

**Minutes of the 201st Meeting of Maharashtra Coastal Zone Management
Authority (MCZMA) held on 11th August, 2026**

The 201st 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 11th August 2026. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 200th meeting of MCZMA:

The Authority decided to confirm the Minutes of 200th meeting of MCZMA held on 23rd July 2026 without any change.



Member Secretary


Chairperson

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Item No.1: Proposed strengthening of existing anti Sea Erosion Bund and widening of existing Jetty with proposed Jetties and Platform at Badhwar Park, Coloba, Mumbai by Harbour Engineer, Harbour Engineering Division (N), Government of Maharashtra.
(Proposal no: IA/MH/CRZ/569181/2026)

INTRODUCTION:

The PWD officials along with consultant presented the proposal before the Authority. The Harbour Engineer, Harbour Engineering Division has proposed strengthening of existing anti Sea Erosion Bund and widening of existing Jetty with proposed Jetties and Platform at Badhwar Park, Coloba, Mumbai. The bund was constructed using 300-500 kg stones and due to continuous wave action, the bund and jetty were severely damaged, leading to cavity formation.

The existing 570.28 m bund will be strengthened to enhance coastal protection and safeguard the boat yard from high tides, also includes four new jetties and an extension of the existing jetty, with the following areas:

- Jetty-1: 437.24 Sqm,
- Jetty-2: 429.73 Sqm,
- Jetty-3: 472.79 Sqm,
- Platform: 2,711.74 Sqm,
- Extension of existing jetty: 558.93 Sqm

The proposed strengthening of existing bund in CRZ III (NDZ in CRZ II) and Jetties falls in CRZ - IVA as per approved CZMP under CRZ Notification, 2019.

The project will protect the coastline, safeguard life and property, improve fishing operations, and enhance coastal stability and socio-economic benefits for the local community

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, the project site is situated in CRZ - III area (NDZ - Within CRZ - II- Greater Mumbai) and CRZ IVA area.


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Description	CRZ Classification	Length in Meter &Sqm.
Proposed strengthening of Existing Bund	CRZ III (NDZ within CRZ II Greater Mumbai)	570.28mt
Proposed jetty -1	CRZ - IVA	437.24sqm
Proposed jetty -2	CRZ - IVA	429.73sqm
Proposed jetty -3	CRZ - IVA	472.79sqm
Proposed Platform	CRZ - IVA	2711.74sqm
Proposed extension of existing jetty	CRZ - IVA	558.93sqm

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

The proposal was considered in 195th meeting of the MCZMA held on 25.03.2026, wherein the PP was to submit the NoC from the Maharashtra Maritime Board.

The PP has submitted NoC from the Maharashtra Maritime Board vide letter dated 17.07.2026.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of standalone 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,


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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 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. PP to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
3. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
4. Debris generated during the construction activity should not be dumped in CRZ area. It should be ensured that debris is processed in a scientific manner at a designated site, as per MSW Rules, 2016.
5. 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.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site.


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Item No.2: **Proposal for Repair, Upgradation and Eco-Friendly Tourism Amenities at Elephanta Island (Gharapuri), Dist. Raigad by Maharashtra Tourism Development Corporation Limited (Proposal No.: IA/MH/CRZ/586558/2026)**

INTRODUCTION:

The MTDC officials along with consultant presented the proposal before the Authority. The MTDC has Repair, Upgradation and Eco-Friendly Tourism Amenities at Elephanta Island (Gharapuri), Dist. Raigad.

The consultant presented proposed activities as follows:

1. Peripheral road improvement and strengthening
2. Repair and rehabilitation of existing toilets with STP
3. Restoration of existing stone steps and covered Shed of bamboo
4. Development of landscaped garden
5. Repair of jetty sheds and station sheds
6. Battery-operated tourist train

The project will help to protection and preservation of UNESCO World Heritage Elephanta Caves. Repair and maintenance of existing infrastructure without impacting heritage value. Upgradation of pathways, lighting, seating, signage, sanitation facilities, and waterfront amenities will Enhanced accessibility, comfort, and safety for tourists

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 and permissibility of the project activities as per CRZ Notification, 2019 are as follows:

Description	CRZ Classification	Length in meter	Permissibility as per CRZ Notification, 2019
Proposed road development along periphery of Island	CRZ IA (50 m mangrove buffer zone)	2217.72	5.1.1(iii)
	CRZ III (NDZ)	763.57	5.3(ii)(c)
Repair of	CRZ III (NDZ)	578.17	5.3(ii)(c)


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existing toilet			
Repair work of existing steps	CRZ III (NDZ)	2522.26	5.3(ii)(c)
Proposed Garden	CRZ III (NDZ)	4014.41	5.3(ii)(b)

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

The Authority noted that as per para 5.1.1 CRZ-I of the CRZ Notification, 2019,

(ii) In the mangrove buffer, only such activities shall be permitted like laying of pipelines, transmission lines, conveyance systems or mechanisms and construction of road on stilts, etc. that are required for public utilities.

(iii) Construction of roads and roads on stilts, by way of reclamation in CRZ-I areas, shall be permitted only in exceptional cases for defence, strategic purposes and public utilities, subject to a detailed marine or terrestrial or both environment impact assessment, to be recommended by the Coastal Zone Management Authority and approved by the Ministry of Environment, Forest and Climate Change;

The Authority noted that as per para 5.3. ii CRZ-III of the CRZ Notification, 2019,

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

The Authority further noted as per para 7(iii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022,

"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


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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"

The project is intended to enhance visitor safety, sanitation, accessibility, heritage conservation and environmental management while promoting sustainable tourism at the UNESCO World Heritage Site.

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 activities 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. 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.
3. During the construction phase, all possible efforts/ measures should be taken to maintain the coastal ecology and biodiversity.
4. 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.
5. 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.
6. All other required permission from different statutory authorities should be obtained before starting construction at the site.


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Item No.3: Proposed construction of jetty (watch deck) and strengthening of protection wall near Bandra Fort, Dist. Mumbai Suburban, Maharashtra by Maharashtra Maritime Board (Proposal No.: IA/MH/CRZ/586578/2026)

INTRODUCTION:

The officials from the MMB along with consultant presented the proposal before the Authority. The MMB has proposed construction of jetty (watch deck) and strengthening of protection wall near Bandra Fort, Dist. Mumbai Suburban.

MMB officials presented that strengthening of protection wall is necessary for protection of Bandra Fort precinct and adjoining promenade from damage wave action and structural deterioration. Construction of jetty is proposed for improvement of coastal surveillance and public safety.

MMB officials presented that, the project is required to improve coastal surveillance and provide a suitable observation platform at the strategically located Bandra Fort coastline. Strengthening of the existing seawall is also urgently required because the seawall is reported to be critically damaged, with displaced armour stones, erosion of the seawall crest, scouring of the rock fill beneath the promenade and cavities developing below portions of the concrete pavement. The IIT Bombay report has noted that the site is directly exposed to Arabian Sea waves, has a tidal range of approximately 4.95 m and experiences rough monsoon conditions. Continued deterioration or a severe wave event could therefore cause further damage to the promenade, adjoining public areas and the historic Bandra Fort precinct. The project would help protect public safety, preserve the fort and associated coastal infrastructure from erosion and wave action, and improve coastal-security preparedness.

The protection wall strengthening works are proposed over a length of approximately 370 m. The recommended section includes filling gaps between the existing pavement and seawall crest, rearranging existing stones to form a 1V:2H slope, placing 0.5-1 tonne stones as the secondary armour layer, 2-tonne tetrapods as the main armour layer, and 1.5-2 tonne stones for toe protection. The typical section drawing also shows a 500 mm wide concrete wall, a 200 mm-thick concrete slab, and a crest level of approximately +7.00 m. A 1 m-high


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crown wall and drainage openings at suitable intervals are recommended to manage monsoon-wave overtopping.

The jetty (watch deck) is proposed as a pile-supported precast concrete structure

Consultant presented that, the proposed activities falls in CRZ B area, as per CRZ Notification, 2019 which are permissible as per para 5.1.2 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 classification	Area in sqm
Construction of jetty (watch deck)	CRZ IB	523.1
Strengthening of protection wall	CRZ IB	4990.44

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

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th 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-


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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 benefit Greater shoreline resilience, protection of the Bandra Fort precinct and adjoining public assets, and enhanced public safety, offer an infrastructure for supporting emergency preparedness.

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. MMB to ensure that Natural stream, creeklets and natural water bodies should not be disturbed.
3. MMB to ensure that Ecologically sensitive areas / Natural geomorphological features like Mangrove, turtle breeding sites, sand dunes, if any should not be disturbed.
4. During construction phase, the project implementing agency should proactively implement all possible appropriate environmental measures to achieve minimum disturbance to coastal ecosystem.
5. 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.
6. 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.
7. All other required permission from different statutory authorities should be obtained before starting construction at the site.



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Item No.4 to 14: **Proposed Construction of Anti-Sea Erosion Bund at
Palghar District, Maharashtra by Maharashtra
State Road Development Corporation (MSRDC)**

INTRODUCTION:

The Authority noted that the Maharashtra State Road Development Corporation (MSRDC) has submitted the proposals of following proposals of construction of Anti Sea erosion bund of Palghar District. Consultant presented the proposal before the Authority. The MSRDC has proposed below proposals of construction of Anti-Sea Erosion Bunds in Palghar District.

Item No.	Proposal Details	Proposal Name
4	Proposal No.: IA/MH/CRZ/585828/2026	Proposed Construction of Anti-Sea Erosion Bund at Rangaon village, Vasai Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
5	Proposal No.: IA/MH/CRZ/585807/2026	Proposed construction of Anti-Sea Erosion Bund in Pachu Bandar village, Vasai Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC).
6	Proposal No.: IA/MH/CRZ/585798/2026	Proposed Construction of Anti-Sea Erosion Bund at Bhuigaon village, Vasai Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
7	Proposal No.: IA/MH/CRZ/585794/2026	Proposed construction of Anti-Sea Erosion Bund in Kelwe village, Palghar Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC).
8	Proposal No.: IA/MH/CRZ/585773/2026	Proposed construction of Anti-Sea Erosion Bund at Satpati Village, Palghar Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
9	Proposal No.: IA/MH/CRZ/585768/2026	Proposed construction of Anti-Sea Erosion Bund at Navapur Village, Palghar Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)


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10	Proposal No.: IA/MH/ CRZ/585737/ 2026	Proposed Construction of Anti - Sea Erosion Bund at Gungwada village, Dahanu Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
11	Proposal No.: IA/MH/ CRZ/585721/ 2026	Proposed Construction of Anti - Sea Erosion Bund at Tadiyale village, Dahanu Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
12	Proposal No.: IA/MH/ CRZ/585706/ 2026	Proposed Construction of Anti - Sea Erosion Bund at Dahanu, Dahanu Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
13	Proposal No.: IA/MH/ CRZ/585689/ 2026	Proposed Construction of Anti - Sea Erosion Bund at Agar village, Dahanu Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)
14	Proposal No.: IA/MH/ CRZ/585607/ 2026	Proposed Construction of Anti - Sea Erosion Bund at Narpad village, Dahanu Taluka, Palghar District, Maharashtra by Maharashtra State Road Development Corporation (MSRDC)

During the meeting, Expert Members deliberated on justification/ requirement of the anti-sea erosion bund at the subject site and noted that certain sites have been identified for projects of anti- sea erosion measures in Palghar district, under M-SHORE project. PP to check and certify that the sites proposed for project is no overlapped in any of State / Central Dept project. The Authority asked the consultant whether NoC from the MMB is obtained for the above said project. During the meeting, Chief Engineering, MMB informed that NoC from the MMB would be required in order to see if MMB has proposed any projects in the said stretches. Consultant agreed to obtain the NoC from MMB for the above said projects and submit the justification for the projects and ownership details of project site.

DECISION

In the light of above, the Authority after deliberation decided to defer the matters for want of above said information by the PP.



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Item No.15: **Proposed Construction of Thane Coastal Road (Phase-II)
from Balkum to Anandnagar, Mulund East in the State of
Maharashtra by MMRDA
(Proposal No.: IA/MH/CRZ/585378/2026)**

INTRODUCTION:

The officials from the MMRDA along with consultant presented the proposal before the Authority. The MMRDA has proposed Construction of Thane Coastal Road (Phase-II) from Balkum to Anandnagar, Mulund East in the State of Maharashtra.

MMRDA officials presented that the proposed construction of Elevated Thane Coastal Road (Phase-II) from Balkum to Anandnagar, Mulund East. The consultant presented that the alignment of the Thane Coastal Road is travelled through ESZ of Thane creek Flamingo Sanctuary affecting the area of 6.61 Ha and 2.7215 Ha Forest land (Total Mangroves 3754 no.s) is involved. Permanent removal of the mangrove area is 1.7472 Ha and temporary removal is 2.7225 Ha

Consultant presented that, the proposed activities falls in CRZ IA, CRZ IB, CRZ IV B and outside CRZ area, as per CRZ Notification, 2019 which are permissible as per para 5.1.1, 5.1.2, 5.2 & 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, CRZ IVB and outside CRZ area.

Project Activity	CRZ classification	Area in sqm
Construction of Thane Coastal Road	CRZ IA (mangroves)	94500.13
	CRZ IA (mangrove buffer zone)	98402.34
	CRZ IB	5976.65
	CRZ II	12651.25
	CRZ IV B	248.30
	Outside CRZ	60422.91
	Total	272201.58


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

After deliberation, the expert members noted that the alignment of Thane Coastal Road project (Phase II) is substantially passing through mangroves and ecologically sensitive area. Hence, the Authority sought following information:

- 1) PP to explore alternative alignment of coastal road which will have lesser impact on mangroves and ESZ area
- 2) PP to submit the report of the Mangrove Cell in order to understand the impact on the mangroves. Area/ number of mangrove trees proposed to be cut/ affected due to project and plan for compensatory mangrove plantation, in view of various possible alternative alignments.
- 3) PP to submit the detail impact of the project on thane creek ecology and habitat of flamingos and mitigation measures.
- 4) PP to obtain NOC from ESZ point of view from competent authority.
- 5) PP to submit Cost Benefit Analysis Report
- 6) PP to submit the Flood impact study due to proposed project
- 7) PP to submit reply / report on various complaints received in the proposal.

DECISION:

In view of above, the Authority after deliberation decided to defer the matter for submission of the above said information.



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Item No. 16: Proposed construction of the 400 kV Tata Power Vikhroli-Dharavi Scheme at Vikhroli, Mumbai, Maharashtra by M/s. Tata Power Company Limited.
(Proposal No.: IA/MH/CRZ/585801/2026)

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of the 400 kV Tata Power Vikhroli-Dharavi Scheme at Vikhroli, Mumbai, Maharashtra.

Consultant presented that, M/s. The Tata Power Company Limited proposes to undertake the development of the 400 kV Tata Power Vikhroli-Dharavi Transmission Scheme in Mumbai, Maharashtra. This project consists of 3 components :-

- 400 kV Over Head Transmission Line (O/H TL); and approach road.
- 400 kV GIS Substation (S/s) & internal road
- 400 Under Ground Cable (O/G Cable).

The proposed transmission alignment is located in Ghatkopar, Mumbai, starting at Latitude: 19°04'57.98"N and Longitude: 72°55'35.99"E, and extending up to Latitude: 19°05'02.05"N and Longitude: 72°55'15.65"E. The proposed transmission system comprises a 446.61 m overhead transmission line and an 11.5 km underground cable, of which 446.61 m and 560.37 m respectively fall within the CRZ area. A total of three transmission towers are proposed for the overhead line, with a Right of Way (ROW) of 46 m x 446.61 m. The underground cable within the CRZ area has a proposed trench width of 1.5 m x 560.37 m length. The proposed 400 kV Vikhroli Substation/GIS Building area (72.3 m x 50.3 m) falls partly within CRZ-II and CRZ-IA (50 m mangrove buffer) areas, with a 4.5 m internal road and 5 m approach road proposed for access and maintenance.

The commissioning of the 400 kV Vikhroli Substation provides an additional strong transmission source for Mumbai. However, establishment of a 400 kV North-South Mumbai interconnection is required for effective evacuation and optimal utilization of the available 400 kV network capacity. The proposed 400 kV Vikhroli-Dharavi transmission scheme will strengthen the Mumbai Internal Transmission Network by reducing dependence on existing transmission


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corridors, improving network redundancy, and enhancing system reliability and availability. The proposed 400 kV Dharavi GIS Substation with 2 × 500 MVA transformation capacity will augment the transformation capacity of the South Mumbai network and support increasing power demand from existing as well as upcoming developments. The project is proposed as per MERC-approved DPR and system strengthening requirements to ensure reliable, secure, and uninterrupted power supply to critical loads of Mumbai.

Consultant further presented that proposed activities in CRZ-IA & CRZ-II area are permissible as per Clause 5.1.1(ii), Clause 5.1.1(iii) & Clause 5.2(i) of CRZ Notification, 2019

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 Gas-Insulated Switchgear (GIS) Substation Boundary, the Proposed Road for GIS Substation and the Proposed Under Ground Cable falls in CRZ-IA (50m Mangrove Buffer Zone), CRZ-II, Outside CRZ area and the CRZ-IA (Eco Sensitive Zone) areas as per approved CZMP (Map No: 76) map vide CRZ Notification 2019.
- The Proposed Gas-Insulated Switchgear (GIS) Substation Building falls in CRZ-IA (50m Mangrove Buffer Zone), CRZ-II and Outside CRZ areas as per approved CZMP (Map No: 76) map vide CRZ Notification 2019.
- The Proposed Approach Road for Transmission Line and the proposed Transmission Line falls in CRZ-IA, CRZ-IA (50m Mangrove Buffer Zone) and CRZ-IA (Eco Sensitive Zone) areas as per approved CZMP (Map No: 76) map vide CRZ Notification 2019.

Description	CRZ Classification	Area in sq.m	Total Area in sq.m
Proposed Gas-Insulated Switchgear (GIS) Substation	CRZ- IA (50mMangroves Buffer Zone)	1968.04	3771.66
	CRZ - II	957.02	


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Boundary	Outside CRZ	846.6	
	CRZ - IA (Eco Sensitive Zone)	63.41	
Proposed Road for GIS Substation	CRZ- IA (50mMangroves Buffer Zone)	614.37	1094.59
	CRZ - II	271.91	
	Outside CRZ	208.31	
	CRZ - IA (Eco Sensitive Zone)	63.41	
Proposed Gas-Insulated Switchgear (GIS) Substation Building	CRZ- IA (50mMangroves Buffer Zone)	527.26	1766.64
	CRZ - II	623.05	
	Outside CRZ	616.33	
Proposed Approach Road for Overhead Transmission Line	CRZ IA	1323.69	1883.53
	CRZ- IA (50mMangroves Buffer Zone)	559.84	
	CRZ - IA (Eco Sensitive Zone)	1797.99	

Description	CRZ Classification	Length in m	Total length in m
Proposed Under Ground Cable	CRZ- IA (50mMangroves Buffer Zone)	543.32	628.89
	CRZ - II	17.05	
	Outside CRZ	68.52	
	CRZ - IA (Eco Sensitive Zone)	111.97	
Proposed overhead Transmission Line	CRZ IA	340.76	446.61
	CRZ- IA (50mMangroves Buffer Zone)	105.85	
	CRZ - IA (Eco Sensitive Zone)	409.07	

The Authority asked about details of mangrove cutting involved in the project, details of compensatory plantation & Forest Clearance. Consultant presented that, the project alignment passes through mangrove forest area in



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Vikhrolivillage, Mumbai. The total forest area involved in the project is 1.8709 ha, comprising mangrove forest. The proposed transmission line and associated approach road involve diversion of 1.8709 ha of mangrove forest land. TATA Power Company Ltd. is in process of obtaining Forest Clearance from Forest Department as per the Forest Conservation (Rules), 1980. Accordingly, compensatory plantation for the affected mangrove forest land shall be undertaken as stipulated by the Forest Department as part of the forest clearance conditions.

The Authority further asked about details NOC for Eco Sensitive Area of Thane Flamingo Sanctuary. PP submitted that the MOEF&CC New Delhi has issued OM dated 08.07.2024 as per which they are in process of obtaining Forest Clearance & permission for Eco Sensitive Area of Thane Flamingo Sanctuary simultaneously.

The Authority also noted the directions issued by the Hon'ble High Court of Judicature at Bombay in Public Interest Litigation No. 87 of 2006 vide order dated 17.09.2018 for protection and conservation of mangroves and mangrove buffer areas.

Accordingly, the Authority asked PP to submit report from Mangrove Cell stating total Nos. of mangrove cutting involved in the project & details of compensatory plantation

DECISION:

In the light of above, the Authority after deliberation decided to defer the matter for submission of the mangrove cell report in the matter.



Member Secretary


Chairperson

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Item No.17: Proposed expansion of SRA scheme on plot bearing CTS No. 5370 (Pt), 5371(Pt),5372(Pt), 5373(Pt), 5390 (Pt), 7643(Pt), 4207(PT) of Village KolkalyanBandra(E), Mumbai for Rajiv Gandhi Nagar by BudhpurBuildcon Pvt. Ltd.(Proposal No.: IA/MH/CRZ/585812/2026)

INTRODUCTIONS:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for expansion of SRA scheme on plot bearing CTS No. 5370 (Pt), 5371(Pt),5372(Pt), 5373(Pt), 5390 (Pt), 7643(Pt), 4207(PT) of Village KolkalyanBandra(E), Mumbai for Rajiv Gandhi Nagar.

Consultant presented that, earlier PP has obtained CRZ recommendation vide Letter No. CRZ-2022/CR-300/TC4 dated 20th Nov 2023 for the project. Further, PP has obtained Environmental Clearance vide Letter No. SIA/MH/INFRA2/510113/2024 dated 16th April 2025. Accordingly, the construction at site is commenced and partly completed.

Now, the current proposal pertains to expansion of existing building no. 3A (by 2 floors) in non CRZ area. There are 7 nos. of residential buildings + 3 Nos of commercial building and 1 Substation proposed at site under reference.The present application is for vertical expansion in existing sale bldg. 3A falling outside CRZ area. No changes are proposed in the CRZ area.

Total Plot Area	48897.37sq.m.
Plot area falling in CRZ II	1858.51Sq.m
Plot area outside CRZ	47038.86 Sq.m
Total construction area	As per Existing EC dtd.16th Apr 2025 : Total BUA:344924.72Sq.m. FSI:216351.76Sq.m. Non FSI:128572.96
	Proposed BUA: 359653.74 Sq.m. FSI: 229013.84 Sq.m Non FSI: 130639.9 Sq.m


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DELIBERATION:

PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai (MoEF&CC authorised agency) as per approved CZMP, 2019. As per CRZ map, the site under reference is partly falls in CRZ-II and partly in Non CRZ area. Part of the building 7 of proposed construction falls in CRZ II and the remaining proposed buildings are fully outside CRZ.

Sr. No.	CRZ Classification	Area in sqm
1	CRZ- II	1858.51
2	Outside CRZ	47038.86
3	Total	48897.37

The Authority noted that project site is falling in CRZ II and outside CRZ area. However, current proposal pertains to expansion of existing building no. 3A (by 2 floors) in non CRZ area, as per approved CZMP, 2019. 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 after deliberation confirmed that expansion of existing building no. 3A (by 2 floors) are situated outside CRZ area as per approved CZMP under CRZ Notification, 2019 and hence outside the purview & ambit of CRZ Notification, 2019.



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Item no. 18: Proposed redevelopment at Plot bearing CTS No: - 2032 (P), S. No: - 75/33/A/1 & 75/33/B (P), At. MurudJanjira, Tal.Murud, Dist. Raigad by Mr. AbhijeetGajananDhotre. (Proposal No.: IA/MH/CRZ/586406/2026)

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential building at Plot bearing CTS No: - 2032 (P), S. No: - 75/33/A/1 & 75/33/B (P), At. MurudJanjira, Tal.Murud, Dist. Raigad

Consultant presented that, the site includes an existing structure built in 1989, which is proposed to be demolished for proposed development. The project proposal includes the construction of Residential cum Commercial Building comprises of Ground Floor for Commercial, 1st & 2nd Floor for Residential use.

As per submission, the plot area of the project is 307.29sqm, FSI area is 392.75sqm, Non FSI area is 33.38sqm and Total Construction area is 446.14sqm

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, 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.

Consultant presented that Total 12 No. of Trees present on site under reference. 6 Nos. of Trees to be cut & 6 Nos. of Trees to be retained. The Authority observed that, PP to obtain Tree NOC from Competent authority.

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*


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

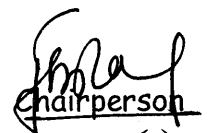
The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed project should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed project is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to obtain Tree NOC from Competent authority.
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. 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. 19: Amendment in proposed redevelopment on property bearing C. T. S. No 1019, 1020 & 1021 of village Bandra-C, Taluka Bandra, in H/West Ward, at Plot No. 34, Carter Road, Bandra (West), Mumbai by M/S. Tryksha Estate Pvt. LTD.
(Proposal No.: IA/MH/CRZ/586597/2026)

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Amendment in proposed redevelopment on property bearing C. T. S. No 1019, 1020 & 1021 of village Bandra-C, Taluka Bandra, in H/West Ward, at Plot No. 34, Carter Road, Bandra (West), Mumbai,

Consultant presented that, PP have obtained the CRZ recommendation vide letter No. IA/MH/CRZ/461057/2024 dated. 16.04.2024 for the plot area of the project is 1,027.50 m², FSI area is 4,048.00 m² and the total construction area is 12,500 m². Accordingly, PP have started excavation work on site.

Now, PP has submitted the proposal for amend the CRZ recommendations due to applicability fungible area as per DCPR 2034 (Basic FSI 4.0 + 35% Fungible)

The proposed Bldg. will have config. of 6th (pt) Basement + 5B + Ground Floor + Service Floor + 1st floor (Amenity) + 2nd to 12th floor + 14th to 18th Upper Residential Floor + Service Floor + 19th to 20th Residential Floor (69.95 m)

The plot area of the project is 1,027.50 sqm, FSI area is 5,536.10 sqm, Non FSI area is 33.38 sqm and Total Construction area is 14,768.10 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, 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.



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Consultant presented the comparative statement as follows:-

Particulars	Details as per IA/MH/CRZ/4161057/2024 dated, 16.04.2024	Proposed Amendment	Remarks
Bldg. config. & height	5B + G + 1st (Fitness Centre) + 2nd to 12th + 14th to 19th upper residential floors (65.40 m)	6th (pt) Basement + 5B + Ground Floor + Service Floor + 1st Floor (Amenity) + 2nd to 12th floor + 14th to 18th Upper Residential Floor + Service Floor + 19th to 20th Residential Floor (69.95 m)	Addition of Part Basement for Services within the same Depth, 20th habitable floor & 2 Service floors
Plot area (m ²)	1,027.50	1,027.50	No change
FSI ratio	4.0	4 + 35% fungible	Increase in area due to applicability fungible area as per DCPR 2034 (Basic FSI 4.0 + 35% Fungible)
FSI area (m ²)	4,048.00	5,536.10	
Non-FSI area (m ²)	8,452.00	9,232.00	
Total Construction area (m ²)	12,500.00	14,768.10	

The Authority asked about present status of construction on site under reference. Consultant presented that, construction up to plinth level has been completed on site under reference. The Authority asked PP to clarify the details of addition of the 6th Part basement.

PP clarified that they have obtained earlier CRZ Clearance having configuration of SB+G+ 1st (Fitness Centre) + 2nd to 12th + 14th to 19th upper residential


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floors. The total depth of all basements was 20.2 m and the height of the 5th Basement was 5.50 m, which included provisions for stack parking, UGT tanks and pump room. Now, PP has applied for Amendment and revised configuration for building is 6th (pt) Basement + 5B + Ground Floor + Service Floor + 1st floor (Amenity) + 2nd to 12th floor + 14th to 18th Upper Residential Floor + Service Floor + 19th to 20th Residential Floor. In the revised planning, the 5th Basement has been split into two levels within the same height of 5.50 m. Thus, there is no increase in the overall basement depth of earlier 5th basement. Also, there is no increase in the overall depth of the entire basement structure. The total basement depth as per the revised plan is 20.20 m. PP and Architect confirmed that, since the ramp and staircase have been divided, the additional portion is named as the 6th Part Basement. Otherwise, there is no change in the overall basement depth. The Authority asked PP to submit Architect Certificate for the same.

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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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

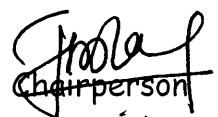

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2. The concerned Planning Authority should strictly ensure that proposed project is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to obtain Tree NOC from Competent authority.
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. 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.20: Construction of Residential Building Cum Commercial Building Known as (Ratnasighnhasan Co-Op Society) on Plot Bearing No. 131, Sector No.50, GES, Nerul, Navi Mumbai under SOP by KashinathGanaMukadam (Proposal No.: IA/MH/CRZ/584105/2026)

The Applicant along with the consultant presented the proposal before the Authority. The matter pertains to grant of Occupation Certificate to Residential Building Cum Commercial Building Known as (Ratnasighnhasan Co-Op Society) on Plot Bearing No. 131, Sector No.50, GES, Nerul, Navi Mumbai under SOP

Consultant presented that, the matter is submitted as ongoing project, considering MoEF&CC, New Delhi clarification letter dated 14th March, 2022 with respect to grant of Occupation Certificate for the ongoing projects which were not in CRZ as per old approved CZMP under the CRZ Notification, 1991 and now falling within the CRZ areas as per the approved CZMP under the CRZ Notification, 2011.

The Municipal Commissioner, NMMC vide letter dated 08.06.2026 forwarded the matter in SOP prescribed format, as per which-

Sr No	Project details	Date of Commencem ent certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notificati on, 1991	CRZ status as per approved CZMP under CRZ Notificati on, 2011	CRZ status as per approved CZMP under CRZ Notificati on, 2019	Whethe r site is situated within 50 m mangrov e buffer zone area
1	Plot No. 131, Sector- 50E, GES, NerulNaviMu mbai	28/07/200 9	The land bearing Plot No. 131, Sector- 50E, GES, NerulNavi	The land is affected as per approved CZMP, prepared	The land is partly affected as per approved CZMP prepared	Residen tial Building not affecte d within 50 mtr


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			Mumbai was not affected by CZMP 1991	as per CRZ Notificati on, 2011	as per CRZ Notificati on, 2019	Mangrov e Buffer zone area
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Consultant requested the MCZMA to allow for Occupation Certificate (OC) for the project, since the project site was outside CRZ area when commencement certificate for the project was granted in 2009, in view of the above said MoEF&CC letter dated 14th March, 2022.

Deliberations:

The Authority noted the applicant has submitted the application, as per the clarification letter dated 14th March, 2022 issued by the MoEF&CC, New Delhi. The clarification letter of MoEF&CC, New Delhi reads as follows:

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

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

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


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

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

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

The Authority noted that, Concern Planning Authority granted the Commencement Certificate in the year 2009, at the relevant time, the plot was not situated in CRZ area, as per approved CZMP under CRZ Notification, 1991. Thereafter, the site came under CRZ area as per approved CZMP, 2011 which was approved on 28.2.2019. Presently, Occupation certificate for the project is awaited.

The Authority observed that the matter attracts the above said clarification letter dated 14th March, 2022 issued by the MoEF&CC, New Delhi


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which permits grant of OC by the Concern Planning Authority for the Ongoing projects.

The Authority asked PP to submit certificate from the NMMC that the Commencement Certificate was as per extant building development norms in place, at that time for sanction for such projects.

DECISION:

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

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Item No.21: Proposed reconstruction of old existing authorised structure on land bearing survey no. 29/2/F in Kashid Village, Taluka Murud, District Raigad, Maharashtra by Mr. Lashit Lallubhai Sanghavi.
(Proposal No.: IA/MH/CRZ/586433/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction of old existing authorised structure on land bearing survey no. 29/2/F in Kashid Village, Taluka Murud, District Raigad.

Consultant presented that, Two plinths are present on site with areas as follows - 1) Type - A = 326.95 m² & Type - B = 126.60 m². The proposed building comprises of followings:

Type	Configuration	Built-up Area (m ²)
Type A	Ground Floor (GF)	326.95
Type B	GF + 1	253.20
Total Built-up Area proposed		580.15

Plot area is 7300.04Sqm, Total Construction area is 580.15Sqm

Consultant further presented that, the project site falls in CRZ - III(NDZ) and proposed reconstruction is permissible as per Clause 5.3 (ii) (a) 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 falls in CRZ - III(NDZ) as per CRZ Notification 2019.

The Authority asked PP to submit details of authorisation of existing structures on site under reference from the competent Authority

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DECISION:

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


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Item No. 22: Proposed redevelopment of existing residential building "Sea Breeze" at Plot bearing C.T.S No. 894 of village Bandra-B at Bullock road, Opp. Band stand, Bandra (W), Mumbai, Maharashtra by M/s. Kunika Projects Pvt. Ltd. (Proposal No.: IA/MH/CRZ/576232/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of existing residential building "Sea Breeze" at Plot bearing C.T.S No. 894 of village Bandra-B at Bullock road, Opp. Band stand, Bandra (W), Mumbai.

Consultant presented that, the existing residential building has Occupation Certificate vide letter no. CE/2258/BSII/A/H dated 29.6.1971. Currently, the existing building structure is proposed to be demolished.

The proposed Residential Building comprises of Lower ground floor for Services + Ground floor + 1st to 12th podium floors + 14th to 33rd upper residential floors.

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

The plot area of the project is 2732.50 sqm, FSI area is 13614.00sqm, Non FSI area is 23379.65 sqm and Total Construction area is 36993.65 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, para 8. (i) (e) & (f) of CRZ Notification, 2019,
" 8. Procedure for CRZ clearance for permissible and regulated activities:


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(i) The project proponents shall apply with the following documents to the concerned State or the Union territory Coastal Zone Management Authority for seeking prior clearance under this notification:-

(e) CRZ map in 1:4000 scale, drawn up by any of the agencies identified by the Ministry of Environment, Forest and Climate Change vide its Office Order number J-17011/8/92-IAIII, dated the 14th March, 2014 using the demarcation of the HTL or LTL, as carried out by NCSCM.

(f) Project layout superimposed on the CRZ map duly indicating the project boundaries and the CRZ category of the project location as per the approved Coastal Zone Management Plan under this notification."

The Authority observed that PP has submitted CRZ map in 1:4000 scale prepared by IRS, Chennai without superimposition of project layout. The Authority asked PP to submit CRZ map in 1:4000 scale prepared by IRS, Chennai with superimposition of project layout duly indicating project boundary as stated in CRZ Notification, 2019.

DECISION:

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

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**Minutes of the 201st Meeting of Maharashtra Coastal Zone Management
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Item No. 23: Proposed redevelopment of Existing Residential Building known as Laxmi Niwas on Plot bearing C.S. No(s) 581 of Malabar Hill is situated at L. Jagmohandas Marg (Nepean Sea Road), in 'D' Ward, Mumbai-400006 by Vageshvari Properties Private Limited
(Proposal No.: IA/MH/CRZ/584913/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Existing Residential Building known as Laxmi Niwas on Plot bearing C.S. No(s) 581 of Malabar Hill is situated at L. Jagmohandas Marg (Nepean Sea Road), in 'D' Ward, Mumbai

Consultant presented that, the existing building, known as Laxmi Niwas, comprising a Ground Floor and two upper floors (G+2), was in a dilapidated condition and was subsequently demolished.

Proposed Residential Building comprises of Basement partly for services and parking spaces with 02 nos. of car lifts & ramp + Ground floor + 1st floor for security room + 2nd to 7th Parking floors with 02 nos. of car lifts + 8th Amenity 1 floor partly refuge & partly amenity + 8th Amenity floor + 8th Amenity A Floor + 9th floor Garden level & evacuation space + 10th floor for fitness center & swimming pool + 11th & 12th floors + 13th floor partly for refuge & partly residential + 14th to 19th floors + 20th floor partly for refuge & partly for residential + 21st upper floor with 2.00 mt wide 02 nos. of staircases & 03 nos. of lifts. (Height- 110.60m). Proposed Museum comprises of Ground + 1 upper floor (Height: 8.55m).

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 1857.02 sqm, FSI area is 7389.09 sqm, Non FSI area is 7039.89sqmand Total Construction area is 14428.98 sqm

DELIBERATIONS:

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


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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 observed that, Museum comprises of Ground + 1 upper floor is also proposed at site under reference. The Authority asked about whether proposed Museum is for commercial use. PP during the meeting informed that the Museum Building would not be used for commercial purpose and shall be used exclusively for private and personal use. PP submitted the Undertaking dated 12.08.2026 to that effect.

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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 18th January, 2019 before issuing commencement certificate to the project.


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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. MCGM to ensure that Museum Building shall not be used for commercial purpose and shall be used exclusively for private use
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Chair person

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Item No.24: Proposed Amendment for redevelopment of residential building on land bearing C.T.S. No. (S) 780, 781, 782 and 783 of Bandra - B village in H/W Ward, Mumbai by KRC Sea King Grand Canyon Private Limited CA to SEA King Premises Co-Operative Society Limited. (Proposal No.: IA/MH/CRZ/583978/2026)

INTRODUCTION

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for Amendment for redevelopment of residential building on land bearing C.T.S. No. (S) 780, 781, 782 and 783 of Bandra - B village in H/W Ward, Mumbai

Consultant presented that, there is existing residential bldg. of G + 13 Floors & a bungalow which is proposed to be demolished. The Earlier CRZ Clearance obtained Vide Proposal No. IA/MH/CRZ/499777/2024 Dated. 01/01/2025 with name of M/s. K Raheja Corp Real Estate Private Limited & Transfer of CRZ Clearance obtained Vide Proposal No. IA/MH/CRZ/564061/2026 Dated 13/03/2026 with the name of by M/s. KRC Sea King Grand Canyon Private Limited. No work has been initiated on site in accordance with the CRZ Clearance obtained

Now, PP submitted proposal for amendment in the CRZ recommendations due to change in building configuration.

The proposal consist of 1 no. of building having 3 level of Basement+ Ground floor part on stilt + 1st E-deck Floor + 2nd to 16th upper residential floor + Service floor + 17th to 29th upper residential floor + Part Amenity/Part terrace floor with total Height 119.95 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 3089.5sqm, FSI area is 9131.62sqm, Non FSI area is 13358.02 sqm and Total Construction area is 22489.64sqm

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


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DELIBERATION:

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

Sr. No.	Component	Details as per CRZ Clearance vide no. IA/MH/CRZ/499777/2024 Dated. 01/01/2025	Details as per proposed Amendment	Remarks
1	Name of the Project	Proposed Redevelopment on plot bearing C.T.S. No. 780,781, 782 & 783 of Bandra B Village in H/W Ward, Mumbai by M/s. K Raheja Corp Real Estate Private Limited	Proposed Redevelopment on plot bearing C.T.S. No. 780,781, 782 & 783 of Bandra B Village in H/W Ward, Mumbai by M/s. KRC Sea king Grand Canyon Private Limited.	Change in the Company Name.
2	Project Proponent	M/s. K Raheja Corp Real Estate Private Limited	M/s. KRC Sea king Grand Canyon Private Limited.	Transfer of CRC clearance obtained with the name of M/s. KRC Sea king Grand Canyon Private Limited. Dated 13.03.2026
3	Location of the Project	C.T.S. No. 780,781, 782 & 783 of Bandra B Village in H/W Ward, Mumbai	C.T.S. No. 780,781, 782 & 783 of Bandra B Village in H/W Ward, Mumbai	No change
4	Plot Area	3089.50 m ²	3089.50 m ²	No change


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Sr. No.	Component	Details as per CRZ Clearance vide no. IA/MH/CRZ/499777/2024 Dated. 01/01/2025	Details as per proposed Amendment	Remarks
5	Area of Plot under CRZ-II	3089.50 m ²	3089.50 m ²	No change
6	FSI Area	9130.44 m ²	9131.62 m ²	Increased by 1.18 m ²
7	Non FSI Area	10860.59 m ²	13,358.02 m ²	Increased by 2497.43 m ²
8	Total construction Built up area	19,991.03 m ²	22,489.64 m ²	Increased by 2498.61 m ²

Sr. No.	Component	Details as per CRZ Clearance vide no. IA/MH/CRZ/499777/2024 Dated. 01/01/2025	Details as per proposed Amendment	Remarks
10	Building Configuration and tenements	3 level Basement + Ground Floor + 1st & 2nd floor for parking + 3rd to 30th Upper floor	3 level Basement + Ground Floor part on stilt + 1st E Deck Floor + 2nd to 16th upper residential floor + Service floor + 17th to 29th upper residential floor + Part Amenity/Part terrace Floor	Changed configuration as per revised planning.


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Sr. No.	Component	Details as per CRZ Clearance vide no. IA/MH/CRZ/499777/2024 Dated. 01/01/2025	Details as per proposed Amendment	Remarks
11	No. of Tenements	288 Nos.	274 Nos.	Decreased by 14 Nos.
12	Building Height	119.95 Mtr	119.95 Mtr	No Change
13	Water Requirement	Total: 53 KLD	Total Water Requirement - 42 KLD	Decreased by 8 KLD
14	Waste Water Generation	Sewage: 45 KLD	Sewage : 33 KLD	Decreased by 12 KLD
15	Solid Waste Generation	Biodegradable : 70 Kg/day Non Biodegradable : 104 Kg/day Total Solid Waste : 174 Kg/day	Biodegradable - 99 Kg/Day Non - Biodegradable - 66 Kg/Day Total Solid Waste - 165 Kg/Day	Total waste generated increased by 14 kg/day
16	Parking Nos.	4 Wheelers : 121 Nos.	4 Wheelers: 121 Nos.	No Change.

The Authority noted that, 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 as per approved CZMP under CRZ Notification, 2019. The site under reference is situated on landward side of existing road, as per CRZ map.

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


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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 18th January, 2019. Further, the concern planning Authority to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed.

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 18th 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.



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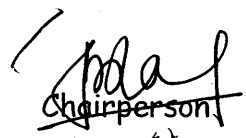

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5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No.25: Proposed Residential cum Commercial Development at TalojeMajkur Village, S. No. 119/1, Taluka Panvel, District Raigad, Maharashtra by M/s. S. M. Hitech Developers (Proposal No.: IA/MH/CRZ/587742/2026)

INTRODUCTION

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for Residential cum Commercial Development at TalojeMajkur Village, S. No. 119/1, Taluka Panvel, District Raigad.

Consultant presented that, the proposed project is a new development project comprising 6 towers of residential cum commercial development at survey no. 119/1, Village-TalojaMajkur, Taluka-Panvel, District-Raigad

The proposed project plot falls partly under CRZ II area as per approved CZMP 2019 covering an area of 3,484.79 sq.m. However, no construction is proposed in the CRZ affected area of the plot.

Proposed buildings comprises of followings:-

Building Name	Configuration	Height (m)
Tower -01 (Residential cum Commercial)	Gr.+4th podium +5th To 27th residential floor	87.55m upto terrace
Tower -02 (Residential cum Commercial)	Gr.+4th podium +5th To 27th residential floor	87.55m upto terrace
Tower -03 (Residential cum Commercial)	Gr.+4th podium + 5th To 28th residential floor	89.65m
Tower -04 (Residential cum Commercial)	Gr.+4th podium + 5th To 28th residential floor	89.65m
Tower -05 (Residential cum Commercial)	Gr.+4th podium + 5th To 28th residential floor	89.65m
Tower -06 (Residential)	Stilt + 1st to 28th residential floor	88.65m


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The plot area of the project is 24,275.00 sqm, FSI area is 88,974.462 sqm, Non FSI area is 58,302.510 sqm and Total Construction area is 1,47,276.972 sqm

DELIBERATIONS:

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

Consultant presented that, no construction and activities proposed in area falls in CRZ-II. All project activities are proposed in Non CRZ area as proposed by PP. The Authority asked PP to submit undertaking regarding no construction proposed in CRZ-II area. PP submitted the Undertaking that the total plot area of the project is 24,275 sq. m., of which 3,484.79 sq. m. falls within CRZ-II as per the approved CZMP 2019. No construction or development activity shall be carried out within the CRZ-II area of the project plot. The entire proposed residential and commercial development shall be confined to the non-CRZ portion of the project plot. Concerned Planning Authority to ensure the same.

The Authority further asked PP to submit undertaking that no litigation against the project. PP submitted the Undertaking that No prohibitory or other adverse order has been passed by any Hon. High Court against the proposed project.

The Authority noted that project site is falling in CRZ II and outside CRZ area. However, proposed project activities in non CRZ area, as per approved CZMP, 2019 as proposed by PP. 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 after deliberation confirmed that proposed project activities is in non CRZ area, as per approved CZMP, 2019 as proposed by PP and hence outside the purview & ambit of CRZ Notification, 2019. The entire proposed residential and commercial development shall be proposed beyond CRZ area and Concerned Planning Authority to ensure the same.


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Item No.26: Proposed Redevelopment of Residential Building "MayuraCo.op Housing Society" on Plot Bearing C.T.S.No. 305/6 GovindPariyani Lane, Valnai Village, Marve Road, Malad (West), Mumbai Maharashtra by Mayura Co-Operative Housing Society Limited. (Proposal No.: IA/MH/CRZ/566589/2026)

INTRODUCTION

The Consultant presented the proposal before the Authority. The proposal is for Redevelopment of Residential Building "MayuraCo.op Housing Society" on Plot Bearing C.T.S. No. 305/6 GovindPariyani Lane, Valnai Village, Marve Road, Malad (West), Mumbai.

Consultant presented that, the existing building was constructed in the year 1980 comprises of Ground + 3 floors and part 4th floor. The Occupation certificate was granted in the year 1st September, 1982.

Proposed residential building comprises of Ground Stilt + 10 Floors on site under reference by demolishing existing dilapidated building.

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 381.2sqm, FSI area is 1028.80sqm, Non FSI area is 388.84sqm and Total Construction area is 1417.64sqm

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

DELIBERATION:

The Authority noted that the PP in the year 2022 submitted the proposal for redevelopment of Maryura CHS to MCZMA for obtaining the CRZ approval in accordance with provisions of the CRZ Notification, 2011. The MCZMA in its 159th meeting (Day 1) held on 6th June, 2022 deliberated the proposal. The MCZMA noted that as per the approved CZMP under CRZ Notification 2011, the plot under reference is partly falls in CRZ II area and partly falls in 50m Mangrove Buffer zone. It is situated on landward side of existing road. PP has



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submitted the CRZ map in 1: 4000 scale prepared by IRS, Chennai. The MCZMA noted that the portion (i.e. Plot area admeasuring 240.57 Sqm, out of total plot area 381.20 Sqm) of the project site is situated in 50 m mangrove buffer zone area. Accordingly, the MCZMA in its 159th meeting decided that considering the above said Hon. High Court order dated 17th Sep, 2018 in PIL 87/2006, the PP needs to obtain prior High Court approval first for the proposal. Accordingly, the matter was deferred.

Thereafter, the Mayura CHS filed the WP No. 3156/2024 versus Union of India & Ors before Mumbai High Court. The Hon'ble High Court passed an order dated 21st April, 2025 in the matter. Excerpts of the said order is reproduced as follows:

"Having regard to this report of the Range Forest officer, MMCU, it appears that there is some discrepancy in the report the MCZMA which reveals that major portion of the plot is in the buffer zone; whereas the report of the Range Forest Officer, MMCU says that only a small portion the plot is in the buffer zone. The Society submits that the construction will be undertaken only on the plot which does not fall within the buffer zone for in any case if any construction activity is to be undertaken in the buffer zone, the permission of this Court will have to be obtained,

In our opinion there is a discrepancy reported as regards the area of the plot which is falling in the buffer zone and hence the reports needs to be reconciled. In these circumstances we are inclined to direct the Respondent No. 2 MCZMA to cause a fresh inspection of the location of the plot. Such inspection be carried out in the presence of the representatives of the Society and all concerned. Based on such inspection about the location of the plot and upon verifying whether some portion of the plot falls within the 50 meters buffer zone, a report be prepared. Based on this report the proposal made by the Society for redevelopment seeking the approval of the Respondent No.2 be considered afresh and the decision be communicated to he Society. Let this exercise be completed within a period of six weeks from the date of uploading of this order. Necessary charges for such inspection to be borne by the Society. It is made clear that we have not expressed any opinion on the merits of the contentions raised by learned counsel for the parties. The proposal be considered afresh by the Respondent No. 2-


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MCZMA without being influenced by the contents of the MCZMA letter dated 8th June, 2022"

Taking into consideration the Hon'ble High Court order, the expert member of the MCZMA along with official from the Mangrove Cell visited the site of Marura CHS at Malvani, Malad, Mumbai on 12th September, 2025. Chairman and a resident of the building along with appointed developer and environment consultant were present for the said site visit. Observations of the site visit report is reproduced as below-

"The subject site of the Mayura CHS is accessible from the main New Link Road and small lane namely, Govindparyani Lane (Near Girdhar park building complex) at Malvani, Malad, Mumbai. The plot is situated in Residential area and there are buildings around the subject plot. Presently, the plot is vacant. It was informed that the building was demolished due to dilapidated state of the building. The existing building was constructed in the year 1980 comprises of Ground + 3 floors and part 4th floor. The Occupation certificate was granted in the year 1st September, 1982.

The subject plot is abutting the existing road on 2 side (North and West side). Beyond the road at north side, there is existing building and then again Nalla cleaning road. The Nalla is at approx. 40-45 meter distance from the subject site under reference.

During the visit, Dr Sardesai, Expert Member MCZMA and other officials walked along the certain stretch of the Nalla which is trained with the retaining wall. Siltation/mudflats is observed in the Nalla at certain locations, wherein other terrestrial vegetation has grown up. No mangroves is observed in the Nalla. Dr Sardesai noted the list of the trees seen in the mudflats/ siltation in the Nalla.

- *Neolamarckiacadamba (Kadamb)*
- *Thespesiapopulnea (Gulbhendi)*
- *Ficushispida (Kala Umber)*
- *Ficusracemosa (Umber)*
- *Muntingiacalabura (Singapur Chery)*
- *Cordia dichotoma (Bhokar)*
- *Terminalia catappa (DeshiBadam)*
- *Musa paradisiaca (Keli)*


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- *Pithecellobium dulce* (Vilayati Chinch)
- *Ricinus Communis* (Erand)
- other herbs like *Persicaria barbata* & *pluchea ovalis*

The Mangrove Cell report dated 29th February, 2024 which is also recorded in High Court order, mentions that, "4 GPS readings were taken of the site from all 4 sides; only (01) one reading lies within 50 m buffer zone from mangroves whereas the remaining 3 GPS readings show the site as being outside the 50 m buffer zone. Therefore, it is evident that the mangroves are at a distance of more than 50 m from three sides of the said plot of the petitioner society. It is also recorded in the inspection report that there are no mangrove on site as can be seen in column 9 of the Annexure of Mangrove Cell report. The site is no in possession of Forest Department, it is privately owned"

During the visit, the Mangrove Cell officials after seeing the Nalla and surrounding area observed that, there is siltation and mudflat in the Nalla and no mangrove are observed along the said stretch of the Nalla. The 1 GPS reading mentioned in the mangrove cell report is about the distance from the mudflat & not mangroves. Thus, it is observed that the plot is situated beyond 50 m mangrove buffer zone area.

In view of above, the applicant may apply afresh in accordance of the provisions of the CRZ Notification, 2019 for further appropriate decision in the matter"

Accordingly, considering the site visit observations, the PP had submitted application on Parivesh Portal under CRZ Notification, 2019. PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP, 2019.

As per application, proposed building comprises of Ground Stilt Floor + 10 Floor. Plot area is 381.2 sqm, FSI area is 1028.80 sqm, Non FSI area is 388.84 sqm. Total construction area is 1417.64 sqm

The Authority in its 194th meeting held on 20.02.2026 deliberated the submitted fresh application of the PP along with Hon. High Court Order, site visit report of expert members of MCZMA & Mangrove Cell and opined that, ground conditions does not match with the approved CZMP with respect to


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mangroves present in the nalla. As per the report, there are no mangroves present in the nalla. Hence, project site does not fall within 50 m mangrove buffer zone. However, approved CZMP shows mangroves in the nalla and hence project falls partly in the 50 m mangroves buffer zone. The Authority noted that Expert Members opines that approved CZMP requires corrections at the subject site area. During the 194th meeting, Consultant requested Authority to consider the Hon. High Court Order which directed MCZMA to consider the matter afresh without being influenced by the contents of the MCZMA letter dated 08.06.2022. Consultant further presented that the Hon'ble High Court has directed to consider the matter in view of the site visit report, as per which, the site is not affected by 50 m mangrove buffer zone. Consultant further presented that, plot is situated in CRZ II area, wherein redevelopment of existing building is permissible in accordance with provisions of the CRZ Notification, 2019. Hence, the MCZMA is requested to grant the CRZ recommendation for the proposal of redevelopment.

The Authority in its 194th meeting after deliberation decided to seek legal opinion / guidance in the matter. Accordingly, the matter was deferred. Accordingly, based on the decision of 194th meeting, the matter was referred the matter to the Law & Judiciary Department, Govt of Maharashtra for legal opinion seeking guidance in the matter.

Now, the Law & Judiciary Department, Govt of Maharashtra provided its legal Opinion as follows:-

"6. In the present case, it is an admitted position that the approved CZMP depicts mangroves in the nalla and, consequently, shows that a portion of the subject plot falls within the 50-m mangrove buffer zone. However, the findings recorded by the expert members of the Authority in the fresh inspection report prepared pursuant to the directions of the Hon'ble High Court reveal that no mangroves presently exist in the said nalla/creek and, therefore, the subject plot is not affected by the 50-m mangrove buffer zone. The expert members also opined that the approved CZMP requires correction in respect of the subject site.

So far as the Order dated 21/04/2025 passed by the Hon'ble High Court is concerned, it is evident that the Court has mandated the MCZMA to undertake a fresh inspection of the subject plot, prepare a report based on such inspection, and reconsider the redevelopment proposal afresh on the basis of the findings recorded therein. The Order does not require


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the MCZMA to seek rectification of the CZMP from the MoEF& CC before deciding the redevelopment proposal. On the contrary, the process of rectification of the CZMP is an independent administrative exercise, which can be undertaken by the Authority separately in accordance with law. Admittedly, the Court directed the Authority to comply with the directions passed in the Order dated 21/04/2025 within six weeks from the date of uploading of the Order. Thus, considering the time-bound directions given by the Hon'ble High Court, it would not be appropriate to keep the decision of granting CRZ approval to the redevelopment proposal under consideration in abeyance, till rectification of the CZMP carried out by the MoEF& CC."

The Authority noted the Law & Judiciary guidance as per which, Honble High Court had directed MCZMA to examine the redevelopment proposal afresh on the basis of fresh inspection of the subject plot and a report based on such inspection. As per the site visit report, the subject site is not affected by 50 m mangrove buffer zone. The High Court Order does not require the MCZMA to seek rectification of the CZMP from the MoEF& CC before deciding the redevelopment proposal. Hence, it would not be appropriate to keep the decision of granting CRZ approval to the redevelopment proposal under consideration in abeyance, till rectification of the CZMP carried out by the MoEF& CC.

The Authority after deliberation decided to consider the matter in view of Hon'ble High Court directions, site visit report and guidance from Law & Judiciary deptand para 5.2 (iv) CRZ-II of the CRZ Notification, 2019.

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


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

DECISION:

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

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

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Item No. 27: Proposed redevelopment on C.T.S. No.747, Mount Mary Road, H/W Ward, Bandra (W), Mumbai by M/s. Sach Ocean View L.L.P.
(Proposal No.: IA/MH/CRZ/586927/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment on C.T.S. No.747, Mount Mary Road, H/W Ward, Bandra (W), Mumbai.

Consultant presented that, currently there is Basement + Ground + 7 Upper Storey building, with a Bungalow / Outhouse structure on the site, which is Residential in nature, with OCC received on 12.06.1985.

The proponent envisages Proposed Basement + Stilt + 1st to 5th Podium (Parking) + Service floor + 6th Amenity Floor + 7th to 18th Upper Storey Residential Building, at the site, after demolition of the old structure.

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 1938.80sqm, FSI area is 6230.68sqm, Non FSI area is 13334.09sqm and Total Construction area is 19564.77sqm

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 observed that, proposed BUA is 19564.77 sqm and the Authority asked PP to submit Undertaking regarding applicability of Environment Clearance. PP submitted Architect letter dated 11.08.2026 and assure that they are not exceeding the total construction area of 20,000 SQM, therefore, they will not require Environment Clearance Certificate for the above mentioned plot.



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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 18th 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. 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

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



Member Secretary


Chairperson

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Item No. 28: Proposed Capacity Augmentation Dahej-Uran-Dabhol-
Panvel Natural Gas Pipeline DUPL-DPPL by GAIL India
Limited (Proposal No.: IA/MH/CRZ/582728/2026)

DELIBERATION:

The project proponent was absent for the meeting. The Authority decided to defer the proposal.


Member Secretary


Chairperson

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Item No. 29: **Proposed Construction of RuturajNakshatra building on
CTS NO. 41B and 41C at Village Medha, Taluka Malvan,
District Sindhudurg by Gaurav Patkar
(Proposal No.: IA/MH/CRZ/585178/2026)**

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of RuturajNakshatra building on CTS NO. 41B and 41C at Village Medha, Taluka Malvan, District Sindhudurg within Malvan Municipal Council area.

Consultant presented that, proposed development of residential building on plot bearing survey C.T.S No. 41B and 41C at Village Medha, Taluka Malvan, District Sindhudurg, Maharashtra. The proposed building configuration consist of stilt + 1st to 6th upper floors. (Height: 21m)

The proposed development is as per table no 13 & clause number 23.2.1 of UD Notification No. TPS.1812/157/CR 71/12/REC NO 34/12/UD13, Dated 21.11.2013.

The plot area of the project is 824.70sqm, FSI area is 824.70sqm, Non FSI area is 300.60sqm and Total Construction area is 1125.30sqm

DELIBERATIONS:

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

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

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


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

The Authority noted that proposed construction of building in CRZ II area is permissible on landward side of existing road and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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

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


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Item No.30: Proposed repair of existing Home on Gat No.503, 504 at Village- Nandgaon, Tal- Murud, Dist -Raigad by M/S. Everglades Mineral & Reserves Pvt. Ltd.
(Proposal No.: IA/MH/CRZ/585212/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for repair of existing Home on Gat No.503, 504 at Village- Nandgaon, Tal- Murud, Dist -Raigad.

Consultant presented that, as per Grampanchayat records, existing house no. 46 is from year 1958/59 and was in dilapidated condition. Now only the remnants of Plinth of home are present at site. Therefore, reconstruction of the same is proposed. The existing home repairing work is not exceeding existing Floor Space Index as per the CRZ III norms of NDZ. Plot area is 4450.00Sqm & Total Construction area is 271.55Sqm

Consultant further presented that, the project site partially falls in CRZ - III(NDZ) with remaining area in CRZ - IIIB and the proposed repairing of old existing structure falls in CRZ III(NDZ) as per 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 partly falls in CRZ - III(NDZ) and partly falls in CRZ - IIIB (200m to 500m from HTL).

The Authority noted the para 5.3 CRZ-III (NDZ) of the CRZ Notification, 2019

- (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.*

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The Authority noted that construction area in the matter is less than 300 Sqm. Hence, as per para 7 (vi) of CRZ Notification, 2019,

"Only for self-dwelling units up to a total built up area of 300 square meters, approval shall be accorded by the concerned local Authority, without the requirement of recommendations of concerned Coastal Zone Management Authority and such authorities shall, however, examine the proposal from the perspective of the Coastal Regulation Zone Notification before according approval."

The Authority noted that the above provision is for self dwelling units and not for commercial / tourism purpose.

The Authority further noted that MCZMA vide circular dated 18th October, 2023 wherein the said provision has been informed to all coastal local bodies and authorities for implementation. All Planning Authorities / District Collectors / Local Bodies are already informed to implement above said para 7(vi) of CRZ Notification, 2019 and Office Memorandum dated 29.11.2022 issued by MoEF&CC, New Delhi, within the framework of CRZ Notification, 2019.

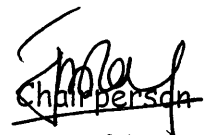
In view of above, the Authority opined that instant proposal having built up are less than 300 Sqm is within the ambit of concerned Planning Authority for decision within the framework of CRZ Notification, 2019. Concern Planning Authority to strictly ensure that existing structure at the site is authorized and proposed repair is for self dwelling and not exceeding existing Floor Space Index, existing plinth area and existing density as stipulated regulations of the para 5.3 CRZ-III of the CRZ Notification, 2019

Decision:

After deliberation, the Authority decided that instant proposal having built up are less than 300 Sqm is within the ambit of concerned Planning Authority for decision within the framework of CRZ Notification, 2019. Concern Planning Authority to strictly ensure that existing structure at the site is authorized and proposed repair is for self dwelling and not for commercial purpose and not exceeding existing Floor Space Index, existing plinth area and existing density as stipulated regulations of the para 5.3 CRZ-III of the CRZ Notification, 2019. Hence, the proposal is returned in present form.



Member Secretary


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Item No.31: Proposed construction of a sloping ramp and platform for boat yard at Dive Anjur, Dist. Thane by Maharashtra Maritime Board.
(Proposal No.: IA/MH/CRZ/588126/2026)

INTRODUCTION:

The officials from the Maharashtra Maritime Board (MMB) along with consultant presented the proposal before the Authority. Proposal is for construction of a sloping ramp and platform for boat yard at Dive Anjur, Dist. Thane

Proposed construction of a sloping ramp and platform for a boat yard at Dive Anjur on the bank of the Ulhas River, for use by local residents and boat owners. Providing an organised facility for launching, landing, handling and basic maintenance of boats, while improving safe and convenient river access. Latitude & Longitude of project site as 19° 13' 14.639" N & 73° 0' 53.301" E and 19° 13' 12.826" & 73° 0' 53.026" E

Project area: 268 sq.m. for sloping ramp and 550.87 sq.m. for platform for boat yard

Consultant presented that, the proposed activities falls in CRZ IB, CRZ IIIB area, as per CRZ Notification, 2019 which are permissible as per para 5.1.2(i)(a), 5.1.2(ii), 5.3(i) and 5.3(ii)(e) 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 NCSCM report, area of the proposed project site falls under each CRZ categories as per CZMP map (CRZ Notification, 2019)

Proposed Project Activity	Area in m ²	
	CRZ IB	No Development Zone
Platform	180.37	370.50
Sloping Ramp	268.08	-

The PP has submitted the EIA report prepared by the Aditya Environmental Services Pvt. Ltd. (Nabet Accredited Consultant). The Authority


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noted the observations, anticipated impacts and mitigation measures proposed in the EIA report. As per EIA report, The main adverse environmental impacts are expected during construction and will be temporary and localised. The most important concerns are temporary increases in turbidity, disturbance of sediment and aquatic organisms, dust and noise emissions, construction-waste generation, accidental pollution and worker and public-safety risks. These impacts can be reduced through restriction of work to the approved footprint, execution during the non-monsoon period, proper handling of excavated material and construction waste, prevention of pollutant discharge into the river, safe storage of fuels and lubricants, control of dust and noise and implementation of occupational health and safety measures. No tree or mangrove cutting is involved. Operational impacts are expected to be limited and can be managed through routine inspection, maintenance, waste control, safety signage, lifesaving arrangements and restriction of access during unsafe river or weather conditions.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of standalone 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.


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2. Proposed Construction sloping ramp and platform should be with minimum interference with tidal water flow, so that free flow of tidal water is not obstructed.
3. MMB to ensure that no construction is proposed in 50 m mangroves buffer zone as proposed and committed by PP. There shall be no violation of Hon'ble High Court order dated 18.09.2018 in PIL 87/2006.
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.



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Item No. 32: **Proposed redevelopment of Existing Residential Building 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

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


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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 proposal was earlier considered in 199th meeting of MCZMA held on 29.06.2026. 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.

The Authority noted that, PP has submitted the Mangrove Cell report 24.07.2026 as per which:

"At present, there are 2 old 4-storey buildings at the said place, namely A Wing and B Wing. The said building has a walled enclosure on all four sides. People were seen living in the said building. No mangrove forest was seen at the said place. The said area is not a notified reserved mangrove forest area. Nor is it an area under the control of the Forest Department. The said area is a private area. According to the MRSAC map of the year 2005 and the available map of the mangrove forest of the year 2018, the mangrove forest is not visible at the above mentioned GPS No. 1 to 8. Also, the area of the mentioned GPS No. 1 to 8 is beyond 50 m mangrove buffer zone."

Consultant further presented the Architect Certificate dated 11.08.2026 which states that, the said plot is proposed to be developed under regulations 33(11) of DCPR 2034 which came into effect dated 1st September 2018. The said Regulations i.e., Regn. 33(11) allowing FSI 4.00 & Regn. 31(3) for 35% Fungible Compensatory Area making it a Gross FSI of 5.40 including Fungible as per DCPR 2034 came into effect prior to the CRZ notification dated 18th January 2019. Accordingly, as per DCPR 2034, PP have submitted an application for Total Construction Area of 12,605.20 Sq.m (FSI - 5,772.92 Sq.m, Non FSI - 6,832.28 Sq.m.)

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*



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

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

DECISION:

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

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



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Chairperson

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Item No. 33: Proposed Resort Project at Survey Nos. 11, 12/3/2, 13/1, 13/2/7B, 13/4, 14/13, 14/14, 14/15B/2, 15, 16 & 17, Navabag, Taluka Vengurla, District Sindhudurg by Navabag Resorts LLP
(Proposal No.: IA/MH/CRZ/585271/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Resort Project at Survey Nos. 11, 12/3/2, 13/1, 13/2/7B, 13/4, 14/13, 14/14, 14/15B/2, 15, 16 & 17, Navabag, Taluka Vengurla, District Sindhudurg.

Consultant presented that proposed resort project comprises of followings:

AREA STATEMENT	SQ.M.
1. COTTAGES - 52 NOS.	8025.37
2. ADMIN	247.32
3. RESTAURANT	786.51
4. LANDSCAPE	27,618.11
5. PATHWAYS	1805.39
6. SERVICE ROAD	2263.59
7. UNPAVED SERVICE ROAD	295.62
8. UNPAVED PARKING	2411.91
9. STAFF AREA	440.80
10. NATURAL WATER BODY	14,846.57
TOTAL AREA	58,741.19

The plot area of the project is 58741.19 sqm, FSI area is 19000.00 sqm, Non FSI area is 49241.19 sqm and Total Construction area is 58741.19sqm

DELIBERATIONS:

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

- The proposed project site falls within the CRZ IA (Mangroves and 50 m Mangrove Buffer Zone), CRZ IB (Intertidal Zone), CRZ III (No Development Zone), and CRZ IIIA (50 m to 500 m from HTL) categories.
- The proposed constructions (considered for FSI), such as cottages (52 nos.), admin building, restaurant, and staff area, fall within the CRZ IIIA (50 m to 500 m from HTL) category.


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- The proposed landscape area falls within the CRZ IA (Mangroves and 50 m Mangrove Buffer Zone), CRZ IB (Intertidal Zone), CRZ III (No Development Zone), and CRZ IIIA (50 m to 500 m from HTL) categories.
- The proposed pathway and proposed service road fall within the CRZ IIIA (50 m to 500 m from HTL) category.
- The proposed unpaved service road falls in CRZ IA (50 m Mangrove Buffer Zone) and CRZ III (No Development Zone) categories.
- The proposed unpaved parking falls within the CRZ IB (Intertidal Zone), CRZ III (No Development Zone) and CRZ IIIA (50 m to 500 m from HTL) categories.
- The area of coverage for each project activity in different CRZ categories is provided in Table.

Sl. No.	Proposed Project Activities	Project activities under CRZ categories (Area in square meters) (m ²)				
		CRZ IA (Mangroves)	CRZ IA (50 m Mangrove Buffer Zone)	CRZ IB (Intertidal Zone)	CRZ III (No Development Zone)	CRZ IIIA (50 m to 500 m from HTL)
1.	Cottages (52 nos.)					8025.366
2.	Admin Building					247.319
3.	Restaurants					786.510
4.	Staff Area					440.800
	Landscape Area	1110.006	10140.246	115.386	7759.454	8493.018
6.	Pathway					1805.390
7.	Service Road					1957.379
8.	Existing Unpaved Service Road		315.544		286.287	


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9	Unpaved Parking			86.440	2277.644	47.826
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- Ecologically sensitive areas (CRZ IA), such as mangroves, are present within the northwest of the project area and along the banks of the Mandavi Creek.
- The 50 m mangrove buffer zone designated as CRZ IA is also present within the proposed project site.
- Other ecologically sensitive areas, including turtle nesting grounds and sand dunes, are situated along the Navabag seacoast, which is more than 140 m away from the proposed project site.

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.."

During the meeting, the Authority observed the followings-

- 1) PP has proposed landscape in CRZ IA (mangrove & its 50 m buffer zone). The Authority asked the PP to provide the clarification on the same. PP replied no construction is proposed in CRZ IA area. The Authority noted the report of the NCESS Kerala which states that Ecologically sensitive areas (CRZ IA), such as mangroves, are present within the northwest of the project area and along the banks of the Mandavi Creek. The 50 m mangrove buffer zone designated as CRZ IA is also present within the proposed project site. Expert Members opined that report of Mangrove Cell would be required to understand the implications of the project on mangroves.
- 2) Google image there are water bodies in the project site. PP need to clarify as whether water bodies are proposed to be reclaimed/ filled for the project.
- 3) PP to clarify with Architect certificate about the Applicable FSI and proposed FSI as per local town & country planning regulations and in accordance with condition stipulated in the para (vii) of para 2.CRZ III of the Annexure III of the CRZ Notification, 2026



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- 4) Project layout superimposition on Google image shows proposed structure is shown on existing structures at southern side. PP to clarify as to Whether demolition of existing structures are proposed.
- 5) PP need to submit the compliance of Annexure-III of the CRZ Notification, 2019.

DECISION:

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

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Item No. 34: Proposed expansion in residential building on plot bearing C.S. No. 7/138(pt) of Mazgaon Division situated Dock Yard Road & F.M. Sangrar Marg, Mazgaon, E-Ward, Mumbai by M/s JakhubhaiLalji Dal Mills Private Limited (Proposal No.: IA/MH/CRZ/587691/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for expansion in residential building on plot bearing C.S. No. 7/138(pt) of Mazgaon Division situated Dock Yard Road & F.M. Sangrar Marg, Mazgaon, E-Ward, Mumbai.

Consultant presented that, earlier PP has obtained CRZ recommendation vide no. CRZ 2015/CR-357/T.C.4 dated 12.02.2016 for residential building comprising of Stilt + 1st to 6th + 7th (Pt) upper floors with height of 24.55 m. on plot under reference. The said building has obtained part occupation certificate vide no. EB/1840/E/A - BCC of 24th April 2019 & is partly occupied.

Now, the project proponent M/s JakhubhaiLalji Dal Mills Pvt. Ltd. is proposing vertical expansion of the residential building up to 15th upper floors with height 48.95 m along with addition of 1 parking tower with height of 16.60 m on said plot. PP submitted structural stability Certificate dated 11.08.2026.

As per D P Remarks 2034 the plot under reference is situated in Residential zone and reserved for Rehabilitation & Resettlement.

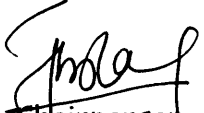
The plot area of the project is 1004.18sqm, FSI area is 2660.41sqm, Non FSI area is 932.66sqm and Total Construction area is 3593.07sqm

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.


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

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

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

The Authority noted that proposed construction of building in CRZ II area is permissible on landward side of existing road and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 the proposed construction is on landward side of existing road and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.



Member Secretary


Chairperson

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



Member Secretary


Chairperson

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Item No. 35: Proposed redevelopment of residential building on Land bearing CTS No. 1101 B/21 of Village Bandra-D, at Union park Road, Khar (W), Mumbai, Maharashtra by M/s. Aum Serene
(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 residential building on Land bearing CTS No. 1101 B/21 of Village Bandra-D, at Union park Road, Khar (W), Mumbai

Consultant presented that, existing residential building on site under reference having approved plans dated 20.09.1974. Now, PP has proposed redevelopment on the land under reference.

Proposed residential building comprises of Ground Floor + 1st to 6th Podium + 7th to 19th Upper Floors.

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 1103.00sqm, FSI area is 4467.15sqm, Non FSI area is 6844.70sqm and Total Construction area is 11311.90sqm

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

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

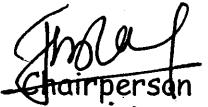
The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 18th January, 2019 before issuing commencement certificate to the project.
3. PP to explore possibility of installation of Modular STP.
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

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Item no.36: Request for Rectification/Modification of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 for property bearing CTS No. 307/1/B/2 of Village Valnai, P/N Ward, Malad (W), Mumbai by Shri Sanjay K Patel C.A. to Owner.
(Proposal No.: IA/MH/CRZ/584676/2026)

INTRODUCTION:

The applicant presented the proposal before the Authority. The application is for rectification/Modification of Coastal Zone Management Plan (CZMP) Classification under CRZ Notification, 2019 for property bearing CTS No. 307/1/B/2 of Village Valnai, P/N Ward, Malad (W), Mumbai.

Applicant presented that as per the approved CZMP 2019, certain portion of the property is falls in CRZ III (No Development Zone (NDZ) within CRZ II of Greater Mumbai. However, NDZ shown in the approved CZMP is private/ part layout recreational garden (RG) & part open plot (R-Zone) of larger layout and not the PG reservation.

The Brihanmumbai Municipal Corporation (BMC) has erroneously classified private/ part layout recreational garden (RG) & part open plot (R-Zone) as a PG Reservation, which has been subsequently reflected in the approved CZMP.

Subsequently, the Urban Development Department, GoM, after due consideration, rectified the said error vide Notification No. TPB-4320/CR-135/2020/UD-11 dated 12.09.2022, wherein the land was corrected from PG Reservation to Layout RG under Excluded Part No. EP-PN 23.

Thereafter, BMC has also corrected the DP remarks from PG Reservation to Layout RG as per the UDD Notification. Therefore, applicant requested for rectification/modification of the approved CZMP for the subject property by reclassifying the concerned portion from CRZ-III (NDZ within CRZ-II of Greater Mumbai) to CRZ-II, in accordance with the revised DP and UDD Notification dated 12.09.2022.

The Authority noted that MCZMA vide letter dated 1st Sep, 2023 has granted the CRZ recommendation for the proposed construction at the CTS


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NO. 307/1-B/2 of village Valnai, Malad, Mumbai subject to condition that no construction is allowed in CRZ III (NDZ within CRZ II) and RG/ PG reservation.

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 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. It was further noted that as per 49th meeting of the NCZMA, Delhi held on 8.5.2026, all proposals pertaining to correction / revision of the CZMP shall first be placed before the Technical Scrutiny Committee (TSC) for examination and recommendation prior to consideration by the NCZMA.

DECISION:

In view of above, the Authority after deliberation decided to refer the matter to NCSCM, Chennai for examination through MoEF&CC, New Delhi. After examination, NCSCM is requested to place the matter before the Technical Scrutiny Committee (TSC) for examination and recommendation prior to consideration by the NCZMA, as per decision taken in 49th meeting of the NCZMA, Delhi.



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Item No. 37: Proposed Expansion and Addition/ alterations in the existing residential building - 'Nishika Terrace', on plot bearing CS no 1/739, 739B (pt) of Worli estate scheme no 52, at Khan Abdul Gaffar Khan Road, Worli, G/S ward, Mumbai by M/s Nishika Terrace CHSL.
(Proposal No.: IA/MH/CRZ/588248/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Expansion and Addition/ alterations in the existing residential building - 'Nishika Terrace', on plot bearing CS no 1/739, 739B (pt) of Worli estate scheme no 52, at Khan Abdul Gaffar Khan Road, Worli, G/S ward, Mumbai.

Consultant presented that, CRZ recommendation obtained from MCZMA vide CRZ2022/CR175/TC4 dated 02.03.2023 for plot area 1602.86sqm, total construction built up area of 15,551.94sq.m. (FSI: 7557.94sq.m + Non-FSI: 7994sq.m.).

Due to change in planning, there is a change in Total Plot area from 1602.86sq.m. to 2142.86sq.m. No change in total construction areas proposed addition / alteration approved in 2023 CRZ clearance is reduced, with balance construction area used in proposed amenity building on adjacent leased plot having plot area of 540sq.mts.

- Existing Residential building: 2 Basements + Ground (stilt) + 1st & 2nd Podium + 3rd to 18th(pt) upper floors
- Proposed Amenity Building: 3 Basements + Stilt + 7 upper floors

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 2142.86sqm, FSI area is 7647.92sqm, Non FSI area is 7904.02sqm and Total Construction area is 15551.94sqm

Consultant further presented that, proposed reconstruction is permissible activity as per Para 5.2 (ii) & (iii) 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 noted that as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019:

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

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

The Authority noted that proposed Expansion and Addition/ alterations in CRZ II area is permissible on landward side of existing road and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18th January, 2019. The concerned planning authority should strictly ensure that the proposed construction is within the limit of permissible FSI as per DCR existed as on 18th January, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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 the proposed construction is on landward side of existing road and within the limit of permissible FSI as per Town and Country planning regulations



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existed as on 18th January, 2019 before issuing commencement certificate to the project.

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


Member Secretary


Chairperson

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Item No.38: Proposed Temporary platform for event at "Ruia House" on plot bearing C.S. No(s) 945 (Lawn) & 4/294 (Bungalow) at Walkeshwar, Malabar Hill, Mumbai by Rupa Investments Limited
(Proposal No.: IA/MH/CRZ/588322/2026)

INTRODUCTION:

The Project Proponent along with consultant presented the proposal before the Authority. Proposal is for Temporary platform for event at "Ruia House" on plot bearing C.S. No(s) 945 (Lawn) & 4/294 (Bungalow) at Walkeshwar, Malabar Hill, Mumbai.

Consultant presented that, the proposed Temporary platform is proposed to be constructed temporarily in nature & for the Event purpose only. The temporary platform shall be erected on 01.09.2026 solely for the purpose of the wedding event and shall be completely dismantled on 12.12.2026, restoring to its original condition. The proposed structure is temporary in nature and does not involve any permanent construction, excavation, alteration to the existing building, or change in land use. PP has obtained CFO NoC dated 25.06.2026 from MCGM.

Consultant presented that, the proposed activities falls in CRZ IB & CRZ II area, as per CRZ Notification, 2019 which are permissible as per para 7 (ii) 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, area of the proposed project site falls under CRZ-IB & CRZ-II area as follows:

Description	CRZ Classification	Area in Sqm	Total area in Sqm
Project Site Boundary	CRZ-IB	1963.19	4595.36
	CRZ-II	2632.17	
Proposed Temporary Platform	CRZ-IB	1963.19	2105.29
	CRZ-II	142.10	


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Consultant presented the Environment Management Plan (EMP) for the project. Project proponent should implement Mitigation measures mentioned in Environment Management plan, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.

Consultant further the proposed platform structure shall be temporary in nature, and no permanent structure shall be constructed. The proposed platform shall be utilized for a period of 103 days, commencing from 01.09.2026 and ending on 12.12.2026. The Authority asked PP to submit undertaking to that effect. Accordingly, PP submitted the Undertaking.

The Authority further noted as per para 7(ii) of the CRZ Notification, 2019 (amended on 24th November, 2022) & OM dated 29th November, 2022, the proposal of *Temporary structures* 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.
2. The temporary platform shall be erected and utilized strictly for the period from 01.09.2026 to 12.12.2026 (103 days) and shall be completely dismantled and removed from the site immediately thereafter.concern planning Authority to ensure the same.


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3. After dismantling, the entire site shall be restored to its original condition. No debris, construction material, foundation, flooring or other remnants of the temporary structure shall remain at the site.
4. The proposed platform shall be strictly temporary in nature. No permanent structure, foundation, plinth, excavation, RCC work or any other permanent construction shall be undertaken at the site.
5. The erection and removal of the temporary platform shall not involve any alteration, reclamation, excavation or disturbance of the natural ground profile, drainage pattern or any environmentally sensitive feature falling within the CRZ area.
6. The project proponent/event organizer shall ensure proper collection, segregation, transportation and disposal of all solid waste, food waste and other waste generated during the event, strictly as per applicable Solid Waste Management Rules and other applicable regulations. No waste shall be discharged or dumped in the CRZ area or into the sea
7. Project proponent should implement Mitigation measures mentioned in Environment Management plan, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
8. The temporary structure shall be designed and erected as per applicable structural safety and fire-safety requirements. Adequate emergency access, fire safety arrangements and evacuation provisions shall be maintained throughout the event period.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site.



Member Secretary


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Discussion Item: Proposed revision of the CZMP sheet No. MH-78 of Greater Mumbai with respect at the nalla location near the "Mayura Co.op Housing Society" on Plot Bearing C.T.S.No. 305/6 Govind Pariyani Lane, Valnai Village, Marve Road, Malad (West), Mumbai Maharashtra.

The Authority noted that the proposal of redevelopment of Mayura CHS, Malad Mumbai was under consideration for grant of CRZ recommendation as per CRZ Notification, 2019. As per approved CZMP, 2010, the site was situated partly in CRZ II and partly affected by 50 m mangrove buffer zone. MCZMA deliberated the matter in its 159th held on 6.6.2022 wherein MCZMA decided that PP should get the permission from the Hon'ble High Court of Mumbai since the plot is affected by 50 m mangrove buffer zone. Hon'ble High Court directed MCZMA to make a site visit and based on site inspection, the proposal to be decided afresh. Expert Member of MCZMA and mangrove cell officials visited the site and observed that CZMP, 2019 sheet where mangroves are shows in the nalls are terrestrial vegetation.

"The subject site of the Mayura CHS is accessible from the main New Link Road and small lane namely, Govindpariyani Lane (Near Girdhar park building complex) at Malvani, Malad, Mumbai. The plot is situated in Residential area and there are buildings around the subject plot. Presently, the plot is vacant. It was informed that the building was demolished due to dilapidated state of the building. The existing building was constructed in the year 1980 comprises of Ground + 3 floors and part 4th floor. The Occupation certificate was granted in the year 1st September, 1982.

The subject plot is abutting the existing road on 2 side (North and West side). Beyond the road at north side, there is existing building and then again Nalla cleaning road. The Nalla is at approx. 40-45 meter distance from the subject site under reference.

During the visit, Dr Sardesai, Expert Member MCZMA and other officials walked along the certain stretch of the Nalla which is trained with the retaining wall. Siltation/mudflats is observed in the Nalla at certain locations, wherein other terrestrial vegetation has grown up. No mangroves is observed in the Nalla. Dr Sardesai noted the list of the trees seen in the mudflats/ siltation in the Nalla.


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- *Neolamarckiacadamba* (Kadamb)
- *Thespesiapopulnea* (Gulbhendi)
- *Ficushispida* (Kala Umber)
- *Ficusracemosa* (Umber)
- *Muntingiacalabura* (Singapur Chery)
- *Cordia dichotoma* (Bhokar)
- *Terminalia catappa* (DeshiBadam)
- *Musa paradisiaca* (Keli)
- *Pithecellobiumdulce* (Vilayati Chinch)
- *RicinusCommunis*(Erand)
- other herbs like *Persicariabarbata*&*plucheaovalis*

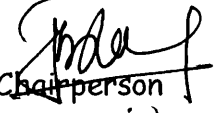
The Mangrove Cell report dated 29th February, 2024 which is also recorded in High Court order, mentions that, "4 GPS readings were taken of the site from all 4 sides; only (01) one reading lies within 50 m buffer zone from mangroves whereas the remaining 3 GPS readings show the site as being outside the 50 m buffer zone. Therefore, it is evident that the mangroves are at a distance of more than 50 m from three sides of the said plot of the petitioner society. It is also recorded in the inspection report that there are no mangrove on site as can be seen in column 9 of the Annexure of Mangrove Cell report. The site is no in possession of Forest Department, it is privately owned"

During the visit, the Mangrove Cell officials after seeing the Nalla and surrounding area observed that, there is siltation and mudflat in the Nalla and no mangrove are observed along the said stretch of the Nalla. The 1 GPS reading mentioned in the mangrove cell report is about the distance from the mudflat & not mangroves. Thus, it is observed that the plot is situated beyond 50 m mangrove buffer zone area.

In view of above, the applicant may apply afresh in accordance of the provisions of the CRZ Notification, 2019 for further appropriate decision in the matter"

The Authority noted that there is error in the Sheet No. MH-78 with respect to indication of the mangroves in the Nalla. Expert Members opined that the matter needs to be sent to NCSCM for correction in the said CZMP sheet, as per para 7 of the Annexure IV of the CRZ Notification, 2019.


Member Secretary


Chairperson

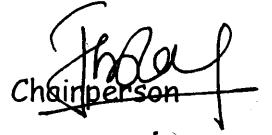
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It was further noted that as per 49th meeting of the NCZMA, Delhi held on 8.5.2026, all proposals pertaining to correction / revision of the CZMP shall first be placed before the Technical Scrutiny Committee (TSC) for examination and recommendation prior to consideration by the NCZMA.

Therefore, the Authority also decided to refer the matter to NCSCM, Chennai through MoEF&CC New Delhi for verification and revision of said CZMP as per para 7 of annexure IV of CRZ Notification, 2019. After examination, NCSCM is requested to place the matter before the Technical Scrutiny Committee (TSC) for examination and recommendation prior to consideration by the NCZMA, as per decision taken in 49th meeting of the NCZMA, Delhi.



Member Secretary


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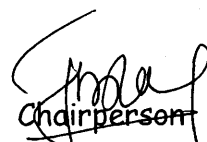
Annexure I

List of members/officials present in the online meeting:

1. Shri. Pravin Pardeshi, BNHS, Member MCZMA
2. Shri. Mirashe, representative Industries Dept, Member MCZMA
3. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
4. Dr. Milind Sardesai, SavitribaiPhule Pune University, Expert Member, MCZMA
5. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA



Member Secretary


Chairperson