Minutes of the 194th Meeting of Maharashtra Coastal Zone Management Authority held on 20th February, 2026

The 194th 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 20th February, 2026. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 193rd meeting of MCZMA:

The Authority decided to confirm the Minutes of 193rd meeting of MCZMA held on 19th January, 2026 without any change.

Item No.1: Proposed Construction of JNPA Office Building Complex at CS. No. 1(pt) and 42/1, of Princess Dock Division Plot Nos. 159, 159A, 114 to 118, 119,120, 121A, 121B and 122, at Mallet Bunder, at Junction of N.V. Nakhwa Road and Mallet Road, Mazgaon, Mumbai by Jawaharlal Nehru Port Authority (JNPA).

The JNPT vide letter dated 18.2.2026 informed that due to Administrative reasons, the project is presently not proposed to be taken up. Hence, the Authority is decided to delist the matter from the records of the MCZMA

Member Secretary

Chairperson

Item No.2: Proposed development of Police station including redevelopment of residential quarters and supporting infrastructural facilities by Superintendent of Police, District- Raigad

The project proponent was absent for the meeting. Hence, the matter was deferred.

Member Secretary

Chairperson

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Item No.3: Proposed construction of Sub Divisional Officer (SDO) office Building at Alibag, Taluka Alibag, District Raigad by Public Works Department

INTRODUCTION

The officers from the Sub Divisional Officer (SDO) office along with consultant presented the proposal before the Authority. The proposal is for reconstruction of Sub Divisional Officer (SDO) office Building at Alibag, Taluka Alibag, District Raigad.

As per submission, the proposed construction involves Stilt + 3 floors for Sub Division office at the site under reference, which is reserved for Government office. Plot area 900 Sqm, FSI is 806.51 Sqm, Non FSI is 93.49 Sqm.

The project site falls in CRZ II area and landward side of existing road as per the approved CZMP, 2019, where construction is permissible as per provisions of the CRZ Notification, 2019.

DELIBERATION

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 II area. The site is situated on landward side of the 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

Member Secretary

Chairperson

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

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per town & country planning regulations existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. 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

Item No.4: Proposed work of repairs to Existing Command Centre, Auto Workshop Building & Staff Quarters Located in Mankhurd Command Centre and NON CRZ status for Existing Command Centre & Staff Quarters in Shivaji Nagar on plot bearing CTS No.1(pt) of Village Mankhurd in M/E, Ward, Mumbai by Mumbai Fire Brigade, Municipal Corporation of Greater Mumbai

INTRODUCTION

The MCMG officials along with consultant presented the proposal before the Authority.The MCGM has proposed work of repairs to Existing Command Centre, Auto Workshop Building & Staff Quarters Located in Mankhurd Command Centre and NON CRZ status for Existing Command Centre & Staff Quarters in Shivaji Nagar on plot bearing CTS No.1(pt) of Village Mankhurd in M/E, Ward, Mumbai

Consultant presented that, the plot is partly in CRZ IA (50 m mangrove buffer zone) and partly in Non CRZ area, as per approved CZMP of the CRZ Notification, 2019.

There are 3 old existing buildings on the site. 1) Existing command centre & office building abutting road and situated in Non CRZ area as per approved CZMP. 2) Residential staff quarters building on rear side and situated in Non CRZ area as per approved CZMP 3) Auto workshop building on North west corner of the plot is situated within 50 m mangrove buffer zone as per approved CZMP, 2019.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the IRS, Chennai, as per which, the 2 structures - Existing command centre & office building and Residential staff quarters building are situated in Non CRZ area. The Auto workshop building is situated within 50 m mangrove buffer zone i.e. CRZ IA.

The Authority noted that repairs of the Existing command centre & office building and Residential staff quarters are outside the ambit of the CRZ Notification, 2019, since the said structures are situated outside CRZ area.

Member Secretary

Chairperson

Consultant clarified that the auto workshop building is constructed prior to 1991 and now only repairs works is proposed. No new or reconstruction is proposed.

APCCF, mangrove Cell during the meeting clarified that if the MCGM has proposed only repairs works of the auto workshop building falling within 50 m buffer zone, which is constructed prior to 1991, then High Court permission may not be required.

The Authority noted that the MCGM to submit the undertaking that workshop structure is constructed prior to 1991 and only repair works is proposed. No reconstruction is proposed. No Solid and liquid discharge is allowed in CRZ area.

DECISION

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

1. The concerned Planning Authority shall ensure that the proposed repairs 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. This recommendation is only for repairs of existing structure and not for new construction or reconstruction.
3. No Solid and liquid discharge is allowed in CRZ area.
4. 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.5: **Proposed Clearing of Navigational Channel (Maintenance Dredging) at Vasai creek, Palghar and Thane Districts, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Clearing of Navigational Channel (Maintenance Dredging) at Vasai creek, Palghar and Thane Districts, Maharashtra.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is situated in CRZ IV-A and CRZ IV-B area.

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.6: **Proposed Clearing of Navigational Channel (Maintenance Dredging) at Dabhol Creek, Ratnagiri District, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Clearing of Navigational Channel (Maintenance Dredging) at Dabhol Creek, Ratnagiri District.

The proposal involves maintenance dredging along a 21.5 km stretch of Vasai creek to maintain depth of navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is situated in CRZ IV-A and CRZ IV-B area.

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.7: **Proposed Mechanical Dredging Work to Clear/Generate Navigational Channel at Ulhas River, Thane District, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Mechanical Dredging Work to Clear/Generate Navigational Channel at Ulhas River, Thane District, Maharashtra.

The proposal involves maintenance dredging (Dombivali to Kalyan having total length of 4350 meter and Kalyan to Umberde having total length of 2220 meter) to maintain depth of navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is situated in CRZ IV B area.

The PP has submitted the EIA report prepared by the Mitcon Consultancy and Engineering Services Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.8: **Proposed Mechanical Dredging Work to Clear/Generate Navigational Channel at Patalganga Creek, Raigad District, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Mechanical Dredging Work to Clear/Generate Navigational Channel at Patalganga Creek, Raigad District.

The proposal involves maintenance dredging along 1800 meter stretch of Patalganga River to maintain depth of navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is situated in CRZ IV-B area.

The PP has submitted the EIA report prepared by the Mitcon Consultancy and Engineering Services Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.9: **Proposed Clearing of Navigational Channel (Maintenance Dredging) at Bankot Creek, Ratnagiri District, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Clearing of Navigational Channel (Maintenance Dredging) at Bankot Creek, Ratnagiri District.

The proposal involves maintenance dredging along 14.33 km stretch of Bankot River to maintain depth of navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is situated in CRZ IV-A and CRZ IV-B area.

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.10: **Proposed Clearing of Navigational Channel (Maintenance Dredging) at Jaigad Creek, Ratnagiri District, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Clearing of Navigational Channel (Maintenance Dredging) at Jaigad Creek, Ratnagiri District, Maharashtra.

The proposal involves maintenance dredging along 9.28 km stretch of Jaigad Creek to maintain depth of navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is situated in CRZ IV-B and CVA area.

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.11: **Proposed construction of Anti Sea Erosion Bund fromBhatye Bridge to RajiwadaJetty, Ratnagiri by Public Works Department.**

INTRODUCTION

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed construction of Anti Sea Erosion Bund from Bhatye Bridge to Rajiwada Naka Jetty.Length of the proposed bund is 235.04 m.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the IRS, Chennai, as per which, the site of the proposed bund is situated in CRZ IB and CRZ II area.

The PP has submitted the EIA report prepared by the Enviro Resources (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The Authority noted that recently, Newspaper published the news article pertaining to adverse impact on turtle breeding sites due to anti sea erosion bunds being constructed by the PWD at various beaches at Raigad and Ratnagiri.

Expert Members discussed that anti sea measures are necessary at certain locations to protect the villages / areas/ farms situated immediate vicinity of the coastline. However, project implementing agencies need to take extra precautions and adequate measures not to disturb the coastal environment and its unique ecology, beach, turtle breeding sites. Project implementing agencies need to create awareness and train the contractors / labours about adequate mitigation measures to be implemented during construction phase.

APCCF Mangrove Cell suggested that remarks/ NoC from the Mangrove Cell need to be obtained for the construction of Anti Sea Erosion Bund, in order to determine the impact of the proposed bund on turtle sites, if any. Accordingly, during the meeting, the Authority instructed the PWD to obtain the Remarks/ NoC from the Mangrove Cell.

Member Secretary

Chairperson

DECISION:

In the light of above, the Authority after deliberation decided that PWD need to obtain the Remarks/ NoC from the Mangrove Cell with respect to impact of the proposed bund on turtle sites, if any. Accordingly, the matter was deferred.

Member Secretary

Chairperson

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Item No.12: **Proposed construction of Protection Wall at Ganpatipule, Tal and Dist. Ratnagiri, Maharashtra by Public Works Department**

INTRODUCTION

The PWD officials along with consultant presented the proposal before the Authority. The PWD has proposed construction of Protection Wall at Ganpatipule, Tal, Dist. Ratnagiri, Maharashtra. Length of the proposed protection wall is 278 meter.

DELIBERATION

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

The PP has submitted the EIA report prepared by the Enviro Resources (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The Authority noted that recently, Newspaper published the news article pertaining to adverse impact on turtle breeding sites due to anti sea erosion bunds constructed by the PWD at various beaches at Raigad and Ratnagiri.

Expert Members discussed that anti sea measures are necessary at certain locations to protect the villages / areas/ farms situated immediate vicinity of the coastline. However, project implementing agencies need to take extra precautions and adequate measures not to disturb the coastal environment and its unique ecology, beach, turtle breeding sites. Project implementing agencies need to create awareness and train the contractors / labours about adequate mitigation measures to be implemented during construction phase.

APCCF Mangrove Cell suggested that remarks/ NoC from the Mangrove Cell need to be obtained for the construction of Anti Sea Erosion Bund, in order to determine the impact of the proposed bund on turtle sites, if any. Accordingly, during the meeting, the Authority instructed the PWD to obtain the Remarks/ NoC from the Mangrove Cell.

Member Secretary

Chairperson

DECISION:

In the light of above, the Authority after deliberation decided that PWD need to obtain the Remarks/ NoC from the Mangrove Cell with respect to impact of the proposed bund on turtle sites, if any.Accordingly, the matter was deferred.

Member Secretary

Chairperson

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Item No.13: **Proposed construction of Protection Wall at Makhjan Creek Tal. Sangameshwar and Dist. Ratnagiri, Maharashtra by Public Works Department**

INTRODUCTION

The PWD officials along with consultant presented the proposal before the Authority. The proposal is for Construction of Protection Wall at Makhjan Creek Tal. Sangameshwar and Dist. Ratnagiri, Maharashtra. The Length of the proposed bund is 350 meter

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019, by the IRS, Chennai, as per which, the site is situated in CRZ IB, CRZ III(NDZ) and CRZ IV-B area

The PP has submitted the EIA report prepared by the Enviro Resources (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

Expert Members discussed that anti sea measures are necessary at certain locations to protect the villages / areas/ farms situated immediate vicinity of the coastline. However, project implementing agencies need to take extra precautions and adequate measures not to disturb the coastal environment and its unique ecology, beach, turtle breeding sites. Project implementing agencies need to create awareness and train the contractors / labours about adequate mitigation measures to be implemented during construction phase.

APCCF Mangrove Cell suggested that remarks/ NoC from the Mangrove Cell need to be obtained for the construction of Anti Sea Erosion Bund, in order to determine the impact of the proposed bund on turtle sites, if any. Accordingly, during the meeting, the Authority instructed the PWD to obtain the Remarks/ NoC from the Mangrove Cell.

Member Secretary

Chairperson

DECISION:

In the light of above, the Authority after deliberation decided that PWD need to obtain the Remarks/ NoC from the Mangrove Cell with respect to impact of the proposed bund on turtle sites, if any. Accordingly, the matter was deferred.

Member Secretary

Chairperson

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Item No.14: **Proposed construction of Protection Wall at Rajiwada Creek from Aadampur Masjid to House Number 100 by Public Works Department**

INTRODUCTION

The PWD officials along with consultant presented the proposal before the Authority. Proposed construction of Protection Wall at Rajiwada Creek from Aadampur Masjid to House Number 100.The Length of the proposed bund is 169.35 meter

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the IRS, Chennai, as per which, the site is situated in CRZ B, CRZ II and CRZ IV B area.

The PP has submitted the EIA report prepared by the Enviro Resources (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

Expert Members discussed that anti sea measures are necessary at certain locations to protect the villages / areas/ farms situated immediate vicinity of the coastline. However, project implementing agencies need to take extra precautions and adequate measures not to disturb the coastal environment and its unique ecology, beach, turtle breeding sites. Project implementing agencies need to create awareness and train the contractors / labours about adequate mitigation measures to be implemented during construction phase.

APCCF Mangrove Cell suggested that remarks/ NoC from the Mangrove Cell need to be obtained for proposed anti-sea Erosion Bund, in order to determine the impact of the proposed bund on turtle sites, if any. Accordingly, the Authority instructed the PWD to obtain the Remarks/ NoC from the Mangrove Cell.

Member Secretary

Chairperson

DECISION:

In the light of above, the Authority after deliberation decided that PWD need to obtain the Remarks/ NoC from the Mangrove Cell with respect to impact of the proposed bund on turtle sites, if any.Accordingly, the matter was deferred.

Member Secretary

Chairperson

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Item No.15: **Proposed construction of Protection Wall at VaravadeKharviwada, Tal and Dist. Ratnagiri, by PWD.**

INTRODUCTION

The PWD officials along with consultant presented the proposal before the Authority. The proposal is for construction of Protection Wall at VaravadeKharviwada, Tal and Dist. Ratnagiri, Maharashtra. The length of the proposed protection wall is 250 meter.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the IRS, Chennai, as per which, the site is situated in CRZ IB area. The site is in CVCA area.

The PP has submitted the EIA report prepared by the Enviro Resources (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The Authority noted that recently, Newspaper published the news article pertaining to adverse impact on turtle breeding sites due to anti sea erosion bunds constructed by the PWD at various beaches at Raigad and Ratnagiri.

Expert Members discussed that anti sea measures are necessary at certain locations to protect the villages / areas/ farms situated immediate vicinity of the coastline. However, project implementing agencies need to take extra precautions and adequate measures not to disturb the coastal environment and its unique ecology, beach, turtle breeding sites. Project implementing agencies need to create awareness and train the contractors / labours about adequate mitigation measures to be implemented during construction phase.

APCCF Mangrove Cell suggested that remarks/ NoC from the Mangrove Cell need to be obtained for the proposed anti-sea erosion Bund, in order to determine the impact of the proposed bund on turtle sites, if any. Accordingly, the Authority instructed the PWD to obtain the Remarks/ NoC from the Mangrove Cell.

Member Secretary

Chairperson

DECISION:

In the light of above, the Authority after deliberation decided that PWD need to obtain the Remarks/ NoC from the Mangrove Cell with respect to impact of the proposed bund on turtle sites, if any.Accordingly, the matter was deferred.

Member Secretary

Chairperson

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Item no.16: **Proposed Clearing of Navigational Channel (Maintenance Dredging) at Kundalika-Revdanda creek, Raigad District, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has proposed Clearing of Navigational Channel (Maintenance Dredging) at Kundalika-Revdanda creek, Raigad District, Maharashtra.

The proposal involves mechanical dredging along a 25.35 km stretch of Kundalika Revdanda creek to maintain depth of 5 meter in the navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by the NCSCM, Chennai, as per which, the site is in CRZ IV-A and CRZ IV-B area.

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.17: **Proposed Mechanical Dredging Work to Clear/Generate Navigational Channel at Vaghotan River, Ratnagiri and Sindhudurg Districts, Maharashtra by Maharashtra Maritime Board**

INTRODUCTION

The MMB officials along with consultant presented the proposal before the Authority. The MMB has Proposed Mechanical Dredging Work to Clear/Generate Navigational Channel at Vaghotan River, Ratnagiri and Sindhudurg Districts, Maharashtra.

The proposal involves maintenance dredging along 9660 meter stretch of Vaghotan River in Ratnagiri and Sindhudurg Districts to maintain depth of navigational channel, ensuring safe and efficient movement of boats and vessels.

DELIBERATION

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

The PP has submitted the EIA report prepared by the Building Environment (India) Pvt Ltd (Nabet Accredited). The Authority noted the anticipated impacts and mitigation measure as suggested in the EIA report.

The MMB presented that dredged sand will be auctioned as per the sand policy. Expert Members deliberated that activity proposed by the MMB should not be sand mining driven activity, since sand mining is a prohibited activity as per CRZ Notification, 2019. Clearing of Navigations channel is a permissible activity. Dredged sand should be used for sustainable coastal management.

The Authority opined that the MMB need to submit the proposal only for Clearing of Navigational Channel (Maintenance Dredging) and it should not be sand mining driven activity. MMB agreed to withdraw the proposal and resubmit the revised proposal.

DECISION

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

Member Secretary

Chairperson

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Item No.18: **Regarding transfer of CRZ Clearance 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 From K Raheja Corp Real Estate Pvt Ltd. to by KRC Sea King Grand Canyon Private Limited**

INTRODUCTION

The Consultant presented the matter before the Authority. The matter pertains to Transfer of CRZ Clearance 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 from M/s. K Raheja Corp Real Estate Pvt Ltd. to M/s. KRC Sea King Grand Canyon Private Limited

The proposal of 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 was considered in 179th meeting of MZMA held on 11.11.2024. The MCZMA vide letter dated 1st January, 2025 has granted the CRZ recommendation to M/s. K Raheja Corp Real Estate Private Limited.

Applicant has requested to transfer the said CRZ recommendation in the name of M/s. KRC Sea King Grand Canyon Private Limited.

DELIBERATION

The Authority noted from the application that, development agreement dated 29th November, 2024 and registered at the office of Sub- Registrar of Assurances at Andheri. M/s. Sea King Premises Co-operative Society Limited granted the developmental rights in relation to the said property in favour of subsidiary company of K Raheja Corp Real Estate Private Limited viz. KRC Sea King Grand Canyon Private Limited.

DECISION:

In the light of above, the Authority decided to transfer of CRZ recommendation dated 1st January, 2025 in the subject proposal in the name of M/s. KRC Sea King Grand Canyon Private Limited. All other terms and conditions in the MCZMA recommendation letter remain unchanged.

Member Secretary

Chairperson

Item No.19: **Post facto clearance for construction of building on land bearing plot no.34, sector 11, Node CBD Belapur, Navi Mumbai by M/s Patel & Associates**

INTRODUCTION

The consultant presented the proposal before the Authority. The matter pertains to Post facto clearance for construction of building on land bearing plot no.34, sector 11, Node CBD Belapur, Navi Mumbai

The matter was earlier deliberated in 167th& 168th meeting of the MCZMA held on 18th May, 2023 and 10th August, 2023 respectively.

The MCZMA in its earlier 167th meeting held on 18.05.2023 deliberated the proposal and noted that the present matter is for grant of post facto clearance to the building constructed on on land bearing plot no. 34, sector 11, Node CBD Belapur, Navi Mumbai. The plot falls in CRZ II area as per approved CZMP, 1991 which was applicable when the local body in the year 2010 granted the development permission. Accordingly, the building was constructed the site. The site is situated on landward side of existing road.

The Authority in its earlier 167th meeting further noted the application dated 5.6.2018 requesting for post facto clearance submitted within widow period to MCZMA with copy to MoEF&CC, New Delhi as per the CRZ Notification dated 6th March, 2018 published by MOEF&CC, New Delhi. The Authority noted that the Hon'ble High Court order passed an order dated 25.4.2023 in WP No. 3281/2023 (M/s Patel and Associates versus Union of India &ors), as per which, the MCZMA need to decide the application expeditiously.

The Authority in its earlier 167th meeting noted that as per amended CRZ Notification dated 6th March, 2018 and after deliberation decided to recommend the proposal for post facto clearance to MoEF&CC subject to following conditions:

1. Local body should strictly ensure that the construction in CRZ II area is within the limit of permissible FSI as per Town and Country planning regulations existed as on 19.2.1991

2. Local body to ensure that construction on the site is in accordance with the plans sanctioned and there is no additional construction on the site.
3. All other required permission from different statutory authorities should be obtained

The MCZMA vide letter dated 09.06.2023 recommended the proposal to MoEF&CC, New Delhi.

Subsequently, the MoEF&CC provided its remarks on Parivesh portal, which was discussed in 168th meeting of the MCZMA, wherein the consultant informed that the PP has communicated with the MoEF&CC and submitted their say in the matter. The PP has further informed that they are still pursuing with the matter with the MoEF&CC, New Delhi. The Authority noted the same and instructed PP to submit their say in the matter. Accordingly, the Authority after deliberation decided to communicate the submission of the PP to MoEF&CC, New Delhi for further appropriate decision in the matter.

DELIBERATION:

The Authority noted that MoEF&CC vide letter dated 26th August, 2025 informed to M/s Patel & Associate-

"*...Subsequently, the OM dated 19/02/2021 was set aside by both the Hon'ble High Court of Madras (judgment dated 30/08/2024) and the Hon'ble High Court of Bombay (judgment dated 24/09/2024). Moreover, the Hon'ble Supreme Court, through its judgment dated 16/05/2025, has declared the parent notification for post-facto EC and all related circulars, orders, and OMs to be legally invalid and without effect and has inter alia, held that environment law cannot countenance the notion of an ex post facto clearance. This would be contrary to both the precautionary principle as well as the need for sustainable development.*

6. In view of the above position emerging at various stages of the case and orders of Hon'ble Supreme Court dated 16/05/2025 wherein the Hon'ble Court has specifically held that the very concept and legal foundation of post-facto environmental clearance, including the parent notification and all consequential Office Memoranda, circulars, and administrative orders issued in furtherance thereof including OM dated 19/02/2021 related to ex-post facto approvals under CRZ Notification, are contrary to the principles of environmental jurisprudence and the precautionary principle, the Ministry cannot entertain or

grant any post facto clearance to any project. Therefore, proposal for the grant of post facto CRZ Clearance under CRZ Notification, 2011 for construction of building on land bearing Plot No.34, Sector 11, Node CBD Belapur, Navi Mumbai by M/s Patel & Associates cannot be considered at this stage"

Following the MoEF&CC above said decision, M/s Patel & Associate vide letter dated 20.11.2025 addressed its response which states that, several review petitions and interlocutory applications were filed in the case of WP No. 1394 of 2023 - Vanashakti vs. Union of India for clarification/modification including Review Petition Diary No. 41929 of 2025 seeking review and recall of the Judgment dated 16.05.2025 passed in WP No. 1394 of 2023 by the Hon'ble Supreme Court. Patel & Associates also filed Miscellaneous Application Diary No. 52528 of 2025 in WP No. 1394 of 2023. Therefore, even otherwise, now the issue of ex post facto Environment Clearance has been decided by the Hon'ble Supreme Court and the Notifications that were under challenge therein, i.e., Notification dated 14.03.2017 and Office Memorandum dated 07.07.2021 as well as all circulars/orders/OMs/notifications issued for giving effect to these notifications are valid and subsisting as on date.In view of the aforesaid facts and circumstances, you are requested to consider our Application dated 05.06.2018 expeditiously as per the Notification dated 06.03.2018 issued under the CRZ Notification and thereafter, grant post facto CRZ Clearance for the said project at the earliest.

During the meeting,the consultant requested the Authority to forward the above response dated 20.11.2025 to MoEF&CC, New Delhi. The Authority noted the submission of the applicant and opined that in view of subsequent developments, it could be forwarded to MoEF&CC, New Delhi for further necessary decision in the matter.

DECISION:

In the light of above, the Authority after deliberation decided that representation of the project proponent to be forwarded to MoEF&CC, New Delhi for further necessary actions.

Member Secretary

Chairperson

Item No.20: **Proposed Vice Chancellor Bungalow, PG Research Centre, Hostel Building, Exam Building Extension, BhashaBhavan, Centers Building, Snack Center, Sports Complex, Badminton Court bldg. and addition and alteration work in the existing building 7A on Plot Bearing C.T.S. NO. 1051, 1052(PT.) of Village Juhu & F.P. NO. 18-19/103, OF T.P.S. Santacruz No. Vi, Sub Plots No. 68, 69 & 70 OF Village Vile Parle (West), at SNDT Juhu Campus, Mumbai by SNDT Women's University**

INTRODUCTION

The consultant presented the proposal before the Authority. The SNDT Women's University has proposed Vice Chancellor Bungalow, PG Research Centre, Hostel Building, Exam Building Extension, BhashaBhavan, Centers Building, Snack Center, Sports Complex, Badminton Court bldg. and addition and alteration work in the existing building 7A on Plot Bearing C.T.S. NO. 1051, 1052(PT.) of Village Juhu& F.P. NO. 18-19/103, OF T.P.S. Santacruz No. Vi, Sub Plots No. 68, 69 & 70 OF Village Vile Parle (West), at SNDT Juhu Campus, Mumbai

Proposed building comprises of -

- Proposed Badminton Court- Gr + 2 floor
- Additional & alterations in Building 7A- Gr + 5 floors
- Vice Chancellor Bungalow - Gr + 3 floors
- PG Research Centre - Stilt + 7 floors
- Hostel Building - Stilt + 10 floors
- Exam building extension - Gr + 2 floors
- BhashaBhavan - Stilt + 5 floors
- Centres Building - Stilt + 5 floors
- Snack's Centre= Ground floor
- Sport Complex = Ground floor

As per submission, FSI details are-

- Plot area is 83,265.06 Sqm
- FSI area - 69,817.68 Sqm (Existing FSI is 40,755.41 Sqm, Proposed FSI - 31,566.61 Sqm
- Non FSI - 8,100 Sqm (Existing Non FSI is 5500 Sqm, Proposed Non FSI is 2600 Sqm)

- Total Construction area - 77,917.68 Sqm (Existing construction are is 46,255.41 Sqm and Proposed is 34,166.61 Sqm)

Consultant presented that, the project site is partly falls within CRZ II and NDZ within CRZ II area as per approved CZMP, 2019. The site is situated on landward side of existing road.

DELIBERATION

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

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - II	47502.52	83265.05
	CRZ - III (NDZ - Within CRZ - II Greater Mumbai)	7625.77	
	Outside CRZ	28136.76	
Proposed Construction	CRZ - II	2374.75	6506.95
	CRZ - III (NDZ - Within CRZ - II -Greater Mumbai)	1437.48	
	Outside CRZ	2694.71	

During the meeting, the consultant presented that the MC, MCGM has approved the concessions on the CRZ II (NDZ) plot. The Authority clarified that Garden reservation in the CRZ II is NDZ area and only activities which are permissible as per 10.3 (i) of the CRZ Notification, 2019 is only permissible. No residential and commercial development is allowed. The para 10.3 (i) of the CRZ Notification, 2019 is as below-

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

Member Secretary

Chairperson

In the CRZ II portion, the construction of buildings are permissible on landward side of existing road/ existing authorized structure with the FSI as per town & Country planning regulations existing as on 18th Jan, 2019.

As per para 5.2 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.."

As per Para 8(ii) (a) of the CRZ Notification, 2019:
"For the projects or activities also attracting the Environment Impact Assessment Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to the Central Government or State Environment Impact Assessment Authority for Category "A" and Category "B" projects respectively, to enable a composite clearance under the Environment Impact Assessment Notification, 2006"

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 constructionshould be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. MCGM to strictly ensure that activities proposed on NDZ i.e. Garden reservation, as per approved CZMP, 2019, should be in accordance with para 10.3 (i) of the CRZ Notification, 2019. No residential & commercial construction is allowed.

Member Secretary

Chairperson

3. The concerned Planning Authority should strictly ensure that proposed activities in CRZ II area should be on landward side of existing road or existing authorized structure and it 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.
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. 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.21: **Regarding Construction of Residential Building 'DEV LUXURIA' on Plot Nos. 37, 38 & 39, Sector 51, Dronagiri Node, Navi Mumbai (SOP) by Pavan Pramod Chayal**

The Applicant along with the consultant presented the proposal before the Authority. The matter pertains to grant of Occupation Certificate to Residential Building 'DEV LUXURIA' on Plot Nos. 37, 38 & 39, Sector 51, Dronagiri Node, Navi Mumbai (SOP).

Consultant presented that, the matter is submitted as ongoing prjoect, 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, CIDCO vide letter dated 19.11.2025 forwarded the matter in SOP prescribed format, as per which-

Sr. No.	Project details	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
	Dronagiri Sector 1 (Residential 12% scheme)	CC-8.7.2013 ACC- 12.3.2025	Not Affected	CRZ II	Yes

CIDCO vide above letter clarified that the proposal for which a commencement certificate was issued prior to the cut-off date of the validity of CZMP's approved under the CRZ Notification, 1991 as stated in paragraph 3 of MOEF&CC letter dated March 14, 2022 is in accordance with the extent of

Member Secretary

Chairperson

building development norms in place at that time of sanction of the project under reference.

Thereafter, the Associate Planner, CIDCO vide letter dated 20.11.2025 clarified that in the table project details, whether site is situated within 50 m mangrove buffer zone area shall be read as NO instead of yes.

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 2013, in view of the above said MoEF&CC letter dated 14th March, 2022.

Deliberations:

Consultant during the meeting presented the CRZ map in 1:4000 scale & report dated May, 2025 prepared by the IRS, Chennai. As per the said CRZ map, project site is situated outside CRZ area as per approved CZMP, 1991. However, it falls partly in CRZ II area and partly outside CRZ area. Currently, in CZMP under CRZ Notification, 2019 is in force as per which, the proposed construction is situated beyond CRZ area.

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

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

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

During the meeting, consultant clarified that, the matter is not for post facto clearance, but it is an ongoing project pending for Occupation certificate

Member Secretary

Chairperson

and matter is submitted in accordance with MoEF&CC letter dated 14.03.2022. PP submitted undertaking stating the same.

The Authority noted that, Concern Planning Authority granted the Commencement Certificate in the year 2013, 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 which permits grant of OC by the Concern Planning Authority for the Ongoing projects.

DECISION:

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

Member Secretary

Chairperson

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Item No. 22: **Proposed Redevelopment of Residential Society Building Miami Apartment at C.S. Nos. 6&7/697 of Malabar Hill Division situated in D ward, Mumbai Maharashtra by M/s. Puravankara Limited.**

The Project proponent along with the consultant presented the proposal before the Authority. The proposal is for Proposed Redevelopment of Residential Society Building Miami Apartment at C.S. Nos. 6&7/697 of Malabar Hill Division situated in D ward, Mumbai.

Consultant presented that, at present, the site has existing structure which was constructed prior to 1991 having Single building ST+ 13 floors. Now, redevelopment is proposed by demolishing this old building.

Consultant presented that, the plot area and FSI remain unchanged. The revised configuration results in a reduction in overall built-up area and building height. No additional FSI or development potential beyond what is permissible under DCPR 2034 Regulation 33(11) has been sought or utilized.

Now, proposed building comprises of single Tower having building configuration- 3.00 Nos of Basement + Stilt + Mid - land podium + 1st to 8th Podium + 9th as service floor + 10th Podium/amenity + 11th to 25th Residential floor + 26th as service floor + 27th to 35th Residential floor + 36th as service floor & terrace floor.

Plot area is 2343.66 Sqm, FSI area is 11,107.10 Sqm, Non FSI area is 20,921.30Sqm and total construction area is 32,028.40Sqm.

Consultation presented that the project site falls in CRZ II area and situated on landward side of existing authorized fixed structure. Redevelopment of existing building is permissible as per para 5(iv) of the CRZ Notification, 2019 and redevelopment is proposed as per town and country planning regulations existing as on 18th January, 2019.

DELIBERATION

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 II area.

Member Secretary

Chairperson

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

The Authority noted that proposed project in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18thJanuary, 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.

As per Para 8(ii) (a) of the CRZ Notification, 2019:
"For the projects or activities also attracting the Environment Impact Assessment Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to the Central Government or State Environment Impact Assessment Authority for Category "A" and Category "B" projects respectively, to enable a composite clearance under the Environment Impact Assessment Notification, 2006"

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.

Member Secretary

Chairperson

3. 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.
4. Safe disposal of the wastewater should be ensured.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
6. PP to install green measure such as Rainwater Harvesting, STP, Solar lighting etc
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

Item No. 23: **Proposed Mandir on plot bearing CTS No, 1061/2 of Juhu Village, Situated Juhu Tara Road in K West Ward, Mumbai by M/s. Aspect Foundation.**

The project proponent was absent for the meeting. Hence, the matter was deferred.

Member Secretary

Chairperson

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Item No. 24: **Proposed addition/alteration in Flat No. 1701 & 1801, situated on 17th and 18th Floor of the existing building, known as Sheel Marie Co-Op. Housing Society, on plot bearing C.S. No. 884 of Worli division, situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai by Dhara Harish Dedhiya**

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for addition/alteration in Flat No. 1701 & 1801, situated on 17th and 18th Floor of the existing building, known as "Sheel Marie Co-Op. Housing Society, on plot bearing C.S. No. 884 of Worli division, situated at Khan Abdul Gaffar Khan Road, Worli, Mumbai.

Consultant presented that the MCZMA vide letter dated 26.7.2013 granted the CRZ recommendation for the redevelopment of the existing building on plot under reference.

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

- Plot area - 1379.61 Sqm,
- Total construction for 17th& 18th floor flats (FSI + Non FSI) - 458.63 Sqm
- Total Construction area (Existing + Proposed for 17th& 18th floor flats) - 8512.97 sq. mtrs.

Consultant further presented that, the project site falls in CRZ II area and situated on landward side of the existing road. Proposed addition/alterationto is permissible as per para 5.2 (ii) & (iii) CRZ-II of the CRZ Notification, 2019,

DELIBERATION

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 II area.

Member Secretary

Chairperson

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

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

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

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

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

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

DECISION:

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 addition/alterationshould be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.

Member Secretary

Chairperson

2. The concerned Planning Authority should strictly ensure that proposed addition/alteration is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. 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.25: **Proposed Residential cum Commercial Buildings Development on Plot No 8A, Sector 25, Kamothe, Navi Mumbai by M/s. Rupa Chhotu Trading Company Pvt.Ltd.**

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Residential cum Commercial Buildings Development on Plot No 8A, Sector 25, Kamothe, Navi Mumbai.

Plot area 1850 Sqm, FSI area is 6656.20 Sqm, Non FSI is 679.016 Sqm and total Constructions area is 7335.21 Sqm.

Consultant presented that, Ground (Commercial shops) + 1st to 11th Residential floors is proposed on the project site.

Consultant further presented that the project site falls partly in CRZ II area as per approved CZMP, 2019.

DELIBERATION

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 II area.

The Authority noted that as per para 5.2 (ii) 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 authorized 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.

The Authority observed that as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019, construction *shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized fixed structures.*

Member Secretary

Chairperson

The Authority asked PP to submit details from concerned planning authority confirming that the project site is on the landward side of existing road or authorized structure as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019

DECISION:

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

Member Secretary

Chairperson

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Item No. 26: **Proposed Construction of Multipurpose Jetty at Panvel Creek Village Targhar, Dist. Raigad by Famous Dredging Corporation.**

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. Proposal is for development of Multipurpose jetty terminal in Panvel creek near village Targhar, Tal. Panvel, Dist. Raigad.

Consultant presented that, M/s Famous Dredging Corporation is engaged in the business of Dredging, Marine and Earthmoving field. They are engaged in diversified activities of sand dredging, barging, stevedoring and hiring of cranes and barges. PP has already using waterfront near Village Targhar in panvel creek for parking of vessels. Now, PP has Proposed to develop Multipurpose Jetty Terminal near Village Targhar, Tal: Panvel, Dist: Raigad.

MMB has allotted proposed land at Plot No. 58/1, Village Targhaar, Distirct Raigad for the development of multipurpose jetty. The total plot area of the proposed project is 10,000 Sq.m. PP proposes to reclaim 5,000 Sq.m. area adjacent to the allotted plot. After reclamation total plot area of the project will be 15,000 Sq.m.

Features	Details
Proposed Project	The construction of a multipurpose Jetty terminal with Approach cum berthing jetty, has been promoted as special purpose vehicle as a venture of Famous Dredging Corporation.
Capacity of Proposed Project	Container and other cargo with projected throughout of 1.50 lakhs TPA in the initial years to about 10.00 lakhs TPA or more in the later years.
Offshore details	It is proposed to have an approach cum berthing jetty of about 75.00 m long x 10.00 m wide. The approach cum berthing jetty will be extended in stages and a berthing jetty of about 55.0 m long x 15.0 m wide will be provided. The slipway of about 120.0 m long and 20.0 m wide is

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	proposed.
Dredging	No dredging is foreseen except in the initial phases dredging that may be required for forming basin in front of the proposed berth or area between deep waters and present waterfront / shoreline. In future, it is proposed the entire area in front of the waterfront of about 100.00 m x 200.00 m up to the channel to -3.00 m.
Storage Area	The total area of storage yard in the initial stages will be about 10,000 m^2 which will be increased to 15000 m^2.

PROJECTED ANNUAL CARGO		
NO.	PARTICULARS	IN LAKHS TONNES
1	Steel Coils	2.00
2	Bulk Cement/ Bagged Cement	3.00
3	Silica Sand	1.00
4	Coarse Aggregate/ Fine Aggregate	3.00
5	Other Cargo	1.00
	TOTAL	**10.00**

Deliberations:

The Authority noted that earlier the proposal was considered in MCZMA in its 159th & 171stmeeting held on 28.06.2022 & 15.12.2023 sought certain information.

The Authority noted that PP has submitted CWPRS report which states that it is advisable to provide the strong mooring arrangements to berth the vessel safely at northern end (50 m portion) of the jetty face. CWPRS report further concluded that, the impact of proposed development (reclamation) on water level in the nearby area is insignificant (variation less than 1.0 cm) while there is marginal variation (increase) is observed in average current strengths (variation less than 3 cm/s) for both Scenario-I & Scenario-II. Thus, it may be concluded that there will be practically no impact of proposed development of jetty terminal by M/s Famous Dredging Corporation on the overall flow field of Panvel Creek.

The PP has submitted the EIA / EMP report prepared by M/s (Nabet Accredited Consultant). As per the EIA report, Panvel creek is tidal influenced and flows

into the arabian sea which is adjacent to the project site. Patch of mangrove *Avicina Marina* area present abutting to the project site. No mangrove will be cut during project activity and utmost care will be taken to conserve them. The designated fishing grounds area located nearly 10 to 15 km away from proposed development. However, some local fishermen catch the fishes at Moha(Koliwada) which is 2 km from project site.NoC received from Commissioner Fisheries, Department ofFisheries, Govt. of Maharashtra on 14.09.2022.

The PP has mentioned that as per the EIA report, Panvel creek is tidal influenced and flows into the Arabian sea which adjacent to the project site. Patch of mangrove Avicinai area present abutting to the project site area of mangrove vegetation affected due to project activities.Due to project site there is no Impact on mangroves present abuttingto the project site.

There will be several sources of potential noise disturbance to birds during the construction of shipyard project. The machinery concentrated at site will be themost significant source of potential noise disturbance.Noise barriers shall be installed in the project site. Initially noise barriers can be installed only on back up area. Aftermonitoring impacts of ship noise on flamingo movement for one year,further extension of barriers for entire jetty can be considered

The proposal was again discussed in 187th meeting of the MCZMA held on - wherein it was noted that the PP has submitted proposal on Parivesh portal. Consultant presented that, the project also requires Environmental Clearance from SEIAA under category 7(e) of EIA Notification, 2006. The proposal for Environmental Clearance was considered by SEAC-1 in its 297th meeting and recommended to SEIAA.Consultant requested to recommend the proposal to SEIAA for consideration of a combined EC(Category-B) + CRZ Clearance under EIA Notification, 2006 & CRZ Notification, 2019.

The Authority in its 187th meeting observed that PP has not submitted CRZ map in 1:4000 scale with superimposition of project layout & report prepared by MoEF&CC authorised agency. Consultant presented that, they have approached IRS, Chennai which is MoEf&CC authorised agency for CRZ demarcation and it will be submitted shortly.

Accordingly, the PP now submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai with superimposition of project layout. As per the said CRZ map

and report,

Table 2 The proposed site boundary under various CRZ

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IB	15244.6	28809.3
	CRZ - II	6745.2	
	CRZ - IVB	1166.34	
	Outside CRZ	5653.16	

Table 3. Proposed Facilities under various CRZ

Label	Description	CRZ - Classification
a	5m Wide Road	Outside CRZ
b	7m Wide Road	CRZ - IB, CRZ - II & Outside CRZ
c	Admin Block	CRZ - II & Outside CRZ
d	Break Bulk Cargo Storage Stack	CRZ - IB, CRZ - II
e	Bulk Cargo Storage Stack	CRZ - IB
f	Fabrication Work	CRZ - IB, CRZ - II & Outside CRZ
g	General Storage	Outside CRZ
h	Green Belt Area	CRZ - IB, CRZ - II & Outside CRZ
i	Main Gate	Outside CRZ
j	Other Cargo Storage Stack	CRZ - IB, CRZ - II
k	Parking	CRZ - II
l	Security Cabin	Outside CRZ
m	Slipway	CRZ - IB, CRZ - II
n	Working Area	CRZ - IB, CRZ - II

As per instruction, the PP submitted undertaking stating that, for the project titled "Construction of Multipurpose Jetty at Panvel Creek, At.: Targhar, Dist.: Raigad", no capital dredging, excavation, or bed-level modification shall be carried out in the proposed project area or in the vicinity of the existing railway bridge as part of our project activities. This project will not cause any obstruction to the existing railway bridge in any manner.

PP also submitted that Maharashtra Maritime Board has issued a Letter of Intent (LOI) dated 23 October 2018 in favour of Famous Dredging Company Ltd. for allotment of the land with the terms and conditions stipulated in the executed land allotment agreement between the two parties. As per the said agreement, the possession and usage rights of the allotted land vest solely with Famous Dredging Company Ltd. It is further affirmed that no third party shall have any claim, right, title, access, or interference of any nature in the activities, development works, operations or utilization of the said land unless expressly permitted in writing by the competent authority as per the agreement provisions. This undertaking is submitted to confirm compliance with the agreed

terms and to ensure that all project-related activities shall be carried out strictly within the framework of the allotment conditions, without involvement or obstruction from any external party.

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

(i) Land reclamation, bunding, etc. shall be permitted only for activities such as,- (a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, hoverports for coast guard, sea links, etc;

(ii) Activities related to waterfront or directly needing foreshore facilities such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, lighthouses, navigational safety facilities, coastal police stations, Indian coast guard stations and the like.

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

The Authority noted that as per para 5.4 of CRZ Notification, 2019:
"Activities shall be permitted and regulated in the CRZ IV areas as under:-
(ii) Land reclamation, bunding, etc to be permitted only for activities such as.-
(a) foreshore facilities like ports, harbours, Jetties, wharves, quays, slipway, bridges, sea links and hover ports for coast guard ,etc;
(iii) Activities related to waterfront or directly needing foreshore facilities, such as ports and harbours, jetties, quays, wharves, erosion control measures, breakwaters, pipelines, navigational safety facilities and the like."

The Authority noted that as per para 8(ii) of CRZ Notification, 2019:
„(a) For the projects or activities also attracting the Environment Impact Assessment Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to the Central Government or State Environment Impact Assessment Authority for Category "A" and Category "B" projects respectively, to enable a composite clearance under the Environment Impact Assessment Notification, 2006.

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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 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. 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.
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. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, if the project site falls within mangroves or its 50 m buffer zone area.
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. 27: **Proposed Residential & Commercial Building on Plot No-63, Sector 15,Dronagiri Node Navi Mumbai by Sandeep Shankarlal Jain.**

INTRODUCTION

The project proponent presented the proposal before the Authority. The proposal is for Residential & Commercial Building on Plot No-63, Sector 15, Dronagiri, Node, Navi Mumbai.

Proposed building comprises of Ground + 6 floors on the site under reference. Plot area 399.69 Sqm and total construction area 1000Sqm.

Project proponent presented that, the land is in Residential zone and falls in CRZ II area, as per approved CZMP, 2019.

DELIBERATION:

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 II & non CRZ area.

During the meeting, the project proponent presented that the site is situated on landward side of existing road and away from mangroves. Expert Members and Mangrove Cell officials opined that report from the Mangrove Cell need to be obtained in the matter.

In the light of above, the Authority after deliberation decided that the PP need to submit the report of the Mangrove Cell in the matter.

The Authority further asked PP to submit details from concerned planning authority confirming that the project site is on the landward side of existing road or authorized structure as per para 5.2 (ii) CRZ-II of the CRZ Notification, 2019

DECISION:

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

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Item No.28: **Regarding demarcation of the High Tide Line (HTL)along the bund and sluice gate as per the notification dated 1st May 2020 and 26th November 2021 under CRZ notification for the land bearing survey nos.136, 137, 138, 139, 141, 142, 143, 144, 147, 4 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 191, 193, 194, 197, 198, 215, 216, 217, 218, 221, 227, 276, 278, 279, 280, 281, 289, 296, 297, 298, 299 of village Kolshet. Survey Nos. 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 71, 72, 73, 74, 75, 76, 77, 115, 116, 117, 118, 119, 120, 123, 124, 125, 126, 129, 267, 312(Pt), 313(Pt), 314(Pt), 315(Pt), 316, 317, 318, 319, 320 of village Kavesar Thane by M/s. Roma Builders Pvt Ltd.**

INTRODUCTION

The project proponent presented the proposal before the Authority. The matter pertains to demarcation of the High Tide Line (HTL)along the bund and sluice gate as per the notification dated 1st May 2020 and 26th November 2021 under CRZ notification for the land bearing survey nos.136, 137, 138, 139, 141, 142, 143, 144, 147, 4 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 191, 193, 194, 197, 198, 215, 216, 217, 218, 221, 227, 276, 278, 279, 280, 281, 289, 296, 297, 298, 299 of village Kolshet. Survey Nos. 52, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 71, 72, 73, 74, 75, 76, 77, 115, 116, 117, 118, 119, 120, 123, 124, 125, 126, 129, 267, 312(Pt), 313(Pt), 314(Pt), 315(Pt), 316, 317, 318, 319, 320 of village Kavesar Thane.

The project site is located on land bearing S. No.136, 137,138,139, 141...at village Kolshet and S. No. 52, 54, 55, 36, 57..of village Kavesar, which is in vicinity of the creek.

The PP presented that, the land is situated near the Kharland bund & Sluice Gate along the main Creek. There is old Kharland bund along the creek since 1950 (prior to CRZ Notification, 1991)

It was further presented that, old Approved Coastal Zone Management Plan of 1991 showed the bund and sluice Gate near the project site. in CZMP of 1991, the HTL was demarcated along the bund & sluice. Accordingly, considering the old approved CZMP, 1991, outside CRZ area, the TMC has granted approvals for the construction on site. However, now in CZMP, 2019, the HTL is demarcated inside the project site, not taking into consideration the existence of bund and Sluice Gate. Hence, the project site is affected by CRZ area

As per old Kharland bund records, the bund is constructed by the Kharland Board at village Kolshet and Kavesar in the year 1950. In 2003, the MoEF has also granted the exemption of said schemes from CRZ.

Toposheet of the Kolshet and Kavesar (survey carried out in 1966-68), also shows the embankment along the creek. Objections were raised during the publication of the draft CZMP, 2019, however, the matter was not considered.

As per the MoEF&CC Notification dated 26th November, 2021, the HTL should be demarcated along the Bund or Sluice Gate

The PP requested to examine the matter and consider the available facts and documents on record with the Kharland Department, historical Toposheets, and earlier CZMP of 1991; which clearly indicate that there was bund & Sluice Gate near the project site. The said bund was in existence prior to 1991. Accordingly, the PP requested to kindly revise the CZMP of the subject site (MH 83) by demarcating the HTL, taking into consideration and Bund and Sluice Gate as per the MoEF&CC Notification dated 26th November, 2021.

DELIBERATION:

The Authority noted that the MoEF&CC amendment Notification No. S. O. 4886 (E) dated. 26.11.2021 in CRZ Notification, 2019 in Para 1, Clause (i) -
"(a) the HTL means the line on the land upto which the highest water line reaches during the spring tide as demarcated by the National Centre for Sustainable Coastal Management (NCSCM) in accordance with the laid down procedures and made available to various coastal States and Union territories;

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(b) in case there exists a bund or a sluice gate constructed prior to the date of notification issued vide S.O. 114(E) dated 19th February, 1991, the HTL shall be restricted up to the line long along the bund or the sluice gate, however, in such a case, area under mangroves arising due to saline water ingress beyond the bund or sluice gate shall be classified as CRZ-IA irrespective of the extent of the area beyond the bund or sluice gate and such areas under mangroves shall be protected and shall not be diverted for any developmental activities."

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

DECISION:

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

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Item No. 29: **Development of Multipurpose Jetty Terminal in Panvel Creek, near Targhar village, Dist. Raigad, Maharashtra by M/s. Shree Saibaba Sand Dredging Company Pvt Ltd**

INTRODUCTION

The Consultant presented the proposal before the Authority. The Development of Multipurpose Jetty Terminal in Panvel Creek, near Traghar village, Dist. Raigad, Maharashtra.

M/s Shree Saibaba Sand Dredging Company Private Limited (SSSDCPL) is a company with vast experience and expertise in the marine sector, having worked in it for over 36 years. PP engaged in diversified activities such as sand dredging, barging, stevedoring and hiring of cranes and barges. They have a fleet of Dredgers, Barges, and Tugs, etc. PP has Proposed to develop Multipurpose Jetty Terminal near Village Targhar, Tal: Panvel, Dist: Raigad. The proposal is for developing a multipurpose jetty in phases to handle all types of cargo such as bulk, break bulk, container and liquid with projected throughput of 1.00 lac tonnes per annum in the initial years to about 10.00 lac tonnes per year or more, in the later years or more as per the demand and other factors.

Features	Details
Proposed Project	The construction of a multipurpose Jetty terminal with Approach cum berthing jetty, has been promoted as special purpose vehicle as a venture of Saibaba Sand Dredging Company Private Limited (SSDCPL)
Capacity of Proposed Project	Container and other cargo with projected throughout of 1.50 lakhs TPA in the initial years to about 10.00 lakhs TPA or more in the later years.
Offshore details	The size of the jetty in the initial stage is proposed as 35.00m long and 15.00m wide which will be extended to 100.00m parallel to the shore line in stages.
Dredging	No dredging is foreseen except in the initial phases dredging that may be required for forming basin in front of the proposed berth or area between deep waters and present waterfront / shoreline. In future, it is proposed the entire area in front of the

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	waterfront of about 100.00 m x 200.00 m up to the channel to -3.00 m.
Storage Area	The total area of storage yard in the initial stages will be about 2.5 acres which will be increased to about 6.0 acres in future. The storage yard will be used forstacking of cargo till it is transported to their destination or for outgoing cargo till it is loaded into barges for transporting to mother vessel.
Reclamation	The reclamation is proposed in the intertidal area for developing additional land area for operations. Total reclamation area will be 3000 m2 . The filling will be done using conventional method in layers of about 300mm to 400 mm and with necessary compaction as practicable.

Proposed Annual Cargo Handling:-

Sr. No.	Particulars	Quantity (In Lakhs Tonnes)
1	Steel Coils	2.00
2	Bulk Cement/Bagged Cement	2.00
3	Silica Sand	1.00
4	Coarse Aggregate/Fine Aggregate	3.00
5	Other Cargo	2.00
	TOTAL :	**10.00**

The PP has submitted the EIA / EMP report prepared by M/s Ultratech (Nabet Accredited Consultant).

The Authority noted that earlier the proposal was considered in MCZMA in its 159th, 171st & 187th meeting held on 28.06.2022, 15.12.2023 & 26.08.2025 sought certain information. The Authority in its 187th meeting observed that PP has not submitted CRZ map in 1:4000 scale with superimposition of project layout & report prepared by MoEF&CC authorised agency.

Accordingly, the PP now submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai with superimposition of project layout. As per the said CRZ map and report,

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Table 2 The proposed site boundary under various CRZ

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IA (50m Mangrove Bufffer Zone)	7630.86	21218.12
	CRZ - IB	3464.93	
	CRZ - II	6581.03	
	CRZ - IVB	3062.11	
	Outside CRZ	479.19	

Table 3. The Proposed Facilities under various CRZ

Label	Description	CRZ - Classification
a	ADMIN BUILDING	CRZ - IA(50m Mangrove Buffer Zone), CRZ - II
b	PARKING	CRZ - IA(50m Mangrove Buffer Zone), CRZ - II
c	NON BULK CARGO	CRZ - IA, CRZ - IA(50m Mangrove Buffer Zone)
d	BULK CARGO STORAGE STACK-3	CRZ - IA(50m Mangrove Buffer Zone), CRZ - IB, CRZ - II, CRZ - IVB
e	WORKING AREA	CRZ - IB, CRZ - II, CRZ - IVB
f	SECURITY CABIN	CRZ - II
g	GREEN BELT AREA	CRZ - IA, CRZ - IA(50m Mangrove Buffer Zone), CRZ- II
h	PHASE-I	CRZ - IB, CRZ - IVB
i	PHASE-II	CRZ - IB, CRZ - IVB
j	PHASE-III	CRZ - IVB
k	PHASE-IV	CRZ - IA(50m Mangrove Buffer Zone), CRZ - IVB

The expert members observed that, project site in the vicinity of the mangroves. APCCF Mangrove cell opined that report of mangrove cell needs to be obtained.

DECISION:

In the light of above, the Authority after deliberation decided that the PP need to obtain the report from the Mangrove Cell with respect to impact of the project on mangroves or its 50 m buffer zone area. Accordingly, the matter was deferred.

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Item No. 30: **Proposed lift opening on terrace floor in A and B wing (1 lift each) at Apsara CHS Ltd. on Plot bearing C.S. No. 1922, 1/1922, 1927 (Plot No. 231A), Apsara CHS Ltd., Block III, BBRS, Nariman Point, Mumbai by Apsara Co-Operative housing Society Ltd.**

INTRODUCTION

The project proponent presented the proposal before the Authority. The proposal is for lift opening on terrace floor in A and B wing (1 lift each) at Apsara CHS Ltd. on Plot bearing C.S. No. 1922, 1/1922, 1927 (Plot No. 231A), Apsara CHS Ltd., Block III, BBRS, Nariman Point, Mumbai.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, *Proposed lift opening on Terrace floor in A & B wing at Apsara CHS Ltd. On plot bearing C. S. no. 1922, 1/1922 & 1927 (plot no. 231A), Block III, BBRS, Nariman Point of Fort Division in A ward, Mumbai falls fully outside CRZ as per approved CZMP*

The Authority noted that activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019.

DECISION:

After deliberation, the Authority decided that activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019.

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Item No. 31: **Proposed Mahindra Holiday Resort At Village Undi&Chapheri, Tal. Dist. Ratnagiri by M/S. Mahindra Holidays & Resorts India Ltd.**

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for amendment in clearance (CRZ+EC) granted to development of Mahindra Holiday Resort on plot bearing Survey nos. 32/1, 136/3, 32/2/2, 32/2/3, 32/2/4, 32/2/5, 32/2/3, 32/2/7, 32/2/8, 32/2/9, 32/2/10, 32/2/11, 32/4/A, 32/4/B at village Undi& village Chapheri, Tal. & Dist. Ratnagiri.

Consultant presented that, this project has received prior CRZ clearance (F.No.11-21/2021-IA.III dated 02/03/2022) and Environmental Clearance (EC Identification number EC22B038MH126399, dated 30/08/2022). Construction ongoing as per approved plan and in compliance to EC conditions.

Amendment in clearance requested because of:

- Proposed change in layout resulting in reduction in built-up area.
- Proposed addition of solar panels and seating/rest areas in NDZ.

DELIBERATIONS:

The Authority noted that, earlier the proposal of Holiday Resort was considered in 155th meeting of MCZMA held on 10th& 11th June 2021 and recommended to MoEF&CC, New Delhi vide letter dated 30.06.2021 under CRZ Notification 2019. Accordingly, MoEF&CC, New Delhi has granted CRZ Clearance to the project on 02.03.2022. Further, PP has obtained Environmental Clearance dated 30.8.2022 from the SEIAA.

Now, PP has submitted the proposal for amendment in the proposal. Comparative statement as follows-

Description	Previous clearance received on 30/08/2022	Current amendment proposal	After Amendment
	Area (Sq. m.)		
Total Plot Area	114400.00	114400.00	No change

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Ground Coverage Area	15967.97	15072.79	Reduced by 895.18
Recreational Open Space Area	10330. 00	9732.57	Reduced by 597.43
Additional Green Area	11000.00	12000.00	Increased by 1000.0
Amenity Area	5347.0	4866.28	Reduced by 480.72
Built-up Area as per FSI	25283.28	24654.88	Reduced by 628.4
Built-up Area as per NON FSI	3239.38	2598.08	Reduced by 641.3
Total Construction Built-upArea (FSI + Non FSI)	28522.66	27252.96	Reduced by 1269.7

The Authority further 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 report, the project site falls in CRZ-III (NDZ), CRZ-IIIB & Non CRZ area.

Consultant presented that, the total plot area is 114400 sq. m. and comprises NDZ area (0-200 m from HTL) of 16636.66 sq. m., CRZ III (B) area (200-500 m from HTL) of 93719 sq. m. and non-CRZ area of 4044.34 sq. m.

Sr. No	Description	CRZ Classification
1	Part of amenity area and part ofdriveway	Outside CRZ
2	All hotel buildings and ancillaryfacilities	CRZ III (B) area (200-500 m from HTL)
3	Part of proposed solar panel area, walkway to beach, and 2 seating areas and 2 rest areas for visitors	NDZ area (0-200 m from HTL) in sq. m.

The Authority Observed that Solar panel, Walkway, seating areas, rest areas proposed in NDZ area. The Authority observed that no construction is allowed

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in No Development Zone as per CRZ Notification, 2019. The Authority asked PP to submit undertaking to that effect.

The Authority noted that the project site is accessible from the main State Highway 4.

The Authority noted that as per para 5.3 CRZ-III of the CRZ Notification, 2019, *(iii) Regulation of activities for CRZ-III areas beyond NDZ:*
(a) Development of vacant plots in designated areas for construction of beach resorts or hotels or tourism development projects subject to the conditions or guidelines at Annexure-III to this notification.."

As per Annexure-III of the CRZ Notification, 2019:
"Construction of beach resorts and hotels in designated areas of CRZ- III for occupation of tourists orvisitors shall be subject to the certain conditions"

The Authority noted that the permissibility clause as per CRZ Notification, 2019:-

Proposed Activity	*CRZ Classification*	**Permissibility clause**
Holiday Resort	*CRZ-III (Beyond NDZ)*	*5.3(iii) & Annexure-III*

The proposal was earlier deliberated in 192nd meeting of the MCZMA held on 26th December, 2015 wherein it was noted that since the original CRZ clearance was issued for the project by the MoEF&CC, New Delhi under CRZ Notification, 2011, any amendment / modification to the said CRZ clearance under CRZ Notification, 2019 is required to be considered by the same Authority i.e. MoEF&CC in the present case.

Accordingly, the MCZMA vide letter dated 20.1.2026 recommended the proposal to MoEF&CC, New Delhi.

Subsequently, the MoEF&CC replied that *the project requires combined EC under category B + CRZ, hence, combined clearance need to issued by the SEIAA.*

Taking into consideration, the above reply of the MoEF&CC, the Authority after deliberation decided to recommend the proposal to SEIAA.

Member Secretary

Chairperson

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DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in resort buildings are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019
3. The concerned Planning Authority should strictly ensure that no construction is allowed within No Development Zone of CRZ-III as per CRZ Notification, 2019. Further, PP to submit undertaking to that effect.
4. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
5. PP to ensure the minimum Tree cutting and compensatory plantation will be carried out as per applicable norms.
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector.

Member Secretary

Chairperson

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Item No.32: **Proposed receipt and storage of petroleum products at plot bearing CTS no. 1500 (pt) at Erangal village P/N ward Mumbai Maharashtra proposed by Mayur N Shah.**

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for *receipt and storage of petroleum products* at plot bearing CTS no. 1500 (pt) at Erangal village, P/N ward, Mumbai.

Consultant presented that, the proposal is for receipt and storage of petroleum products comprising of Sales office & 3 tanks for HSD / Petrol storage of 73 KL at plot bearing CTS no. 1500 (pt) at Erangal village, P/N ward, Mumbai.

As per DP Remarks of 2034, the plot under reference is situated in No Development Zone. Plot area is 1525.57 Sqm, FSI area is 32.00 sqm, Non FSI area is 00.00 Sqm, Total Construction area is 32.00 Sqm

DELIBERATIONS:

The Authority noted that, PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS Chennai as per which the site is in CRZ II.

The Authority observed that the project site is fronting Arabian Sea from Western side and fronting Malad Creek from Eastern side. The Authority asked to consultant whether the site is on landward Side of existing road or structure. Consultant submitted that, the project site is situated on landward side of existing road from eastern side.

The proposal was earlier deliberated in 192nd meeting of the MCMZA held on 26th December, 2025 the Authority deferred the matter for want of following information-

1) PP to submit whether the site is on landward Side of existing road or structure from Arabian Sea side.
2) Whether the project is permissible in the NDZ as shown the DP of the Planning Authority
3) Permissibility with the clause as per CRZ Notification, 2019.

Member Secretary

Chairperson

The PP vide letter dated 29.1.2026 submitted its reply in the matter.

The PP during the meeting agreed that, only receipt and storage of petroleum products as per para 5.1.2(iv) read with para 5.2(i) of the CRZ Notification, 2019 will be proposed.

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

As per para 5.1.2 (iv) of the CRZ Notification, 2019-
"*Facilities for receipt and storage of petroleum products and liquefied natural gas as specifiedin Annexure-II to this notification, subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by the Ministry of Environment, Forest and Climate Change, provided that such facilities are for receipt and storage of fertilizers and raw materials required for fertilizers, like ammonia, phosphoric acid, sulphur, sulphuric acid, nitric acid, etc*"

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed 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. This CRZ recommendation is only for receipt and storage of petroleum products as per para 5.1.2(iv) read with para 5.2(i) of the CRZ Notification, 2019.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. 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

Item no. 33: **Proposed extension repairs to the building No.117 Perin Nariman Street, on plot bearing C.S. No. 1265 of Fort Div. 'A' Ward Mumbai - 400 001 by Narendra Velchand Patidar**

INTRODUCTION

The proposal pertains to Proposed extension repairs to the building No.117 Perin Nariman Street, on plot bearing C.S. No. 1265 of Fort Div. 'A' Ward Mumbai. PP could not present the proposal before the authority.

DECISION:

After deliberation, the Authority decided to defer the proposal.

Member Secretary

Chairperson

Item No.34: **S.R Scheme on land bearing on plot no. 864 (part), Village Juhu Taluka Andheri, Juhu Tara Road, Santacruz (West) Mumbai 400049 by West Avenue Realty Juhu**

INTRODUCTION

The project proponent presented the proposal before the Authority. The proposed project is a development of commercial building under SR Scheme DC Reg 33(11) at land bearing CTS no 864, Village Juhu Taluka Andheri, Juhu Tara Road Santacruz, Mumbai 400049 proposed by West Avenue Realty Juhu

The proposed commercial building comprises of 2B+ Gr + 9 floors + Terrace. Plot area is 368.13 Sqm, FSI area is 1945.70 Sqm, Non FSI area is 247.39 Sqm and total construction area is 2643.64 Sqm.

Consultant presented that, the project site falls in CRZ II area and situated on landward side of the existing road.

DELIBERATION

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 II area and situated on landward side of the 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 construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

As per para 7(iii) of the CRZ Notification, 2019-
"For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. 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 development of Anand Ashram CHS, on plot bearing CTS no -107 of Worli hill Estate Scheme No-58, C.S NO-52, of Worli R.G Thandani Marg Mumbai-400018 by Sushanku Realty Private Limited**

INTRODUCTION

The project proponent presented the proposal before the Authority. The proposal is for development of Anand Ashram CHS, on plot bearing CTS no -107 of Worli hill Estate Scheme No-58, C.S NO-52, of Worli R.G Thandani Marg Mumbai.

Proposed development involves-

- Rehab Wing- Basement + Gr + 1st to 22nd Residential upper floor
- Sale Wing- Basement + Gr + 1stcomm + 2nd to 9th Podium for car park 10th to 31st upper residential floor

Plot area is 2586 Sqm, FSI area is 13955.43 Sqm, Non FSI area is 20,175.57 Sqm and total construction area is 34,131 Sqm.

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

DELIBERATION

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 II area.

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

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

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

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

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

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

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

DECISION:

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

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

Member Secretary

Chairperson

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. PP to explore the option of installation of the STP for treatment of the wastewater.
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

Item No. 36: **Proposed Residential and Commercial development at pocket D & E, sector 60, Nerul, Navi Mumbai by Mistry Construction Co. Pvt.Ltd**

INTRODUCTION

The project proponent during the meeting informed that due to change in planning of the project, the proponent wish to withdraw the proposal. Accordingly, the proposal is delisted from the records of the MCZMA

Member Secretary

Chairperson

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Item No.37: **Proposed Redevelopment of Residential Building "Mayura Co.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.**

INTRODUCTION

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

DELIBERATION:

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 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 submitted the CRZ map in 1: 4000 scale prepared by IRS, Chennai.

The MCZMA noted that the major 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. As per the Hon'ble High court order dated 17th Sep, 2018 in PIL 87/2006, construction is prohibited 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.

Member Secretary

Chairperson

The Mayura CHS filed the WP No. 3156/2024 versus Union of India &Ors before Mumbai High Court. The Hon'ble High Court has 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- 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.

"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, Maland, 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)
- 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 been 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, PP has submitted application on Parivesh Portal. 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

PP has submitted CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP, 2019. as per which, project site falls in CRZ-IA (50 m mangrove buffer zone), CRZ-II and non CRZ area.

The Authority noted the Hon. High Court Order, site visit report of Mangrove Cell & MCMA and opined that, ground conditions does not match with the approved CZMP with respect to 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. Expert Members opines that approved CZMP requires corrections at the subject site area.

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. It was further presented that the site visit report clearly states that there are no mangroves in the creek and hence, there plot is not affected by 50 m 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.

DECISION:

In the light of above, the Authority after deliberation decided that legal opinion seeking guidance would be obtained in the matter. Accordingly, the matter was deferred.

Member Secretary

Chairperson

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Item No.38: **Residential building on plot no. 7, sector 58 A, Nerul, Navi Mumbai - 400706, Thane, Maharashtra by Amar Co-op. Housing Society Limited**

INTRODUCTION

The Chairman, Amar CHS Mr. Vijay Kamble along with consultant presented the proposal before the Authority. It was presented that the project of residential building on plot no. 7, sector 58A, Nerul, Navi Mumbai received the Commencement Certificate dated 29.01.2008 and revised Commencement Certificate dated 11.02.2008. Accordingly, construction of residential building comprises of Ground + 13th floor having BUA of 8355.30 sqm is completed on site and pending for Occupation certificate. Navi Mumbai Municipal Corporation (NMMC) asked PP to submit clarification / clearance from MCZMA to grant Occupation Certificate.

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

The Municipal Commissioner, NMMC vide letter dated 18.12.2025 forwarded the matter in SOP prescribed format, which mentions the details of the matter and mentions about the application of

Sr. No.	Project details	Date of Commencement certificate issued by Planning Authority	CRZ status as per approved CZMP, as per CRZ Notification, 1991	CRZ status as per approved CZMP under CRZ Notification, 2011	Whether site is situated within 50 m mangrove buffer zone area
1	Plot No. 7, Sector 58A, Nerul, Navi	29.01.2008 & 11.02.2008 amended	i) As per record available with this office, the land bearing Plot No. 7,	The land affected as per approved CZMP prepared as per CRZ	Residential Building affected within 50 mtr Mangrove

Member Secretary

Chairperson

	Mumbai		Sector 58A, Nerul, Navi Mumbai was affected by CZMP 1991 ii) As per IRS report & map dated 31.12.2024, Plot No. 7, Sector 58A, Nerul, Navi Mumbai is not affected by approved CZMP of 1991.	Notification 2011	Buffer Zone.

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

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

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

Consultant during the meeting presented the CRZ map in 1:4000 scale & report dated May, 2025 prepared by the IRS, Chennai for the Amar CHS. As

Member Secretary

Chairperson

per the said IRS report, the project site and existing building inside project site falls fully outside CRZ as per approved CZMP prepared under the CRZ Notification 1991.

And as per the approved CZMP, 2019, out of total plot area is 3749.28 Sqm, the plot area falling in CRZ II area is 212.23 Sqm and part of the plot falling in 50 m mangrove buffer zone is 1465.05 Sqm and part of the plot which is situated outside is 2072 Sqm.

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

The matter was earlier discussed in 193rd meeting of the MCZMA held on 19th January, 2026 wherein, the Expert Member asked applicant whether the STP is installed in the building for treatment of the sewage. Applicant informed that presently there is no STP at the site. Expert Member observed that applicant need to install the modular STP at the site and then Authority may discuss the matter for grant of OC.

The Authority noted that the Amar CHS Ltd vide letter dated 6.2.2026 informed that, as per directions from MCZMA, the society proposes to provide and install a modular Sewage Treatment plant (STP) within the society plot. Currently, the society is in process of obtaining quotation and finalizing the design for the proposed STP.

The Authority also took note the proposal No IA/MH/CRZ/512501/2024 regarding Amar CHSL was discussed in 180th meeting of the MCZMA held on 10th to 12th December, 2024.

The Authority noted that, concern planning authority granted the Commencement Certificate on 29.1.2008 & 11.2.2008, at the relevant time, the plot was not situated in CRZ area, as per approved CZMP under CRZ Notification, 1991. As per approved CZMP, 2011, the site under reference is affected by CRZ. Now, construction is completed on site and pending for Occupation Certificate.

Member Secretary

Chairperson

The Authority observed that the matter attracts the above said clarification letter dated 14th March, 2022 issued by the MoEF&CC, New Delhi which permits grant of OC by the Concern Planning Authority for the Ongoing projects.

DECISION:

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

Member Secretary

Chairperson

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Item No.39: Proposed Tourist Home on Gat. No. 182. At -Village -Tekali, Tal- Alibag, Dist- Raigad. For, Mr. Youhaan Amol Kapadiya& Mr. Amol Jagadish Kapadiya.

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal is for Tourist Home on Gat. No. 182. At - Village Tekali, Tal- Alibag, Dist- Raigad.

Proposed construction involves - Ground floor having Deck (3)+Bedroom (3) +Dining Area + Kitchen + Family lounge +Living Room and First floor having Deck(3)+Bedroom(5)+Study room +Games room.

Plot area is 2380 Sqm, FSI area is 691.54 Sqm, Non FSI area is 15.12 Sqm and total construction area is 706.66 Sqm.

The building construction will not be more than G+1 structure i.e. it will not exceed height of 9.0 meter. The plot has access from 6 meter wide Existing Road.

Consultant presented that, the plot under reference fall partly in CRZ III (No development Zone) and partly in CRZ IIIB (200 to 500 m from HTL zone). Construction is proposed beyond NDZ of the CRZ III area.

DELIBERATION

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

CRZ category	Area in Sqm
CRZ III (NDZ)	287.87
CRZ III (200 m to 500 m from the HTL)	2092.72
Total	2380

The proposal was earlier discussed in 193rd meeting of the MCZMA held on - wherein the Consultant presented that plot area is 2380 Sqm and total

Member Secretary

Chairperson

construction area is 706.66 Sqm. The Authority noted that the application submitted by the project proponent mentions the proposed FSI is 0.99. However, as per the sub para CRZ III (vii) of the Annexure III of the CRZ Notification, 2019, the total covered area on all floors shall not exceed 33 per cent of the plot size i.e., theFloor Space Index shall not exceed 0.33 and the open area shall be suitably landscapedwith appropriate vegetal cover. The Authority sought the clarification with respect to proposed FSI & total construction area in the project. Consultant agreed to submit the same in consultation with the architect.

Accordingly, the Architect during the meeting clarified that proposed FSI is 0.32 which is less than 0.33.

The Authority noted the concerned planning Authority should ensure that proposed construction of Holiday Resort should be in accordance with Annexure III of the CRZ Notification, 2019. Concern Planning Authority should ensure that, overall height of construction up to the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor). The total covered area on all floors shall not exceed 33 per cent of the plot size i.e., the Floor Space Index shall not exceed 0.33 and the open area shall be suitably landscaped with appropriate vegetal cover.

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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ

Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.

2. PP to strictly ensure the compliance of guidelines stipulated in Annexure-III of the CRZ Notification, 2019.
3. The concerned Planning Authority should strictly ensure that proposed construction in resort buildings are allowed between 200 m to 500 m from the HTL of seafront (beyond NDZ) as per CRZ Notification, 2019
4. The total covered area on all floors shall not exceed 33 per cent of the plot size i.e., theFloor Space Index shall not exceed 0.33 and the open area shall be suitably landscapedwith appropriate vegetal cover.
5. overall height of construction up to the highest ridge of the roof, shall not exceed 9metres and the construction shall not be more than two floors (ground floor plus one upper floor)
6. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
7. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
8. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
9. Safe disposal of the wastewater should be ensured.
10. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by District Collector

Member Secretary

Chairperson

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Item No. 40: Proposed Redevelopment of the Project site on Land Bearing F. P. No. 1214 by G/S Ward, Mahim Village, Mumbai, Maharashtra by M/s Standard Industries Limited (Formerly known as Standard Mills Company Ltd)

INTRODUCTION

The Consultant presented the proposal before the Authority. The proposal is for proposed Redevelopment of the Project site on Land Bearing F. P. No. 1214 by G/S Ward, Mahim Village, Mumbaiby M/s Standard Industries Limited (Formerly known as Standard Mills Company Ltd)

Existing building is having Ground + 6 floors, which is proposed to be demolished for reconstruction. Proposed building comprises of 2B+ G + 1st (Amenity floor) + 2nd to 18th Residential floors.

Plot area is 1937.20 Sqm, FSI area is 10,460.46 Sqm, Non FSI is 5432.19 Sqm and total construction area is 15,892.65 Sqm.

Consultant presented that, the project site falls in CRZ II area and situated on seaward side of the existing road. Reconstruction of the existing building is proposed which is permissible as per para 5.2(iv) of the CRZ Notification, 2019.

DELIBERATION

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 II area.

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

The Authority noted that proposed project in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country

Member Secretary

Chairperson

planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18thJanuary, 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.

As per para 7(iii) of the CRZ Notification, 2019-
"For all other permissible and regulated activities as per this notification, which fall purely in CRZ-II and CRZ-III areas, the CRZ clearance shall be considered by the concerned Coastal Zone Management Authority and such projects in CRZ -II and III, which also happen to be traversing through CRZ-I or CRZ-IV areas or both, CRZ clearance shall, however be considered only by the Ministry of Environment, Forest and Climate Change, based on recommendations of the concerned Coastal Zone Management Authority"

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that proposed construction in CRZ-II is subject to local town and country planning regulations as applicable from time to time and it is within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. Concerned planning Authority to ensure that proposed building should not be exceed the existing plinth on the seaward side.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
5. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.

Member Secretary

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Item No.41: Proposed redevelopment of Bldg. No. 42 "Matruchaya CHS Ltd." under Regulation 33(5) of DCPR 2034 on plot bearing C. S. No. 15(Pt.) and 16 (Pt.) of Worli Division, Adarsh Nagar, G/S Ward, Mumbai District, Maharashtra by M/s. Midland Township Private Limited.

INTRODUCTION

The project proponent presented the proposal before the Authority. The proposal is for Redevelopment of Bldg. No. 42 "Matruchaya CHS Ltd." under Regulation 33(5) of DCPR 2034 on plot bearing C. S. No. 15(Pt.) and 16 (Pt.) of Worli Division, Adarsh Nagar, G/S Ward, Mumbai District.

Plot area is 2778.71 Sqm, FSI area is 15,617.83 Sqm, Non FSI is 20,991.85 Sqm and total construction area is 36,609.68 Sqm.

Consultant presented that, the project site falls in CRZ II area and situated on seaward side for the existing road. Reconstruction of the existing building is proposed which is permissible as per para 5.2(iv) of the CRZ Notification, 2019.

DELIBERATION

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 II area.

Consultant presented that, the project site is fronting to Arabian Sea from west side and the Mahim Bay from the North Side. The project site is 60.97 m away from Mahim Bay, as can be seen from the IRS Chennai 1:4000 scale HTL Demarcation map, i.e. beyond applicable 50 m CRZ limit from the HTL of Mahim Bay, under CRZ Notification, 2019. The project site is within the 500 m CRZ limit from the Arabian Sea from the North side, as can be seen from the IRS Chennai 1:4000 scale HTL Demarcation map and is situated on landward side of Kesarinath Bua Bhaye Road and existing various other roads Thus from sea side CRZ, its on landward side of existing road as can be clearly seen on the map From BAY side CRZ, project site is beyond 50 m CRZ belt.

Member Secretary

Chairperson

The proposed redevelopment of old existing MHADA building from Adarshnagar MHADA layout is under Regulation 33 (5) of DCPR 2034 as per FSI, existing as on 18 01 2019 (i e publication of CRZ Notification, 2019 and is also on landward side of existing road in CRZ II area.

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

The Authority noted that proposed project in CRZ II area is permissible subject to without change in present land use and FSI as per Town and Country planning regulations existed as on date of the CRZ Notification, 2019 i.e. 18thJanuary, 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.

As per Para 8(ii) (a) of the CRZ Notification, 2019:
"For the projects or activities also attracting the Environment Impact Assessment Notification, 2006 number S.O. 1533(E), dated 14th September, 2006, the Coastal Zone Management Authority shall forward its recommendations to the Central Government or State Environment Impact Assessment Authority for Category "A" and Category "B" projects respectively, to enable a composite clearance under the Environment Impact Assessment Notification, 2006"

DECISION:

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

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

Member Secretary

Chairperson

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

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place.
4. 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.42: Amendment to CRZ clearance for proposed addition & alteration of existing residential building "Mannat" at land bearing C.T.S. No.859/1 (Old C.T.S. 859, 860, 861, 862) of Bandra-B Village, H/W ward, Mumbai, Maharashtra by Mrs. Gauri Shahrukh Khan

INTRODUCTION

The project proponent presented the proposal before the Authority. The matter pertains to Amendment to CRZ clearance for proposed addition & alteration of existing residential building "Mannat" at land bearing C.T.S. No.859/1 (Old C.T.S. 859, 860, 861, 862) of Bandra-B Village, H/W ward, Mumbai, Maharashtra

Currently, the plot consists of existing residential structure of 2 level basement + existing ground floor + existing 1st to 6th floor. Also, additional construction of 7th and 8th floor is constructed as per the approved IOD dated 20.1.2025 and CRZ recommendation letter dated 3.1.2025.

- Plot area is 2446.40 Sqm,
- FSI area is 3029.20 Sqm (Existing 2091.38 sqm + constructed as per CRZ NOC 616.02 sqm+ Proposed amendment : 321.8 sqm)
- Non FSI area is 1524.24 Sqm (Existing + constructed as per CRZ NOC 1249.87 sqm+ Proposed amendment : 274.37 sqm)
- Total construction area is 4553.44 Sqm. (Existing + constructed as per CRZ NOC 3957.27 sqm+ Proposed amendment : 596.16 sqm)

DELIBERATION

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 II area and landward side of existing road.

Consultant during the meeting clarified that there is no heritage structur on site. Authority asked PP to submit undertaking to that effect.

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

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Chairperson

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

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

The Authority noted that proposed construction in CRZ II area is permissible subject to within the limit of permissible FSI as per DCR existed as on 18th January, 2019. The concerned planning authority should strictly ensure the same.

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

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

DECISION:

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 addition / alterations 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 addition / alterationsis subject to local town and country planning regulations as applicable from time to time and it is within the limit of

permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.

3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. 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. 43: **Clarification regarding applicability of CRZ Notification 2019 for the residential project at Survey No. 165, Hissa No. B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12 Vinay Unique Residency, Gokul Township Near Muljibhai Mehta School, Bolinj, Virar West Tal. Vasai, Dist. Palghar by M/s. Jasamrit Estates Pvt Ltd**

INTRODUCTION

The Consultant presented the matter before the Authority, who requested the Authority for clarification on applicability of CRZ Notification 2019 for the residential project at Survey No. 165, Hissa No. B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12 Vinay Unique Residency, Gokul Township Near Muljibhai Mehta School, Bolinj, Virar West Tal. Vasai, Dist. Palghar.

The Consultant presented that, PP had obtained the Environment Clearance vide SEAC 201/CR 169/ TC 2 dated 18.0.2011 to construct the residential with shoplne buildings. VVMC had granted approval on 8.3.2010. Now, the PP has applied for expansion in the project as per UDCPR 2020. The said expansion project was recommended for the grant of EC to SEIAA by SEAC in its 237th meeting subject to compliance of - "*Applicability of CRZ Notification 2019. The local planning Authority shall not issue occupation certificate unless all NOCs are in place*"

PP further presented that, at the relevant time when EC was obtained on 18.10.2011, the plot was not affected by CRZ area. MoEF&CC approved the CZMP on 28.2.2019 under CRZ Notification, 2011. The PP obtained the CRZ in 1:4000 scale as per CRZ Notification, 2011 in year 2021. Consultant further presented that, as per the CRZ map under CRZ, 2011, PP deducted the area and neither constructed nor proposed any construction in CRZ area and not considered area for FSI as well.

Consultant presented that, CRZ map in 1:4000 scale under CRZ Notification, 2019, as per which, existing building No. 6 is only partly affected by CRZ II area, which is completed in the year 2014 and obtained the Occupation certificate on 5.11.2015, prior to CZMP under CRZ Notification, 2011 and 2019.

Member Secretary

Chairperson

Now, the PP has proposed building No. 7, 10. RH 1 to 4 and CFC building, which are situated outside CRZ area as per approved CZMP, 2019. The PP has requested to issue a clarification on the applicability of the CRZ Notification, 2019 on the said proposed buildings.

DELIBERATIONS:

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared as per approved CZMP, 2019 by IRS, Chennai. As per the said CRZ map, proposed buildings 7, 10. RH 1 to 4 and CFC are situated outside CRZ setback limit of the creeklet.

DECISION

In the light of above, the Authority after deliberation decided to issue clarification that, proposed buildings 7, 10, RH 1 to 4 and CFC are outside CRZ area as per approved CZMP under the CRZ Notification, 2019, hence it is outside the ambit of CRZ norms.

Member Secretary

Chairperson

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Additional Item No.1: **Proposal for Composite Clearance (EC + CRZ) For Mata Ramabai Ambedkar Nagar & Kamraj Nagar Redevelopment Scheme under Reg. 33 (10) of DCPR 2034, on plot bearing C.T.S. No. 194/B (pt) of Ghatkopar Village, Ghatkopar (East), Mumbai Suburban, Maharashtra**

INTRODUCTION

The MMRDA officials presented the proposal before the Authority. The matter pertains toComposite Clearance (EC + CRZ) For Mata RamabaiAmbedkar Nagar &Kamraj Nagar Redevelopment Scheme under Reg. 33 (10) of DCPR 2034, on plot bearing C.T.S. No. 194/B (pt) of Ghatkopar Village, Ghatkopar (East), Mumbai Suburban

The proposed project facilities includes total 11 no.s of residential building from which 6 no.s of comprises of 2B+ still + 22 upper floors and 5 no.s of buildings comprises of 1B + still + 22 upper floors and one school building comprises still + 6th upper floors.

The total plot area of the project is 1,11,526.41 sq. m. The FSI area is 1,87,868.22sqm, The Non FSI area is 1,67,648.09 sqm and The total construction area of the proposed project is 3,55,516.31 sq. m. (FSI area + Non-FSI area).

Consultant presented that, the project site falls in CRZ IA, CRZ IA (50 m Mangrove Buffer), CRZ-II and rest of the major plot area is outside of CRZ.

DELIBERATION

The Authority noted that the PP has submitted the CRZ map in 1:4000 scale prepared by the IRS, Chennai, as per which, CRZ Classification and Area Details of the Project site:

Member Secretary

Chairperson

Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Project Site Boundary	CRZ - IA	1096.95	75907.19
	CRZ - IA (50m Mangrove Buffer Zone)	12775.05	
	CRZ - II	354.34	
	Outside CRZ	61680.85	
Proposed Eastern Freeway	CRZ - IA	184.20	4986.57
	CRZ - IA (50m Mangrove Buffer Zone)	3742.18	
	CRZ - II	354.24	
	Outside CRZ	705.95	
Proposed DP Road	CRZ - IA	376.86	14739.13
	CRZ - IA (50m Mangrove Buffer Zone)	2589.94	
	Outside CRZ	11772.33	
Proposed Recreational Open Space	CRZ - IA	251.34	6404.81
	CRZ - IA (50m Mangrove Buffer Zone)	5398.17	
	Outside CRZ	755.30	
Proposed Amenity Building	Outside CRZ	1511.48	1511.48
Proposed Building	Outside CRZ	14168.31	14168.31
Proposed Electrical Substation	Outside CRZ	1073.81	1073.81
Proposed Parking	Outside CRZ	3337.41	3337.41

The consultant presented that construction is proposed on Non CRZ area only. The Authority asked PP to submit undertaking to that effect.

The Authority noted that activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly in non CRZ area as per approved CZMP under CRZ Notification, 2019

Member Secretary

Chairperson

2. PP to ensure that there will be no violation of Hon'ble High Court Order dated 17 September 2018 in PIL No. 87/2006.
3. PP to obtain Mangrove cell remarks/ NoC
4. 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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Discussion Item:1 **Regarding clarification from the MoEF&CC with respect to existing road.**

The MoEF&CC has clarified that, proposed construction is permissible on landward side of road existing as on 18th January, 2019. Approved CZMP, 2019 in 1:25000 scale shows the main road/ DP road, however, all the roads which are in existence prior to 18th Jan, 2019 are not reflected in approved CZMP. It is noted that if concern Planning Authorities certify that there is road existing prior to 18th Jan, 2019 and proposed construction is on landward of the same, the said confirmation from the Planning Authority could be taken into consideration. The Authority after discussion decided that a clarification to be sought from MoEF&CC in the matter.

Annexure I

List of members/officials present in the online meeting:

1. APPCCF, Mangrove Cell, Member MCZMA
2. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
3. Dr. Mirashe, Expert Member, MCZMA
4. Dr. Amit Bansiwal, NEERI, Expert Member, MCZMA
5. Deputy Chief Engineer, MCGM
6. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary, MCZMA

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Member Secretary

Chairperson