees that are likely to be affected by the project. Most of the affected trees are situated along the median of the road, on both sides of the road near metro stations.
- A total of 43 mammalian species is recorded in and around Sanjay Gandhi National Park, of which 5 species are classified as Near Threatened (NT) and 2 as Vulnerable (VU) as per the IUCN Red List.
- All raw materials should be stored in designated, impermeable storage areas with proper bunding to prevent seepage into the soil. Vehicles and machinery should be regularly maintained to avoid leaks, and spill control equipment should be readily available at all storage sites. Dust suppression techniques such as regular water spraying should be used to reduce dust deposition on soil surfaces.
- Tree removal should be minimized and confined strictly to the required project area. Native vegetation should be replanted in suitable areas after construction. Erosion control measures such as mulching, silt fences, and geotextiles should be implemented to prevent soil loss. Where possible, mature trees should be transplanted rather than cut.



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- The project involves removal of 303 nos. of trees and 5380 nos. of mangroves falling within the project ROW. The removal of trees in the right of way will lead to loss of terrestrial flora and habitats, which support a variety of fauna. The total mangrove forest area affected by the project as per survey by forest department is 6.6579 Ha. The clearance of the approach path will require the removal of mangrove vegetation along the proposed ROW, leading to the direct loss of mangroves and disturbance to associated fauna.
- The proposed project alignment passes abutting to Vasai creek. The construction activities near creek may lead to the discharge of silt, cement, chemicals and other pollutants into it, degrading water quality and harming aquatic life. Install silt fences, sediment traps and geotextile covers near the creek to prevent construction runoff from entering the waterbody. Implement a strict waste disposal plan, ensuring that construction debris and hazardous materials are properly collected and stored away from the creek.
- All transport vehicles should comply with emission standards and be regularly maintained. Construction materials should be covered during transport and stored in enclosed or covered areas to prevent wind-blown dust. Water sprinkling should be carried out regularly on haul roads and material storage areas to suppress dust emissions. Idling of vehicles should be strictly prohibited.
- Noise and dust control measures such as acoustic barriers, regular water sprinkling, and use of low-noise machinery should be implemented. Construction activities must be restricted to daytime hours (e.g., 6:00 AM-10:00 PM). A grievance redressal mechanism should be established for residents to report issues, with timely resolution ensured.

Consultant presented that alternate alignment studies were carried out. The alignment has been finalised after taking into account environmental and social concerns, considerations of traffic, integration with the existing system and importantly, the overall economic and financial viability. The underlying principles for evaluation for each alternative alignment, without affecting the overall usefulness of the corridor, are:

- Minimum private land acquisition
- Least disturbance to properties
- Minimum disturbance to ecology/ biodiversity.



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Expert Members discussed about the impact at certain locations, particularly at Chendani, Majiwada, Balkum, Kolshet & Kavesar, alignment is traversing through small inland branch creeklets arising from main Thane Creek. Consultant presented that no creeklet would be disturbed, alignment in CRZ area is proposed is elevated and necessary environmental measures would be implemented to minimize the impact on coastal environment during construction phase.

Expert Members deliberated on the impact of the project on the mangroves. Consultant presented that, Mangrove Cell has carried out the ground verification and as per their survey, total no. of mangroves proposed to be cut for the proposed project is about 5380 nos. Consultant presented that, compensatory plantation of mangroves is proposed and process of identification of the site for mangrove plantation is in progress. The Authority suggested the MMRCL to carry out the three times mangrove area affected or destroyed or cut the compensatory plantation of mangroves in view of the CRZ Notification, 2019, in consultation with the Mangrove Cell. Prior High Court permission should be obtained by the MMRCL for mangrove cutting.

Expert Members observed that, a portion of the proposed alignment in some of villages passes through core and notified eco-sensitive zone (ESZ) of protected area of Sanjay Gandhi National Park. It was further asked whether any scheduled species of flora and fauna were observed, to which, PP and consultant responded that, there are certain species observed, for which, wildlife management plan has been formulated and submitted to Forest Dept. It was suggested to obtain the necessary NoC from ESZ point of view.

Expert Members asked consultant about the muck generation due to excavation activity and muck disposal plan. Consultant presented that, excavation and piling is expected to generate approximately 5,25,564 cubic meters of muck. The storage or disposal of this muck in the creek region may affect the aquatic flora and fauna. Excavation and piling will disturb soil and sediment, damaging root systems of mangroves and altering the natural hydrology. Large volumes of muck generated from piling can smother both terrestrial and aquatic flora if improperly managed. In aquatic habitats, muck deposition can lead to sedimentation, reduced water quality, and loss of benthic organisms, while suspended solids can reduce



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light penetration and affect aquatic plants and filter-feeding fauna. Consultant informed that, muck generated would be disposed scientifically outside CRZ area after obtaining necessary permission from the statutory Authority.

Consultant presented that, a systematic approach has been adopted for the preparation of the Disaster Management Plan (DMP) for the proposed Thane Integral Ring Metro Rail Project. The Disaster Management Plan has been prepared with the objective of ensuring safety of personnel and infrastructure, enhancing emergency preparedness and facilitating prompt and coordinated response during emergency situations.

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

Sr No.	Proposed Activities	CRZ Classification	Permissibility as per CRZ Notification, 2019
1	Proposed Alignment	CRZ IA (Mangroves)	5.1.1(i) & (iii)
		CRZ IA (50 m mangrove buffer zone)	5.1.1(ii)
		CRZ IB	5.1.2(i) (c)
		CRZ II	5.2(i)
2	Depot Building	CRZ IB	5.1.2(i) (c)
		CRZ II	5.2(i)
3	Metro Station	CRZ IA	5.1.1(i) & (iii)
		CRZ IA (50 m mangrove buffer zone)	5.1.1(ii)
		CRZ II	5.2(i)
4	Underground Alignment	CRZ IA	5.1.1(ii)
		CRZ IA (50 m mangrove buffer zone)	5.1.1(ii)
		CRZ IB	5.1.2(i) (c)
		CRZ II	5.2(i)
5	Viaduct	CRZ IA	5.1.1(ii)
		CRZ IA (50 m mangrove buffer zone)	5.1.1(ii)
		CRZ IB	5.1.2(i) (c)
		CRZ II	


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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"

The Authority noted that, proposed construction of mass transit system will have a positive impact on local's socio-economic conditions. New transportation infrastructure, can drive local economic development. A high-capacity mass transit system. will create a seamless multimodal transport network, reducing travel time, improving accessibility and supporting the region's economic and social development. The modal shift from road transport to metro rail is expected to reduce vehicular emissions, thereby lowering concentrations of air pollutants such as particulate matter (PM), nitrogen oxides (NO_x), carbon monoxide (CO) and hydrocarbons in the project area. Thus, it is a vital infrastructure project for the city of Thane.

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. The bridge design and construction method should be selected to require the least number of piles in the mangrove region, ensuring minimal disturbance to the mangrove ecosystem. The approach path to the piling area for the proposed elevated road project should be determined to minimize the loss of mangrove vegetation.


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3. Prior High Court permission shall be obtained by the PP as per Hon'ble High Court order dated 17th September, 2018 in PIL 87/2006, since the project requires clearing of the Mangroves
4. MMRCL to carry out the three times mangrove area affected or destroyed or cut the compensatory plantation of mangroves in view of the CRZ Notification, 2019.
5. PP to obtain the Forest NoC for the project
6. Wildlife Management Plan to be implemented by the PP in letter and spirit.
7. PP to obtain the tree NoC from the Competent Authority.
8. Muck should be collected, stored, and disposed of at designated, approved disposal sites, away from mangrove and creek areas. Temporary storage sites should be lined and covered to prevent leachate and runoff. Silt curtains and sediment traps should be installed in water bodies to prevent the spread of sediment. Muck disposal plan should be implemented scientifically. No Muck should be stored/ disposed in the CRZ area.
9. PP to ensure that eco-concrete should be used for the structure facing the creek water/ marine environment.
10. There shall not be any kind of discharge/ disposal in the marine water/ CRZ area. Solid / liquid waste management plan should be in place during construction and operation phase of the project.
11. 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.
12. MMRCL to set up a dedicated Environment Cell for implementation of the EIA and other environment studies and monitoring of the Environment Management Plan (EMP) for the project 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
13. PP and its contractors shall implement best practices to minimize the impact on coastal environment during construction and operation phase
14. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.



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15. C&D waste/ 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.
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 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.
19. PP to explore the maximum use of renewable energy source during construction and operation phase of the project.
20. All other required permissions as per applicable rules from different statutory authorities should be obtained prior to commencement of work.



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Item No.4: Development of Fish Landing Facility for fishermen at P/N Ward, Marve village, District Mumbai Suburban, Maharashtra by Maharashtra Fisheries Development Corporation (Proposal No.: IA/MH/CRZ/583181/2026)

INTRODUCTION:

The project proponent along with the consultant presented the proposal before the Authority. Maharashtra Fisheries Development Corporation (MFDC) Ltd. has proposed provision of fish landing facility for facilitation of fishermen whose livelihood depends on fishing activities.

The project includes construction of a platform which will be used exclusively by local fishermen for fish drying, safe boat landing, berthing of small boats of fishermen & loading and unloading of the catch.

The existing platform is inadequate for handling the daily operation of boats and fish catch. Around 70 boats operate in the vicinity with average fish production of 3000 MTPA

The site is located in the vicinity of MarveKoliwada and is used regularly by the local fishermen.

MFDC has proposed this project following a formal request for provision of facilities for fishermen from Malvani Macchimar fishermen society.

DELIBERATION:

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:

CRZ category	Area in Sgm	Total area
CRZ IB	1141.51	1449.76
CRZ II	148.55	
CRZ III (NDZ- within CRZ II- Greater Mumbai)	159.7	


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The PP has submitted the EIA report for the project prepared by Consultant M/s. Ghatpande Associates. The Authority noted that, validity of the Nabet Accreditation for the said consultant has been expired on 13.10.2025. The Authority asked PP to submit EIA report for the project prepared by Nabet Accredited Consultant.

Further, during the meeting, the Consultant informed that proposal is for development of Fish Landing Facility. However, the Authority noted that the proposal submitted is for development of Boat Yard, proposed partly in CRZ IB and NDZ- within CRZ II area as per IRS, Chennai report. During the meeting, expert Members observed that application submitted by the project proponent is not clear and not in accordance with provisions of the CRZ Notification, 2019.

DECISION:

In view of above, the Authority after deliberation decided that the PP need to submit the clear proposal considering the permissible activities as stipulated in the CRZ Notification, 2019. Accordingly, the currently proposal before the MCZMA stands delisted from CRZ point of view.



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Item No. 5: Proposed reconstruction of Residential building at CRZ No. 698, Murud, Tal Murud, Dist. Raigad by Aslam Ismail Aware (Proposal No.: IA/MH/CRZ/487038/2024)

INTRODUCTION:

The representative of the project proponent presented the proposal before the Authority. The proposal is for reconstruction of Residential building at CRZ No. 698, Murud, Tal Murud, Dist. Raigad.

The proposal was earlier considered in 182nd meeting of MCZMA wherein PP presented that, there is earlier CRZ recommendation from the MCZMA on 01.12.2015 and the building was constructed and currently it is demolished. The Authority asked PP to revise the building plans considering FSI as on 18.01.2019.

The representative of the project proponent presented that as per decision taken in 182nd meeting of MCZMA, PP has revised the building plans as per which Proposed residential building comprises of Stilt + 7 floors. As per D P Remarks the plot under reference is situated in Residential zone.

The plot area of the project is 825.00 sqm, FSI area is 949.56 sqm, Non FSI area is 347.045 sqm and Total Construction area is 1296.605 sqm

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

DELIBERATIONS:

The proposal was earlier considered in 182nd meeting of MCZMA held on 16.07.2025. It was presented that the proposed construction is with FSI as per the UDCPR, 2020. The Authority observed that as per the CRZ Notification, 2019, the FSI applicable for the proposed construction is as per town & country planning regulations existing as on 18.1.2019. The Authority observed that the PP need to re-work the proposal considering the same. Accordingly, PP has revised the building plans.



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The Authority asked PP whether proposed FSI is as per town & country planning regulations existing as on 18.1.2019. PP presented that, FSI of 1.2 is proposed as per SDCPR OF 21.11.2013. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

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

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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning


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

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
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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Item No. 6: Proposed redevelopment of Existing Residential Building Under Regulation 33(11) of DCPR 2034 on Plot Bearing C.T.S. Nos. 707, 708 & 711B Village Bandra-C, Taluka Andheri, situated at Carter Road, in H/W Ward Bandra (W), Mumbai 50 by Sanjana Apartment CoOperative Housing Society Ltd
(Proposal No.: IA/MH/CRZ/583171/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Existing Residential Building Under Regulation 33(11) of DCPR 2034 on Plot Bearing C.T.S. Nos. 707, 708 & 711B Village Bandra-C, Taluka Andheri, situated at Carter Road, in H/W Ward Bandra (W), Mumbai.

Consultant presented that, there is 1 existing structure on site known as "Sanjana Apartments". The said structure is to be demolished. (Society Registration - 16/06/1967). Now, developer has proposed redevelopment on the land under Reg. No. 33(11) OF DCPR 2034.

Proposed residential building comprises of followings:-

- Wing A comprises of 3 Levels common Basement + 1st to 7th + 9th to 12th + 14th to 20th upper residential floors having height of 69.250 m.
- Wing B comprises of 3 Levels common Basement + 1st to 8th podium floors + 9th amenity floor + 10th to 12th + 14th to 20th upper residential floors having height of 69.250 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 1069.40 sqm, FSI area is 5772.92 sqm, Non FSI area is 6832.28 sqm and Total Construction area is 12605.20 sqm

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



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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 observed that 50 meter mangrove buffer zone close to plot boundary. The Authority asked PP to submit mangrove cell report regarding applicability of 50 m mangrove buffer zone for the proposed project.

The Authority further asked PP to submit details of proposed FSI, Non FSI & construction area as per DCR as on 18.01.2019 along with Architect letter.

DECISION:

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



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Item No.7: Request for revision of Coastal Zone Management Plan (CZMP) for land bearing CTS no 1103/A/1, 1103/A/2, 1103/B & 1103/1 to 1103/409 situated at Aram Nagar, Versova, Andheri (West), Mumbai by Aaramnagar Realty LLP (Proposal No.: IA/MH/CRZ/582437/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for revision of Coastal Zone Management Plan (CZMP) for land bearing CTS no 1103/A/1, 1103/A/2, 1103/B & 1103/1 to 1103/409 situated at Aram Nagar, Versova, Andheri (West), Mumbai.

Consultant presented that, The Subject Property contains open space reservations designated as Playground (ROS 1.4) and Garden/Park (ROS 1.5) as well Play Ground (EOS 1.4) and RG (EOS 2.6) under the Development Plan. These reservations are currently reflected in CZMP Map No. MH 78 as "NDZ — Within CRZ-II — Greater Mumbai," in accordance with Para 10.3, Sub- Clause (i) of the CRZ Notification, 2019, which mandates that all open spaces, parks, gardens, and playgrounds within CRZ-II in Greater Mumbai be categorized as No Development Zone (NDZ).

PP has carried out CRZ demarcation from NCSCM, Chennai. Based on the NCSCM demarcation report, following are the areas within Sector I, Sector IIIA, and Sector IV of the project that falls under the classification "NDZ — Within CRZ-II — Greater Mumbai":

Sector	Total Area Within CRZ-II (m ²)	NDZ Area Within CRZ-II — Greater Mumbai (m ²)
Sector I	24,342.95	9,565.00
Sector IIIA	9,251.30	7,560.00
Sector IV	30,918.64	5,191.50
Total	—	22,316.50


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The existing reservations on the Subject Property are partly encroached upon and fragmented, rendering them inaccessible and unfit for their intended public purpose. To address this, and to achieve better urban planning outcomes — including uniform accessibility and larger, contiguous green spaces — relocation of the reservations was necessitated. Under Regulation 13(6) of the DCPR-2034, the Commissioner is empowered, with the consent of the landowner, to shift or interchange existing reservations within the same or adjoining land, provided the relocated reservation abuts a public street of equal or greater width, retains equivalent visibility from the road, is unencumbered, and its area is not reduced.

Government of Maharashtra Notification No. TBP/4315/167/SR51/2015/UD-11 dated 23rd May, 2018 read with Chief Engineer (Development Plan) clarification dated 8th February 2023, the Vice President, MHADA is vested with the powers under Regulation 13(6) of DCPR-2034 in respect of MHADA-owned lands and layouts. Accordingly, the Vice President, MHADA, by Speaking Order No. CAP/A/1977084/2025 dated 10th December, 2025, has approved the relocation of the existing open-space reservations on the Subject Property within the same layout with no significant displacement.

Existing Reservations as per DP 2034

Sr. No.	Type	Details	Area in m ²
A	ROS		
1		1.4 (Play Ground)	2272.16
2		1.5 (Garden Park)	2553.74
		Total A	4825.9
B	EOS		
1		1.4 (Play Ground)	6060
2		1.4 (Play Ground)	1500
3		1.4 (Play Ground)	4739.1
4		2.6 (RG)	5191.5
		Total B	17490.6
		Total (A+B) (Relocated Reservations)	22316.50
	EOS	1.4 (PG - 1 Reservation) - C (Not relocated or shifted)	2915.8
		Total (A+B+C)	25232.3

Proposed Relocated Reservations

Sr. No.	Type	Details	Area in m ²
A	ROS		
1		1.4 (Play Ground)	2272.16
2		1.5 (Garden Park)	2553.74
		Total A	4825.9
B	EOS		
1		1.4 (Play Ground)	4260
2		1.4 (Play Ground)	8039.1
3		2.6 (RG)	5191.5
		Total B	17490.6
		Total (A+B) (Relocated Reservations)	22316.50
	EOS	1.4 (Play Ground -1) - C (Not relocated or shifted)	2915.8
		Total (A+B+C)	25232.3

The approved relocation of open-space reservations does not result in any reduction in the quantum of green space on the Subject Property the area designated as NDZ remains fully preserved. The relocation, in fact, advances the very objectives that the NDZ classification seeks to protect by combining previously fragmented and partly encroached reservations into larger,



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contiguous green areas with unobstructed public access, the relocation produces a meaningfully superior environmental outcome.

The consolidated green spaces will function more effectively as the "green lung" of the city — with improved recreational access for the public — than the current dispersed and encroachment affected reservations can deliver. There is no significant displacement of the green spaces within the layout either. The relocation is thus not merely compliant with the spirit of Para 10.3, Sub-Clause (i) of the CRZ Notification, 2019, but actively strengthens it.

Therefore, PP requested for revision in CZMP Map No. MH 78:

- 1) Re-classify the newly designated open-space reservation areas as "NDZ — Within CRZ-II — Greater Mumbai" in accordance with the approved relocation plans.
- 2) Re-classify the earlier designated green areas (which have since been relocated) from "NDZ — Within CRZ-II — Greater Mumbai" to "CRZ-II" in Map No. MH 78.

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 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 asked PP whether revision in Development Plan has been approved by the Government. PP presented that Vice President, MHADA is vested with the powers under Regulation 13(6) of DCPR-2034 in respect of MHADA-owned lands and layouts. Accordingly, the Vice President, MHADA, by Speaking Order dated 10th December, 2025, has approved the relocation of the existing open-space reservations. The Authority observed that the NCSCM need to examine the approval of Municipal Commissioner, MCGM for the said relocation of reservations in Development Plan of Greater Mumbai during ground truthing.



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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 relocation of CRZ-II (NDZ) area may be referred to NCSCM, Chennai for examination through MoEF&CC, New Delhi.

DECISION:

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



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Item No.8: Proposed Residential development (E.W.S) outside CRZ area on Land bearing S. No. 48 of Village Achole, Tal. Vasai, Dist. Palghar by M/s. Mangalmurti Realty Developers LLP.
(Proposal No.: IA/MH/CRZ/571215/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential development (E.W.S) outside CRZ area on Land bearing S. No. 48 of Village Achole, Tal. Vasai, Dist. Palghar.

Consultant presented that, the project site is situated in CRZ-II & Non CRZ area. Proposed project comes under jurisdiction of VVCMC. The project has access from Nallasopara Station Road. The total area of the plot is 12,490.00 Sq.mt and the total proposed construction area is 17,299.85 Sq.mt. The proposed development of 5 wings & Club House is on the NON CRZ area of the plot.

DELIBERATIONS:

The Authority noted that PP has submitted proposal along with 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 partly in CRZ-II with remaining area Outside CRZ areas as per approved CZMP (Map Nos: MH 82, 83, 87 & 88) map vide CRZ Notification 2019.

Proposed Project site Details in various CRZ area, as stated in the IRS report is as follows:-

Sr. No.	CRZ Classification	Area in Sqm
1	CRZ-II	1171.42
2	Outside CRZ	11318.58
	Total	12490.00



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The Consultant presented that, the proposed project has following components:

- 1) Construction of Residential development (E.W.S) & Club House on the NON CRZ area of the plot.
- 2) Utilities like STP, & Electrical Substation proposed in CRZ-II
- 3) Utilization of FSI of CRZ- II on Non CRZ area
- 4) Recreational ground proposed in CRZ-II.

The Authority observed that PP has submitted Project Information Details as per which the proposed development is on the Non CRZ area of the plot. The Authority noted that details of STP, Electrical Substation, Utilisation of FSI, Recreational ground is not mentioned in Project Information Details.

The Authority asked PP to submit fresh proposal along with revised Project Information details and permissibility clauses as per CRZ Notification, 2019 for proposed activities in CRZ area.

DECISION:

In view of above, after deliberation, the Authority decided to delist the proposal.



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Discussion Item: Regarding Blue Flag Certification for the 5 beaches of Maharashtra

The Authority noted that, the Blue Flag Certification is an international eco-label for the beaches meeting around 33 stringent criteria in the categories such as Solid Waste Management; Environmental Management; Water Quality; Safety and Access; Environmental Education; Information Outreach. The Ministry of Environment, Forest & Climate Change, New Delhi, being the nodal agency, is encouraging the Coastal State Governments to pursue for the 'Blue Flag' Certification for the beaches, for conservations / protection of the beach along with its simultaneous sustainable development.

The Authority noted that, Presently, 5 beaches are awarded the pilot status for the Blue Flag Certification, namely, 1) Parnaka Beach, Dahanu, District Palghar 2) Nagaon Beach- District Raigad 3) Shrivardhan Beach- District Raigad 4) Ladghar Beach- District Ratnagiri and 5) Guhaghar Beach- District Ratnagiri. Office of the Directorate Tourism (DoT) has prepared a layout of the proposed beach facilities at the above said select beach stretches.

The MCZMA received communication dated 20.01.2026 from the Directorate of Tourism (DoT), Government of Maharashtra, regarding the proposed activities and facilities for the purpose of Blue Flag Certification at above said 5 beach stretches.

The Authority noted that, the Ministry of Environment, Forest and Climate Change, New Delhi issued Order No. S.O. 125(E) dated 09.01.2020 under Section 3 of the Environment (Protection) Act, 1986, whereby the Central Government has declared that for the purpose of Blue Flag Certification, specified activities and facilities are permitted in the Coastal Regulation Zone (CRZ), including islands, subject to maintaining a minimum distance of 10 meters from the High Tide Line (HTL). The said Order further provides that such identified activities and facilities are exempted from prior clearance under the provisions of the CRZ Notification, 2019.

The MCZMA vide letter dated 24.02.2026 brought the above said Blue Flag MoEF&CC Order dated 09.01.2020 to office of Directorate of Tourism and



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requested to ensure that the proposed facilities strictly conform to the conditions stipulated in the above said Order dated 09.01.2020, particularly with regard to maintaining the minimum 10-meter distance from HTL and proposing the activities & facilities to those specified for Blue Flag Certification.

The Authority noted the same and further felt that efforts to be made to explore the other potential beaches for Blue Flag certification with an objective to conserve & protect the beaches of Maharashtra. Expenditure / fund as per requirement , for Blue Flag programme will be born by MCZMA.



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Annexure I

List of members/officials present in the online meeting:

1. Shri. Praveen Pardeshi, BNHS, Member MCZMA
2. APCCF, Mangrove Cell, Member MCZMA
3. DyCHE, MCGM, Member MCZMA
4. Shri. Mirashe, representative Industries Dept, Member MCZMA
5. Dr. Anish Andheria, Wildlife Conservation Trust, Member MCZMA
6. Dr. Amit Bansiwal, NEERI, Expert Member, MCZMA
7. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
8. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary,
MCZMA



Member Secretary


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