

Minutes of the 197th Meeting of Maharashtra Coastal Zone Management Authority held on 11th May 2026

The 197th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Secretary (Environment and Climate Change), through Videoconferencing technology on Cisco WebEx platform on 11th May, 2026. List of members present in the meeting is attached as Annexure-I.

Confirmation of Minutes of 196th meeting of MCZMA:

The Authority decided to confirm the Minutes of 196th meeting of MCZMA held on 17th April 2026 without any change.

Item No.1: Proposed Repair and Reconstruction work of two existing structures on plot bearing Gut No.12 of Village Dande Turfe Nandgaon (Village Donkhar Tarf Umate), Taluka Murud, District Raigad, Maharashtra by M/s. Agrimony Agro & Infrastructure Private Limited (Proposal No.: IA/MH/CRZ/576122/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Repair and Reconstruction work of two existing structures on plot bearing Gut No.12 of Village Dande Turfe Nandgaon (Village Donkhar Tarf Umate), Taluka Murud, District Raigad, Maharashtra.

Consultant presented that, the structure was constructed in the year 1977 and therefore needs repair and reconstruction of the same. The existing structures for repair and reconstruction work are - Wing A (G + 1) and Wing B (G + 2) floors.

The said plot is affected partly by CRZ IB and CRZ III (NDZ). The repair and reconstruction work of the existing structure falls completely in CRZ III (NDZ). The proposal under clause 5.3 (ii) as per Coastal Regulation Zone (CRZ) Notification, 2019 for repair and reconstruction work.

Plot area is 47160 Sqm, FSI area is 1099.94 sqm, Non FSI area is 1375.63 Sqm, Total Construction area is 2475.57 Sqm


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DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the proposed site boundary at S. No. 12 of village Donkhar Tarf Umate Taluka Murud , District Raigad, Maharashtra falls partly in CRZ-IB and CRZ-III (NDZ).

Proposed site under various CRZ :-

CRZ Classification	Area in Sqm
CRZ-IB	8125.66
CRZ-III (NDZ)	44302.8
Total	52428.46

The proposed construction falls completely in CRZ-III (NDZ).

The Authority asked PP to submit details of existing structures along with plinth details. The PP vide letter dated 11.05.2026 submitted that,

Sr. No.	Area Details			Remarks
	Plinth No.	Dimension	Sqm	
1	1	30 X 28	840	Proposed repair and reconstruction work of existing structures with pathway area totalling to 1099.94 Sq Mtr approx
2	2	29 x 26	754	No Changes
3	3	30 x 20	600	No Changes
4	4	27 x 25	675	No Changes
5	5	30 x 12	360	No Changes
6	6	30 x 25	750	No Changes
			3979	

PP stated that the proposal submitted is only for repair / renovation work of the existing structure without any alteration to the existing FSI/Non-FSI area by keeping the user category same as "Farm House" only.


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

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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed projects 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 repairs or reconstruction of existing authorised structure not exceeding existing Floor Space Index, existing plinth area and existing density in CRZ-III (NDZ) area.
3. The concerned Planning Authority should strictly ensure that no construction is allowed in CRZ-IB area.
4. The concerned Planning Authority should strictly ensure that no new construction is allowed in CRZ-III (NDZ) area and only repairs or reconstruction is allowed.
5. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.


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6. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
7. Safe disposal of the wastewater should be ensured.
8. PP to comply with all other regulations as applicable to the said land.
9. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by concerned Planning Authority.



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Item No.2: Construction of school building at plot no. 15, sector 36, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad by HBP Late Ganpat Ragho Gowari Shaikshnik And Samajik Sanstha (Proposal No.: IA/MH/CRZ/560370/2025)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Construction of school building at plot no. 15, sector 36, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad

Consultant presented that, the construction of school building comprises of Ground + 1 floor at plot no. 15, sector 36, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad.

Plot area is 3399.04 Sqm, FSI area is 1575.083 sqm, Non FSI area is 1210.88 Sqm, Total Construction area is 3002.1573 Sqm

The project site is partly falls in CRZ-IA (50 m mangrove buffer zone), partly in CRZ-II and partly in Non area as per the approved CZMP, 2019. However, school building is falls in non CRZ area. Consultant further presented that Panvel Municipal Corporation has requested to obtain CRZ clearance from MCZMA.

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site partly falls in CRZ-IA (50 m Mangrove Buffer Zone), CRZ-II and rest of the area falls outside CRZ boundary. The proposed construction completely falls outside CRZ.

Project Description	Zonation	Area (sqm)
Proposed Project Site	CRZ-IA (50 m Mangrove Buffer Zone)	517.96
	CRZ-II	324.82
	Outside CRZ	2556.26
	Total	3399.04



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During the meeting Consultant presented that, project site partly falls in CRZ area and non CRZ area. However, construction of school building falls in Non CRZ area. Construction of school building was commenced in non CRZ area in year 2023-24. The Authority asked PP to submit undertaking for the same.

The Authority noted that, the Ministry of Environment, Forest & Climate Change (MoEF&CC), New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Raigad, District, under provisions of the CRZ Notification, 2019.

The Authority noted that plot boundary is falling in CRZ IA, CRZ II and outside CRZ area. However, construction of school building is situated outside CRZ area, as per approved CZMP, 2019, as stated in IRS report (MoEF&CC authorized agency). Expert member observed that since proposed construction is outside CRZ area, it is outside the ambit of the CRZ Notification, 2019.

DECISION:

In the light of above, the Authority deliberation confirmed that construction of school building at plot no. 15, sector 36, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad is situated outside CRZ area as per approved CZMP under CRZ Notification, 2019 and hence outside the purview & ambit of CRZ Notification, 2019.



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Item No.3: Proposed Mixed used project on plot bearing CTS No. 2, 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 2/10, 2/11, 2/12, 2/13, 2/14, 2/15, 3, 4, 12(pt.), 12/1 at village Aakse, CTS Nos. 82, 130, 131, 132, 132/1, 132/2, 132/3, 132/4, 135/5, 132/6, 132/7, 133, 134 at village Marve and CTS Nos. 3530(pt), 3551, 3552 & 3553 at village Malvani in Mumbai by M/s. India Farmers Private Limited (Proposal No.: IA/MH/CRZ/560623/2025)

INTRODUCTION:-

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for residential and commercial project on plot bearing CTS No. 2, 2/1, 2/2, 2/3, 2/4, 2/5, 2/6, 2/7, 2/8, 2/9, 2/10, 2/11, 2/12, 2/13, 2/14, 2/15, 3, 4, 12(pt.), 12/1 at village Aakse, CTS Nos. 82,130,131,132, 132/1, 132/2, 132/3, 132/4, 135/5, 132/6, 132/7, 133, 134 at village Marve and CTS Nos. 3530(pt), 3551, 3552 & 3553 at village Malvani in Mumbai.

Consultant presented that, proposal is for development under Regulation 33(13) read with Regulation 34(3.5) (III) (B) of DCPR 2034.

Particular	No of Buildings	Configuration
Residential Type 1	7	1st to 4th Basement Floor + Ground+ 1st to 4th Podium + 1st to 72 nd floor
Residential Type 2	9	1st to 4th Basement Floor + Ground+ 1st to 4th Podium + 1st to 72 nd floor
Residential Iconic Tower	1	1st to 4th Basement Floor + Ground+ 1st Podium (Business Center, 2nd Podium (Banquet + Restaurant), 3 rd Podium (Banquet + Restaurant), 4th Podium (Gym/SPA) + 1st to 10th floor (Hotel) + 11th to 72 nd Floor
Commercial Building	8	1st to 4th Basement Floor + Ground+ 1st to 4th floor (Anex) + 5th to 56th floor

As presented by the PP, the DP Remarks 2034 shows, the plot under reference is situated in Natural Areas (NA) and NDZ/SDZ (Slum)(NDZ/SDZ (Slum).


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Particulars	Area in Sq. Mt.
Total Plot Area	5,48,766.00
Natural Area	355.89
No Development Zone / Special Development Zone	5,48,410.11

FSI details -

Type of Building	FSI area (Sq.m)	Non FSI area (Sq.m)	Total construction area	Percentage
Residential Building	18,52,084	15,49,779.98	34,01,863.98	50%
Commercial building (IT/ITES)	18,52,084	10,33,186.66	28,85,270.66	50%
Total	37,04,168.00	25,82,966.64	62,87,134.64	100%

DELIBERATIONS:

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

CRZ - Classification	Area in Sq. Mt.
CRZ - IA (50m Mangroves Buffer Zone)	6,765.99
CRZ - IB	375.95
CRZ - II	3,32,874.46
Outside CRZ	2,04,677.07
Total Area	5,44,693.47

The site under reference is situated on landward side of existing road.


The proposal was earlier deliberated in 192nd meeting of the MCZMA held on 26th December, 2025 wherein the Authority sought certain details. The PP vide letter dated 6.4.2026 has submitted its reply. Details are as follows-


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Sr No.	Query	Reply
1	Portion of the project site falls in 50 m mangrove buffer zone i.e. CRZ-IA. Consultant presented that, no construction is proposed in 50 m mangrove buffer zone i.e. CRZ-IA area and No FSI is proposed to be utilized for 50 m mangrove buffer zone area. The Authority asked PP to submit undertaking to that effect.	PP has confirmed that no construction activities are proposed within the 50 m mangrove buffer zone classified as CRZ-IA. Further, no FSI shall be utilized for the said buffer zone area. Undertaking attached.
2	PP to submit the Mangrove cell Report for the project.	PP has obtained mangrove cell NOC for the project from Divisional Forest Office, Mangrove Cell Mumbai stating that no mangroves are seen within the project site. Mangrove Cell report attached.
3	As per DP Remarks 2034 the plot under reference is situated in Natural Areas (NA) and NDZ/SDZ (Slum) (NDZ/SDZ (Slum). The Authority asked PP to submit permissibility of the proposed project as per Zoning and Reservation of DP.	Proposed developed for FSI is governed by Regulations of DCPR 2034. 33(13): Building of information Technology Establishments. Permissibility of the user IT/ITES on NDZ/SDZ as per reg 34(3.5 III B): SDZ, IT/ITES. Architect certificate report attached.
4	As per CRZ Notification., 2019, for construction in CRZ II area, the local town and country planning regulations as applicable	Applicability of FSI is 5.0 under DCPR clause 33(13): Building of information Technology Establishment is part of the DCPR sanctioned in 12/11/2018 prior to 2019


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	<p>from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on 18.01.2019 is applicable. In the event of amendment / increase in FSI post 18.1.2019, the approval of the MoEF&CC is required, as stipulated in para 5.2 (ii) CRZ-II of the CRZ Notification, 2019, The PP to submit the clarification with respect to FSI applicable for the project as on 18.01.2019, as stipulated in the para 5.2(iii) of the CRZ Notification, 2019.</p>	
5	<p>The Authority asked the PP & Consultant about the Trees proposed to be cut for the project. Consultant presented that around 1500 trees will cut for the project. The Authority asked PP to submit Tree NOC.</p>	<p>PP has submitted the application to the Tree Authority.</p>
6	<p>Building layout plan superimposed in CRZ map in 1:4000 scale prepared by IRS Chennai submitted on Parivesh Portal is appears different from the building layout plan presented during the meeting by the Consultant & PP. The Authority asked PP to clarify the same and consideration the presentation, the PP to</p>	<p>PP has obtained revised CRZ Demarcation Plan from IRS Chennai, Anna University Dated: 20th March 2026,</p>


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	submit the revised CRZ map in 1:4000 scale prepared by IRS Chennai	
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During the meeting, the Authority discussed the reply of the project proponent. The Authority asked the PP to submit revised undertaking stating FSI utilization of the 50 m mangrove buffer zone is not allowed.

Further, the Authority noted the Mangrove Cell report dated 10.5.2022 which is addressed to MCGM. The said report pertains to status of mangroves with respect to land bearing CTS No. 130,131, 132, 133 and 134 village Marve, CTS No. 3552 & 3553 village Malvani, CTS No. 2, 2/1 to 2/15, 3 & 4, village Aksa, Malad (W), Mumbai. The said Mangrove Cell report states that, there are no mangrove in 2005, as per MRSAC map. The said report of 6.4.2022 further states presently there are no mangrove on site.

The Authority noted the para 5.2(iii) of the CRZ Notification, 2019- Buildings permitted as in (ii) above, shall be subject to the local town and country planning regulations as applicable from time to time, and the norms for the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification

The Authority asked the PP during the meeting that, whether construction of residential and commercial buildings are permissible in NDZ/ SDZ reservations in the DP. The Project proponent and consultant presented that, residential & commercial construction is permissible in IT policy which was in force as on 18th January, 2019. The Authority noted that it is the responsibility of the Concern Planning Authority i.e. MCGM to examine the permissibility of the proposed construction of residential and commercial buildings on the NDZ/SDZ reservation in the Development Plan. The MCGM to strictly ensure that FSI permissible for the construction in CRZ II portion of land is as per town and country planning regulations prevailing as on 18th January, 2019. Any increase in FSI in town & country planning regulations post 18.1.2019, will not be permissible. Concern Planning Authority should strictly ensure the same, while granting approval for the project.

Considering the deliberations in the meeting, the PP submitted its additional reply-



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- 1) We hereby undertake that we shall not carry out any type of construction within the aforesaid CRZ-IA and CRZ-IB areas.
- 2) We further undertake that we shall not claim FSI in CRZ IA and CRZ IB area for the proposed development, if the same is not available as per the CRZ Notification, 2019.
- 3) We further undertake that the above mentioned CRZ-affected areas and FSI consumption (CRZ IA & IB) shall be maintained in compliance with the applicable provisions of the CRZ Notification, 2019 and directions issued by the competent authority from time to time.
- 4) We hereby undertake that the proposed construction shall be confined strictly to the No Development Zone (NDZ) / Special Development Zone (SDZ) only, and that no development is proposed within the Natural Area (NA), in compliance with the development permissibility under DCPR 2034 as applicable on 18/11/2018.
- 5) For the purpose of FSI computation, the project is proposed in accordance with Regulation 33(13) (IT/ITES) of DCPR 2034, which was in force as part of DCPR 2034 prior to the publication of the CRZ Notification, 2019 dated 18.01.2019.

The Authority noted that IT policy including additional FSI and allowing Residential & Commercial and IT users in NDZ, whether was adopted in Town and country Planning Regulations / DCPR on 18th January 2019 is required to be verified by Planning Authority. In view of the same, it is the responsibility of Planning authority to ensure, whether such additional FSI of 5 was permissible in No Development zone/SDZ for Residential/Commercial use as per DCPRs for Mumbai in force as on 18th January 2019.

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



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the Floor Space Index (FSI) or Floor Area Ratio (FAR) prevailing as on the date of this Notification, and in the event that there is a need for amendment of the FSI after the date of publication of this notification in the official Gazette, the Urban Local Body or State Government or Union territory Administration shall approach the Ministry of Environment, Forest and Climate Change through the concerned State Coastal Zone Management Authority (SCZMA) or Union Territory Coastal Zone Management Authority, as the case may be and the SCZMA shall forward the proposal to the National Coastal Zone Management Authority (NCZMA) with its views in the matter, and the NCZMA shall thereafter examine various aspects like availability of public amenities, environmental protection measures, etc., and take a suitable decision on the proposal and it shall be the responsibility of the concerned Town Planning Authority to ensure that the Solid Wastes are handled as per respective Solid Waste Management Rules and no untreated sewage is discharged on to the coast or coastal waters"

As per the 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 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. As per CRZ Notification, 2019, for construction in CRZ II area, 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 18.01.2019 is applicable. Increase in FSI in town & country



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planning regulations post 18.1.2019, will not be permissible. Concern Planning Authority should strictly ensure the same, while granting approval for the project.

3. The concerned Planning Authority should strictly ensure that proposed construction is as per 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. Concern Planning Authority should strictly ensure that activities proposed by the PP is permissible as per the zoning/ reservation in the sanctioned DP as per applicable town and country planning regulations. No construction is allowed in NA area.
5. IT policy including additional FSI and allowing Residential & Commercial and IT users in NDZ, whether was adopted in Town and country Planning Regulations / DCPR on 18th January 2019 is required to be verified by Planning Authority. Planning authority to ensure, whether such additional FSI of 5 was permissible in No Development zone/SDZ for Residential/Commercial use as per DCPRs for Mumbai in force as on 18th January 2019.
6. Concern Planning Authority to strictly ensure that no activity is allowed in mangrove or its 50 m mangrove buffer zone area. FSI utilization of 50 m mangrove buffer is not permissible.
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. PP to implement environmental measures like Rainwater Harvesting, Solar lighting, STP, Organic Water Convertor, Green Belt etc.
11. PP to comply with all other regulations as applicable to the said land.
12. PP to obtain the Environment Clearance under EIA Notification, 2006, since total construction area exceeds 20,000 Sqm.
13. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No.4: Proposed Warehouse (Non-polluting) outside CRZ area on land bearing S. No. 134/1/C, 134/4 & 134/5 of Village Juchandra, Tal. Vasai, Dist. Palghar, Maharashtra by M/s. Sonotone Audio Limited Liability Partnership. (Proposal No.: IA/MH/CRZ/575931/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Proposed Warehouse (Non-polluting) outside CRZ area on land bearing S. No. 134/1/C, 134/4 & 134/5 of Village Juchandra, Tal. Vasai, Dist. Palghar, Maharashtra.

PP presented that, the project site is situated in CRZ-II & Non CRZ area. The total area of the plot is 10,119.93 Sq.mt and the total proposed construction area is 4,096.38 Sq.mt

The proposed project has following components:

- 1) Construction of Warehouse (Non-polluting) on the NON CRZ area of the plot.
- 2) Utilities like STP & Electrical Substation proposed in CRZ-II.
- 3) Utilization of FSI of CRZ- II on Non CRZ area
- 4) Recreational ground proposed in CRZ-II.

Deliberations:

The Authority noted that PP has submitted proposal along with the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, The project site boundary -1 and the proposed structure inside falls completely outside CRZ as per approved CZMP (Map No: MH 83) map vide CRZ Notification 2019. The project site boundary - 2 falls in CRZ-IB, CRZ-II and outside CRZ areas, the proposed structure inside falls completely outside CRZ areas and the proposed recreational ground inside falls in CRZ- II and outside CRZ areas as per approved CZMP (Map No: MH 83) map vide CRZ Notification 2019.

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


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Description	CRZ Classification	Area in Sqm	Total area in sqm
Project Site Boundary -2	CRZ-IB	24.41	10119.93
	CRZ-II	1884.72	
	Outside CRZ	8210.80	
Proposed Recreational Ground	CRZ-II	1890.77	1934.93
	Outside CRZ	44.16	

Consultant presented that, PP has carried out CRZ demarcation for Project Site -1 for S. No. 132/5 and 132/6 (Non CRZ area) and Project Site -2 for S. No. 134/1/C, 134/4 & 134/5 (CRZ-IB, CRZ-II & Non CRZ). Present proposal is for Project Site -2 for S. No. 134/1/C, 134/4 & 134/5 only.

The Authority observed that, the project has four (4) components at project site -2 :

1. Construction of Warehouse (Non-polluting) on the NON CRZ area of the plot.
2. Utilities like Compact STP of capacity 10 KLD & Electrical Substation proposed in CRZ-II.
3. Utilization of FSI of CRZ- II on Non CRZ area
4. Recreational ground proposed in CRZ-II.

The Authority noted that:

1. Activities proposed beyond CRZ areas as per approved CZMP, 2019 are outside the ambit of CRZ Notification, 2019. There shall not be impact on CRZ area, from any activities proposed to be carried out in Non CRZ area. The concerned Planning Authority i.e. VVMC shall strictly ensure the same.
2. As per para 5.2(i) read with para 5.1.2 (ix), (x), & (xv) of the CRZ Notification, 2019, "Treatment facilities for waste and effluents and conveyance of treated effluents" and "Storm water drains" & "Pipelines, conveying systems including transmission lines" are permissible activity in CRZ II area. Thus, proposed activities such as STP & Electrical Substation are allowed in CRZ II area.
3. FSI utilization of the CRZ II portion of the land on Non CRZ portion of the said land is allowed, as per the clarification dated 28.09.2015 issued by MoEF&CC New Delhi, with respect to utilization / computation of BUA


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of the CRZ part of the plot for construction on contiguous non CRZ part of the plot of single owner. The said letter dated 28.09.2015 of MoEF&CC clarifies as follows:

"Potential of plots in CRZ II has to be calculated on the basis of 1991 norms as amended from time to time if the potential is being utilized on non CRZ contiguous portion of land."

4. Tree plantation/ green belt can be developed in CRZ-II area without any construction.

As per para 7 of the CRZ Notification, 2019:

(iii) 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.

DECISION:

In view of above, 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 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. No construction of Warehouses should be proposed in CRZ area. Proposed Warehouses should be situated beyond CRZ area, as per approved CZMP, 2019. The concerned Planning Authority i.e. VVMC shall strictly ensure the same.
3. The concerned planning authority i.e. VVMC to ensure that project activities such as STP & Electrical Substation are proposed only in CRZ II area.
4. The concerned planning authority i.e.VVMC shall ensure that Potential of plot in CRZ II could be utilized, on the basis of 1991 norms as amended from time to time, on non CRZ contiguous portion of land as per clarification letter dated 28.09.2015 by the MoEF&CC, New Delhi.
5. The concerned planning authority i.e.VVMC shall ensure that Tree plantation/ green belt can be developed in CRZ-II area without any construction in order to conserve and protect the said area.



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6. The concerned planning authority i.e. VVMC shall ensure that no activities is allowed in CRZ-IB area
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. PP to comply with all other regulations as applicable to the said land.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Local Body.

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Item No. 5: Proposed Amendment & Expansion in EC and CRZ Clearance for the proposed development of Residential cum Commercial project on Plot Bearing CTS No. (s) 15/738 & 14/738 of Tardeo Division at M. M. Malavia Marg, Tardeo, Mumbai by M/s. K Raheja Corp Real Estate Private Limited (Proposal No.: IA/MH/CRZ/576232/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Amendment & Expansion in EC and CRZ Clearance for the proposed development of Residential cum Commercial project under Regulation 33(11) of DCPR-2034 on Plot Bearing CTS No. (s) 15/738 & 14/738 of Tardeo Division at M. M. Malavia Marg, Tardeo, Mumbai.

Consultant presented that, PP have obtained the CRZ Recommendations from MCZMA vide No IA/MH/CRZ/495519/2024 dated 01.01.2025 for plot area 5,357.33 m², FSI area 23,633.91 m² and total construction area is 66,166.21 m². Subsequently, PP have obtained EC & CRZ Clearance from SEIAA, Maharashtra vide EC24C3801MH5911711N dated. 20.11.2025

Now, PP have proposed amendment in the CRZ recommendations/NOC due to considering permissible 4.0 FSI on gross plot area and change in building configuration.

The proposed Residential cum Commercial Bldg. comprises of B + G + 1st floor (Pt. Shop / restaurant & Pt. Services) + 1st to 8th Podium + 9th Podium (Amenity) + 10th lobby level (E-deck) + 11th to 45th floor + 3 service floor.

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

The plot area of the project is 5,357.33 m², FSI area is 28,928.95 m² and Total Construction area is 68,030.39 m²

DELIBERATIONS:


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

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

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

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

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

DECISION:

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

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


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



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Item No. 6: Proposed reconstruction on Land Bearing CTS No. 634 in H/W Ward, Village Bandra B, Mumbai, Maharashtra by Adrian Joseph Thomas Pereira (Proposal No.: IA/MH/CRZ/568296/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for reconstruction on Land Bearing CTS No. 634 in H/W Ward, Village Bandra B, Mumbai, Maharashtra.

Consultant presented that, the structure was originally constructed in 1929 as a Ground plus One (G+1). In 1965, an annex building comprising a Ground plus Two (G+2) structure was constructed adjoining the existing structure. The MCGM vide letter dated 16.02.2023 to pull down / repair existing structure.

The proposed residential building comprises of Part Basement for Puzzle Parking + Ground Floor + 1st to 19th Upper Floors + Terrace. The MCGM has issued IOD dated 11.03.2026.

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

The plot area of the project is 627.10 sqm, FSI area is 2526.59 sqm, Non FSI area is 1582.70 and Total Construction area is 4109.29 sqm

DELIBERATIONS:

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

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

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

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

DECISION:

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

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


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Item No.7: Proposed development of Multipurpose Jetty Terminal in Panvel Creek, near Traghar village, Dist. Raigad, Maharashtra by M/s. Shree Saibaba Sand Dredging Company Pvt Ltd (Proposal No.: IA/MH/CRZ/549023/2025)

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


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	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 2.5 acres which will be increased to about 6.0 acres in future. The storage yard will be used for stacking 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 m ² . 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 Authority noted that earlier the proposal was considered in MCZMA in its 159th, 171st, 187th and 194th meeting held on 28.06.2022, 15.12.2023, 26.08.2025 and 20.2.2026 respectively sought certain information. Accordingly, the PP has submitted the required information.

DELIBERATIONS:

The PP has submitted the CRZ map in 1:4000 scale and report prepared by IRS, Chennai. As per the said 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 Buffer 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 PP has submitted the EIA / EMP report prepared by M/s Ultratech(Nabet Accredited Consultant). The Authority noted observations, anticipated impacts and mitigations measures as suggested in the EIA report.

- The proposed project is planned to be developed on 19700 m² of land. There is no forest land or ecologically sensitive area in the project site or in the closed vicinity of it. The project area is a piece of old ship repair yard and it will be leveled and graded prior to construction. The proponent has conducted a preliminary survey of the land required for the development of proposed project. The outcome of the survey reveals that the area is adequate for the proposed project. The region is urbanized and the major part of the terrain is a non-cultivable land. Thus only minor changes in land use pattern may occur due to construction


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activities. In fact there are many other shipyards are already operational in Panvel Creek

- construction activities like excavation for foundation, earth-filling, clearing, leveling the sites and vehicular movements will entail changes in the landscape, which are expected to be of short duration and not much significant. The excavated earth material if stacked loosely may result into runoff to the mud flats resulting in loss of topsoil.
- Excavated earth will be stacked covered with plastic/tarpaulin sheets and will be maintained separately and reused for landscape development along the corridor. Excavated topsoil shall be used for backfilling/greenbelt development & plantation. The solid wastes generated from the domestic activities of construction workforce which will be collected properly and disposed off through municipal solid waste disposal system to avoid any adverse impacts on land. The construction wastes shall be utilized for PCC works, road construction and other filling requirement etc. Proponent shall develop greenbelt and lawns (33% of Plot area) which will enhance the beauty of the site as well as act as a pollution barrier
- The development does not involve excavations, however, reclamation, drilling of piles and construction of Jetty will create disturbance of bed sediment in water column. The dispersion of fine sediment of runoff in the water during the construction activities can increase the particulate load in the neighboring aquatic habitat, which in turn can increase turbidity in and consequently affects the rate of the photosynthetic activity of the aquatic life including fish & benthos Hence, considerable degradation in water quality due to sediment disturbance is envisaged during construction phase. However, impacts envisaged on marine water quality due to construction activities will be localized and reversible.
- The proposed activity area is not passing through mangroves but mangroves are present abutting to the project site. The impacts during construction phase are relatively short termed and reversible. The solid waste generated at the jetties must be collected and disposed suitably and its dumping in the marine area should be prevented.
- Wastewater generated from utility buildings shall be treated and used for green cover development only. No untreated wastewater shall be released into marine waters at any time.

The Authority noted that as per the Mangrove Cell report dated 16.4.2026, prior High Court permission is required for the project, as presently there are 8 mangrove trees at site.



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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.

DECISION:



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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. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since part of the project site falls within mangroves or its 50 m buffer zone area.
3. 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.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. PP to comply with all other regulations as applicable to the said land.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No.8: Proposed redevelopment on Plot bearing CTS No. 859 & 561/5 of Juhu Village situated in K/W Ward, Mumbai by M/s V Hotels Limited. (Proposal No.: IA/MH/CRZ/558487/2025)

INTRODUCTION

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for redevelopment on Plot bearing CTS No. 859 & 561/5 of Juhu Village situated in K/W Ward, Mumbai under Reg. 33(11) of DCPR 2034

Consultant presented that, there was a Basement + Ground + 6 Upper floor structure on site, which has been demolished on site.

There is earlier CRZ recommendation dated 5.9.2024 from the MCZMA and EC dated 09.12.2024, based on which the work has started on site, i.e. for CTS No. 859.

Consultant further presented that, construction carried out on site has been executed in accordance with the earlier CRZ NOC, Earlier EC and approvals granted by the local authority. The proposal is for expansion and amendment in earlier CRZ NOC, as there has been addition of new plot bearing CTS No. 561/5 of Village Juhu, Mumbai, in the project site. Due to a revision in planning, the PTC building has been removed and a Sale Commercial building has been proposed. There has been a change in the planning due to which there has been a reduction in the total number of flats in the proposal.

The proposal is redevelopment wherein four building have been proposed as follows:-

1. Composite Building Sale Commercial Wing : Basement + Lower ground + Upper ground + 1st to 11th Upper floors C
2. Composite Building Sale Wing A & B : Basement + Lower ground + Upper ground & Podium + 1st to 13th Upper floors
3. Composite Building Sale Wing C, D & E: Basement + Lower ground + Upper ground & Podium + 1st to 14th Upper floors
4. Fitness Center : Basement+ Lower Gr+ Upper Gr & Podium

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Earlier plot area is 22,212.9 sqm and now the total plot area (including CTS No. 561/5) is 25,236.20 sqm. Now, as per amended proposal, the total construction area (FSI + Non FSI area) is 149416.97 sqm

As per D P Remarks 2034 the plot under reference is situated in Residential zone and part of the project site affected by EOS 1.5 (Garden / Park

The plot area of the project is 25236.20 sqm, FSI area is 90093.32 sqm, Non FSI area is 59323.65 and Total Construction area is 149416.97 sqm

DELIBERATION:

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

Details	As per CRZ NOC vide No. IA/ MH/CRZ/ 487267/ 2024 dated 05.09.2024 and EC vide No. SIA/ MH/ INFRA2/ 472183/ 2024 dated 19.12.2024	As per proposed expansion and amendment under Reg. 33(11) of DCPR 2034
Building Configuration	Composite Building PTC Wing: Gr. + 1st to 17th floors	Composite Building Sale Commercial Wing : Basement + Lower ground + Upper ground & podium + 1st to 11th Upper floors
	Composite Building Sale Wing A, B & C: Basement + Lower ground + Upper ground & Podium + 1st to 13th Upper floors	Composite Building Sale Wing A & B : Basement + Lower ground + Upper ground & Podium + 1st to 13th Upper floors
	Composite Building Sale Wing D & E: Basement + Lower ground + Upper ground & Podium + 1st to 5th Upper floors	Composite Building Sale Wing C, D & E: Basement + Lower ground + Upper ground & Podium + 1st to 14th Upper floors
	Clubhouse: Basement+ Lower Gr+ Upper Gr & Podium	Fitness Center : Basement+ Lower Gr+ Upper Gr & Podium


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The Authority noted that, earlier the proposal was considered in 192nd meeting of MCZMA held on 20.12.2025. The Authority observed that, the total plot area mentioned in the IRS report is 24023.10 Sqm, whereas total plot area mentioned in the application form and presentation is 25,236.20 sqm. There is discrepancy in the plot area. Consultant clarified that, total plot area is 25,236.20 sqm. The Authority instructed the PP to submit the rectified IRS report & map with corrected plot area.

Accordingly, the PP has submitted the revised CRZ map in 1:4000 scale and report of the IRS, Chennai. As per the IRS report, the project site boundary partly falls in CRZ-II and CRZ-III (NDZ- Within CRZ-II-Greater Mumbai areas as per approved CZMP (Map No: MH 75) map vide CRZ Notification 2019. The proposed building and the proposed open space amenity falls completely in CRZ-II areas as per approved CZMP (Map No: MH 75) map vide CRZ Notification 2019.

Project Site details in various CRZ areas:-

Sr. No.	CTS No.	CRZ Classification	Area in Sqm
1	859	CRZ-II	23426.0
2	561/5	CRZ-III (NDZ-within CRZ-II- Greater Mumbai)	1810.20
Total			25236.20

Consultant presented that, construction is proposed on CRZ-II area and no construction is proposed in CRZ-II (NDZ) area.

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

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

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



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The Authority noted that as per para 10.3 of CRZ Notification, 2019:

CRZ areas falling within municipal limits of Greater Mumbai:

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

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

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019. However, the concern planning Authority should strictly ensure that no construction is allowed in CRZ-II (NDZ) i.e. Garden / RG/ PG reservation on portion of the site i.e. 1810.20 sqm. Further, the concern planning Authority to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed.

DECISION:

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

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



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2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concern planning Authority should strictly ensure that no construction is allowed in CRZ-II (NDZ) i.e. Garden / Park reservation on portion of the site i.e. 1810.20 sqm
4. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
5. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
6. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
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. PP to comply with all other regulations as applicable to the said land.
11. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 9: Proposed redevelopment of residential building at Plot bearing C.T.S. No. 775 A of village Bandra-C, Pali Mala Road, Pali Hill, Bandra West, Mumbai, in H/W ward by M/s. Shivansai Homemaker Infra LLP (Proposal No.: IA/MH/CRZ/576748/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building at Plot bearing C.T.S. No. 775 A of village Bandra-C, Pali Mala Road, Pali Hill, Bandra West, Mumbai.

Consultant presented that, Existing building Palimāla CHSL comprising of Ground + 1st to 3rd upper floor structure having OC dated 13.04.1968 is proposed to be demolished by virtue of proposed redevelopment.

The proposed residential building comprises of 6 level basements for car parking + Stilt for entrance lobby and surface car parking + 1st to 4th floor podium + 5th to 17th upper residential floors + 18th (pt.) amenity floor for residential users.

The MCGM has issued IOD P-28745/2025/(775A)/H/W Ward/BANDRA-C/IOD/1/New Dated- 24 March 2026.

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

The plot area of the project is 836.12 sqm, FSI area is 3151.05 sqm, Non FSI area is 6148.95 and Total Construction area is 9300.00 sqm

DELIBERATIONS:

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



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

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

DECISION:

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

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


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



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Item No.10: Proposed Residential & Commercial Development at Plot bearing Old S. No. 433 New S. No. 92, Hissa No. 2 at Village Navghar Tal. & Dist. Thane by M/s. Salasar Sahakar Enterprises (Proposal No.: IA/MH/CRZ/576863/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Residential & Commercial Development at Plot bearing Old S. No. 433 New S. No. 92, Hissa No. 2 at Village Navghar Tal. & Dist. Thane.

Consultant presented that, proposed Residential & Commercial Development comprises of :-

- 1) Tower A: Ground + 2 Commercial floors + 1 Podium + 20 upper floors.
- 2) Tower B: Ground+21 upper floors

Plot area is 7190.00 Sqm, FSI area is 27658.64 sqm, Non FSI area is 150.47 Sqm, Total Construction area is 29219.11 Sqm

DELIBERATIONS:

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

- 1) Area of Project Site in Various CRZ as per Approved CZMP Map No. MH83 of Thane District:-

Project Site as per Cadastral Map on Approved CZMP Map No. 83			
Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Proposed Plot - A Boundary	Outside CRZ	3590.07	3590.07
Proposed Plot - B Boundary	Outside CRZ	1896.91	1896.91

- 2) Area of Project site in Various CRZ as per Field Survey:-


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Project Site as per DGPS Survey			
Description	CRZ - Classification	Area in Sq.m	Total Area in Sq.m
Proposed Plot - A Boundary	CRZ - II	72.01	3590.07
	Outside CRZ	3518.06	
Proposed Plot - 8 Boundary	Outside CRZ	1896.91	1896.91

Consultant presented that, no construction is proposed in CRZ area. The proposed construction completely falls in non CRZ area.

The Authority noted that, the Ministry of Environment, Forest & Climate Change (MoEF&CC), New Delhi vide letter dated 25.08.2023 has approved the CZMPs of Thane District, under provisions of the CRZ Notification, 2019.

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

DECISION:

In the light of above, the Authority deliberation confirmed that proposed construction of Residential & Commercial Development at Plot bearing Old S. No. 433 New S. No. 92, Hissa No. 2 at Village Navghar Tal. & Dist. Thane is situated outside CRZ area as per approved CZMP under CRZ Notification, 2019 and hence outside the purview & ambit of CRZ Notification, 2019.


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Item No.11: Proposed Residential and Commercial development at pocket D & E, sector 60, Nerul, Navi Mumbai by Mistry Construction Co. Pvt. Ltd (Proposal No.: IA/MH/CRZ/572358/2026)

INTRODUCTION

The project proponent along with consultant presented the proposal before the Authority. The proposal pertains to Residential and Commercial development at pocket D & E, sector 60, Nerul, Navi Mumbai.


The consultant presented that, project of development of Golf course and country club with Real Estate at Sector 60, Nerul, Navi Mumbai has CRZ recommendation dated 11th January, 2018 read with 12th March, 2018 from MCZMA. The said CRZ recommendation was granted based on approved CZMP under CRZ Notification, 1991, as per which, pocket D&E was outside CRZ area, wherein residential & commercial development was proposed. MCZMA allowed golf course in pocket A&B which was partly in CRZ II and partly outside CRZ. The said CRZ recommendation is valid till 10th January, 2029.

The residential & commercial development in pocket D & E has Environment clearance 4th December, 2019 and amended EC on 27th December 2023 from SEIAA under EIA Notification, 2006.

Current proposal

Now, in view of CRZ Notification, 2019, the PP has submitted an application for residential and commercial development in pocket D&E, in accordance with CRZ Notification, 2019.

Initially, proposal was submitted for 9 towers and 1 club house in pocket D&E. Tower 1 & 9 and club house was partly in CRZ II area and rest all towers 2 to 8 are in Non CRZ area, as per approved CZMP under CRZ Notification, 2019. The said proposal was discussed in 193rd meeting of the MCZMA held on 19th January, 2026 wherein the Authority sought landward side details of the existing authorized structures along with details pertaining to the related court matter. The proposal was again considered during the 194th & 195th meeting of the MCZMA meeting held on 20 February 2026. During the 195th meeting,


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Expert Members viewed that, if the vertical expansion is proposed in Non CRZ area, then, PP to submit the revised CRZ map in 1:4000 scale as per approved CZMP, 2019 superimposing the revised project

Accordingly, the PP submitted the CRZ map in 1:4000 scale as per approved CZMP, 2019 & report dated 24.4.2026 prepared by IRS, Chennai. As per the said map, no construction is proposed in CRZ area. Tower 2 to 8 are proposed in Non CRZ area. Accordingly, CRZ Clearance is now being sought for Towers 2 to 8, which are located outside the CRZ area, in accordance with the provisions of the CRZ Notification, 2019.

DELIBERATION:

The Authority noted that earlier approvals granted for the project on land under reference. Initially, the MCZMA in its 117th and 118th meeting held on 5th & 6th April, 2017 and 21st April, 2017 respectively deliberated the proposal of development of Golf course and country club with Real Estate at Sector 60, Nerul, Navi Mumbai. The proposal was deliberated in accordance with CRZ Notification, 1991 and CZMP, 1991. Accordingly, MCZMA vide letter dated 11th January, 2018 read with 12th March, 2018 granted the CRZ recommendation to the proposal, as per which, Only Golf Course in pocket A & B was allowed in CRZ area and Rest of the development in pocket D & E is in Non CRZ area.

Thereafter, the matter of revalidation of the earlier CRZ recommendation was deliberated in 162nd and 180th meeting of MCZMA held on 7th December, 2022 and 11-12th December, 2024 respectively. Accordingly, the MCZMA vide letter dated 3rd January, 2025 clarified that the CRZ recommendation dated 11th January 2018 read with letter dated 12th March 2018 is valid for a period of 11 years i.e. up to 10th January, 2029 as per MoEF&CC amended Notification dated 03.03.2023.

Meanwhile, for pocket D&E, the SEIAA vide letter dated 4th December, 2019 granted the Environment Clearance under EIA Notification, 2006 for residential & commercial development comprising of the 9 Towers. The Maharashtra Pollution Control Board (MPCB) on 13th March, 2020 granted Consent to Establish for the project. The revised environment clearance was accorded on 27th December 2023 to accommodate additional FSI as per UDCPR.



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Subsequently, portion of the project plot boundary (Pocket D & E) is identified to be falling in CRZ area as per approved CZMP (2011 and 2019), which was approved in February, 2019 and August, 2023 respectively.

The Authority noted that presently, the PP has submitted an application for residential and commercial development in pocket D & E, in accordance with CRZ Notification, 2019. The proposal was considered in 193rd, 194th and 195th meeting of the MCZMA. As per the deliberations in the 195th meeting, the PP has submitted the CRZ map in 1:4000 scale & report dated 24.4.2026 prepared by IRS, Chennai. As per the said report,

CRZ category	Area in Sqm
CRZ IB	933.34
CRZ II	5595.28
Outside CRZ	20494.9
Total	27023.52

The report states as follows-

"The site for the proposed residential project at Pocket D and E in Sector 60, Nerul Node, Navi Mumbai, Thane district, Maharashtra of M/s. Mistry Construction Co. Pvt. Ltd., Mumbai 400 019, Maharashtra falls partly inside the Intertidal area, 50m/ width of creek (whichever is less) setback line from HTL of Thane Creek as per approved CZMP (Map No.MH 77) published vide CRZ Notification 2019. Hence, the project site falls partly in CRZ-IB, CRZ-II with remaining area outside CRZ as indicated in the local level CRZ map

However, the proposed construction and basement in the project site falls completely outside CRZ as indicated in the local level CRZ map".

The shortest distance between point G of Tower 2 from the CRZ boundary is 0.14m.

The project was appraised during the 195th MCZMA meeting held on 25th March, 2026. As there is no existing road on the seaward side of the project, the Committee has asked to restrict the construction to the non-CRZ area. In this regard, the client provided a revised project layout after removing


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the proposed structures (Tower 01, Tower 09 and the Clubhouse) falling within the CRZ area"

The Authority noted that plot boundary is falling in CRZ IB, CRZ II and outside CRZ area. However, proposed construction of tower 2 to 8 are situated outside CRZ area, as per approved CZMP, 2019, as stated in IRS report (MoEF&CC authorized agency). Expert member observed that since proposed construction is outside CRZ area, it is outside the ambit of the CRZ Notification, 2019. Further Authority took note of complaints received in the matter and noted reply filed by PP.

DECISION:

In the light of above, the Authority deliberation confirmed that proposed residential & Commercial buildings, namely, Towers 2 to 8, at Pocket D&D, Sector 60, Nerul, Navi Mumbai, Thane District are situated outside CRZ area as per approved CZMP under CRZ Notification, 2019 and hence outside the purview & ambit of CRZ Notification, 2019.



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Item No.12: Proposed Jetty Pipelines Connectivity portion between Plot No. 4 and Plot No. EN-211, JNPA, Sheva, Uran, Raigad, Maharashtra by Aegis Vopak Terminals Limited (Proposal No.: IA/MH/CRZ/577103/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Jetty Pipelines Connectivity portion between Plot No. 4 and Plot No. EN-211, JNPA, Sheva, Uran, Raigad, Maharashtra.

Consultant presented that AEGIS Vopak Terminals Limited (Project Proponent) has Proposed Jetty Pipelines Connectivity portion between Plot No. 4 Terminal and Plot No. EN-211 Terminal, JNPA, Uran, Navi Mumbai, Maharashtra.

The pipeline infrastructure facilities required for the transfer and handling of LPG, Propane, Butane, Petroleum Products Class A, B & C, Chemicals and Non-Petroleum Products.

Jetty Pipelines Connectivity Portion between Plot No 4 and Plot No EN-211			
From point A to point B			
No. of Pipeline & Sizes	Type of crossing	Approx. Length (m) (each pipeline)	Width (m)
20" x 2 Nos. (Insulated)	Pipe rack/ Pipe bridge	1565	2.5
12" x 8 Nos.			
16" x 2 Nos.			
4" to 6" x 2 Nos. (Utility Pipelines)			
From point B to point C			
20" x 2 Nos. (Insulated)	Pipe rack/ Pipe bridge	502	2.5

Products To Be Transported/Handled :-

1	Liquefied Petroleum Gas (LPG)	27	LSHS
2	Propane	28	CBFS
3	Butane	29	Paraffins


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4	Edible Oil	30	White Oil
5	Propylene	31	HFHSD
6	Butadiene	32	LDO
7	VCM	33	2- Ethyl Hexanol
8	Butene	34	2-Ethyl Hexyl Acrylate
9	Ethane	35	2-Methyl 1,3 Propanediol
10	Acetone	36	2-Propyl Heptanol
11	Motor Spirit	37	Acetic Acid
12	Kerosene	38	Acetic Anhydride
13	Aviation fuel	39	Acrylic Acid
14	High Speed Diesel	40	Acryl Nitrile
15	Naphtha	41	Alpha Olefins
16	Furnace oil	42	Aniline
17	Methanol	43	Base Oils
18	Styrene Monomer	44	Bio Diesel
19	Toluene	45	Bitumen
20	Xylene	46	Butanol
21	Crude oil	47	Butyl Acetate
22	Benzene	48	Butyl Acrylate Monomer
23	Solvent C9- C11	49	Butyl Glycol
24	Ethanol	50	CARADOLS
25	Hexane	51	Carbon Black Feed Stock
26	VLSFO	52	Carbon Tetrachloride

53	Caustic Soda Lye	79	Methyl Methacrylate
54	Chloroform	80	Methyl Oleate
55	Crude Glycol	81	Methyl Tertiary Butyl Ether
56	Cyclohexanol	82	Methylene Di Chloride
57	Dibutyl Maleate	83	Mono Ethanol Amine
58	Di Ethylene Glycol	84	Mono Ethylene Glycol
59	Diethyl Oxalate	85	Mono Propylene Glycol
60	Di Methyl Formamide	86	Nitric Acid
61	Di-Octanol	87	Ortho Nitro Toluene
62	Ethyl Acetate	88	Paraffin
63	Ethyl Acrylate	89	PFAD


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64	Ethyl Alcohol	90	Phenol
65	Ethylene Di Chloride	91	Phosphoric Acid
66	EXXSOL	92	Polyols
67	Fatty Acids	93	Propionic Acid
68	Fatty Alcohol	94	Propylene Glycol
69	Glycerin	95	Rubber Processing Oil
70	Iso Butanol	96	Sulphuric Acid
71	Iso Nonyl Alcohol	97	Texanol
72	Iso Propyl Alcohol	98	Tri ethylene Glycol
73	Linear Alkyl Benzene	99	Vegetable Oils
74	Lube Oils	100	Vinyl Acetate Monomer
75	Methyl Acrylate	101	Ethylene Di Amine
76	Methyl Dipheyl Diisocyanat	102	Non Petroleum product & etc.
77	Methyl Ethyl Ketone	103	Other chemicals
78	Methyl Iso Butyl Ketone		

DELIBERATIONS:

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

Description	CRZ - Classification	Length in Metres (each pipeline)
Proposed Pipelines from Point A to B	CRZ - II	180.81
	Outside CRZ	1384.19
Proposed Pipelines from Point B to C	Outside CRZ	502.00

The Authority noted the para 5.1 (ii) of CRZ Notification, 2019,

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


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

The Authority observed that, proposed pipelines are used to transport total 103 nos. of chemicals. The Authority asked PP to submit whether these 103 nos. of chemicals are specified in Annexure-II of CRZ Notification, 2019.

The Authority further observed that, mangrove vegetation present at the vicinity of proposed pipelines. Officials of Mangrove cell informed that, report Mangrove Cell can be sought. The Authority asked PP to submit Mangrove Cell Report.

The Authority further observed that proposed pipelines partly falls in CRZ area and partly falls in non CRZ area. The Authority asked PP to explore the possibility of shifting proposed pipelines in non CRZ areas.

The Authority asked PP to submit NOC / agreement from land owners for laying of pipelines. Further PP to submit superimposition of approved project storage proposal layout along with proposed pipeline project on CRZ maps

DECISION:

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



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Item No.13: Proposed Jetty Pipelines Connectivity portion between Shallow Water Berth (SWB) and Plot No.4, JNPA, Uran, Navi Mumbai, Maharashtra by Aegis Vopak Terminals Limited (Proposal No.: IA/MH/CRZ/577165/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for Jetty Pipelines Connectivity portion between Shallow Water Berth (SWB) and Plot No.4, JNPA, Uran, Navi Mumbai, Maharashtra

Consultant presented that AEGIS Vopak Terminals Limited (Project Proponent) has Proposed Jetty Pipelines Connectivity portion between Shallow Water Berth (SWB) and Plot No.4, JNPA, Uran, Navi Mumbai, Maharashtra

The pipeline infrastructure facilities required for the transfer and handling of LPG, Propane, Butane, Petroleum Products Class A, B & C, Chemicals and Non-Petroleum Products.

Shallow Water Berth to Plot No.4			
From point A to point B1			
No. of Pipeline & Sizes	Type of crossing	Approx. Length (M)	Width (M)
12" x 3 Nos.	Pipe rack	865.36	2.2
From point B1 to point B			
20" x 2 Nos. (Insulated)	Pipe rack/ Pipe bridge	3797.41	2.5
12" x 5 Nos.			
16" x 2 Nos.			
4" to 6" x 2 Nos. (Utility Pipelines)			

Products To Be Transported/Handled :-

1	Liquefied Petroleum Gas (LPG)	27	LSHS
2	Propane	28	CBFS


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3	Butane	29	Paraffins
4	Edible Oil	30	White Oil
5	Propylene	31	HFHSD
6	Butadiene	32	LDO
7	VCM	33	2-Ethyl Hexanol
8	Butene	34	2-Ethyl Hexyl Acrylate
9	Ethane	35	2-Methyl 1,3 Propanediol
10	Acetone	36	2-Propyl Heptanol
11	Motor Spirit	37	Acetic Acid
12	Kerosene	38	Acetic Anhydride
13	Aviation fuel	39	Acrylic Acid
14	High Speed Diesel	40	Acryl Nitrile
15	Naphtha	41	Alpha Olefins
16	Furnace oil	42	Aniline
17	Methanol	43	Base Oils
18	Styrene Monomer	44	Bio Diesel
19	Toluene	45	Bitumen
20	Xylene	46	Butanol
21	Crude oil	47	Butyl Acetate
22	Benzene	48	Butyl Acrylate Monomer
23	Solvent C9- C11	49	Butyl Glycol
24	Ethanol	50	CARADOLS
25	Hexane	51	Carbon Black Feed Stock
26	VLSFO	52	Carbon Tetrachloride

53	Caustic Soda Lye	79	Methyl Methacrylate
54	Chloroform	80	Methyl Oleate
55	Crude Glycol	81	Methyl Tertiary Butyl Ether
56	Cyclohexanol	82	Methylene Di Chloride
57	Dibutyl Maleate	83	Mono Ethanol Amine
58	Di Ethylene Glycol	84	Mono Ethylene Glycol
59	Diethyl Oxalate	85	Mono Propylene Glycol
60	Di Methyl Formamide	86	Nitric Acid
61	Di-Octanol	87	Ortho Nitro Toluene
62	Ethyl Acetate	88	Paraffin


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63	Ethyl Acrylate	89	PFAD
64	Ethyl Alcohol	90	Phenol
65	Ethylene Di Chloride	91	Phosphoric Acid
66	EXXSOL	92	Polyols
67	Fatty Acids	93	Propionic Acid
68	Fatty Alcohol	94	Propylene Glycol
69	Glycerin	95	Rubber Processing Oil
70	Iso Butanol	96	Sulphuric Acid
71	Iso Nonyl Alcohol	97	Texanol
72	Iso Propyl Alcohol	98	Tri ethylene Glycol
73	Linear Alkyl Benzene	99	Vegetable Oils
74	Lube Oils	100	Vinyl Acetate Monomer
75	Methyl Acrylate	101	Ethylene Di Amine
76	Methyl Dipheyl Diisocyanat	102	Non Petroleum product & etc.
77	Methyl Ethyl Ketone	103	Other chemicals
78	Methyl Iso Butyl Ketone		

DELIBERATIONS:

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

Description	CRZ - Classification	Length in m	Total Length in m
Proposed Pipelines from Point A to B1	CRZ - II	865.36	865.36
Proposed Pipelines from Point B1 to B	CRZ - II	1284.19	3797.41
	Outside CRZ	2513.22	

The Authority noted the para 5.1 (ii) of CRZ Notification, 2019,

"(v) Facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-II to this notification, subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Ministry of Petroleum and Natural Gas and guidelines issued by the Ministry of Environment, Forest and


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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."

The Authority observed that, proposed pipelines are used to transport total 103 nos. of chemicals. The Authority asked PP to submit whether these 103 nos. of chemicals are specified in Annexure-II of CRZ Notification, 2019.

The Authority further observed that, mangrove vegetation present at the vicinity of proposed pipelines. Officials of Mangrove cell informed that, report Mangrove Cell can be sought. The Authority asked PP to submit Mangrove Cell Report.

The Authority asked PP to submit NOC / agreement from land owners for laying of pipelines. Further PP to submit superimposition of approved project storage proposal layout along with proposed pipeline project on CRZ maps

DECISION:

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



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Item No. 14: Proposed redevelopment of residential building on plot bearing CTS No-1101B/4 of Bandra-D Village, H/W Ward, Off. Carter Road, Khar- West, Mumbai-400 052, Maharashtra by Yashodeep Co Operative Housing Society Limited (Proposal No.: IA/MH/CRZ/577225/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing CTS No-1101B/4 of Bandra-D Village, H/W Ward, Off. Carter Road, Khar- West, Mumbai-400 052, Maharashtra.

Consultant presented that, existing building comprising of Ground Floor + 1st to 4th Upper Floor structure in dilapidated condition having OC dated 06.04.1980 is proposed to be demolished for proposed redevelopment.

The proposed residential building comprises of Four Basement floor + Ground Floor + 1st to 5th Floor for Parking + 6th podium for amenity/parking + 1st to 12th Upper Floor for residential use.

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

Consultant further presented that, the plot area of the project is 1027.80 sqm, FSI area is 5550.12 sqm, Non FSI area is 9341.86 and Total Construction area is 14891.98 sqm

DELIBERATIONS:

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

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


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

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

DECISION:

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

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



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Item No. 15: Proposed Development of Nagla Bunder Waterfront by
Thane Municipal Corporation (Proposal No.:
IA/MH/CRZ/577113/2026)

INTRODUCTION

The Thane Municipal Corporation officials along with consultant presented the proposal before the Authority.

TMC officials presented that, the abandoned plot along the bank of Vasai Creek in Nagla Bunder village is currently being misused by local activities. The primary objective is to transform this neglected land into a public entertainment park while preserving the natural habitat. The Design Strategy includes beautification of Nagla Bunder with following aim Attract-Educate-Engage. The aim of the project is to attract through Recreational Spaces & display Maratha Heritage the development transforms Nagla Bunder into a magnetic destination – drawing visitors through curated recreational spaces, cultural zones, and immersive storytelling of the Shiv-Kalin (Maratha Empire) era. Awareness through active engagement. Educate the visitor displaying the replica of History, Forts & Empire Strategies Interpretive gardens narrate key events of the Maratha Empire – from military strategies and fort constructions to the visionary leadership of Chhatrapati Shivaji Maharaj – creating an outdoor classroom for all generations. Further Engage through Exhibition, Light & Sound, Museum.

The proposed development of the Nagla Bunder Waterfront along Ulhas Creek at Nagla Bunder Village is an integrated waterfront project aimed at transforming area into a planned, environmentally sustainable recreational and educational destination. The Total Plot area of Nagla Bunder waterfront development area is 93,309 sqmt. The development includes key features such as jetties, pedestrian alleys, rain shelters, an amphitheatre, an exhibition centre showcasing the Maratha (Shiv-Kalin) history, a watchtower, and a helipad.

Consultant presented that proposed activities at Nagla Bunder waterfront falls in CRZ IA, CRZ IB, CRZ II & outside CRZ area and are permissible as per provisions of the CRZ Notification, 2019.

DELIBERATIONS:


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The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per the said report of the IRS, proposed activity of Naglabunder waterfront falls in CRZ IA, CRZ IB, CRZ II & outside CRZ area as follows-

CRZ category	Area (Sqm)
CRZ IA (50 m mangrove buffer zone)	8986.31
CRZ IA (Mangrove)	220.05
CRZ II	39332.95
CRZ IB	14032.00
Outside CRZ	30737.71
Total	93309.03

As presented by the PP, list of proposed activities and permissibility as per provisions of the CRZ Notification, 2019 is as follows-


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Naglabunder Waterfront (Phase II)

Sl.No	Proposed Components	Label	Zonation	Area in (Sq.m)	Length in (m)	Total
1.	Jetty and Allies Activity	A1	CRZ - II	64.00	-	64.00
2.	Rain Shelter/Conopy	B1	CRZ - II	377.00	-	1531.10
		B2	CRZ - II	19.00	-	
			Outside CRZ	4.40	-	
		B3	Outside CRZ	23.40	-	
		B4	Outside CRZ	23.40	-	
		B5	Outside CRZ	23.40	-	
		B6	Outside CRZ	84.50	-	
		B7	Outside CRZ	84.50	-	
		B8	Outside CRZ	84.50	-	
		B9	CRZ - II	169.00	-	
		B10	CRZ - II	84.50	-	
		B11	CRZ - II	84.50	-	
		B12	CRZ - II	50.00	-	
		B13	CRZ - II	27.00	-	
			Outside CRZ	23.00	-	
		B14	CRZ - II	50.00	-	
		B15	CRZ - II	50.00	-	
		B16	Outside CRZ	50.0	-	
		B17	Outside CRZ	50.00	-	
B18	CRZ - II	84.50	-			
B19	CRZ - II	84.50	-			
3.	Eco Sensitive Toilet	C1	CRZ - II	192.00	-	504.00
			Outside CRZ	24.00	-	
		C2	Outside CRZ	72.00	-	
		C3	CRZ - II	6.00	-	
			Outside CRZ	66.00	-	
C4	CRZ - II	144.00	-			
4.	Amphitheatre with Garden	D1	CRZ - II	1003.00	-	2151.00
			Outside CRZ	1148.00	-	
5.	Decorative Compound Well	E1	CRZ - II	618.00	-	1783.00
			Outside CRZ	1165.00	-	
6.	Exhibition Center Building	F1	Outside CRZ	860.00	-	860.00
7.	Strom Water Drain for Protection of Natural Water Courses	G1	CRZ - IB	-	13.00	159.00
			CRZ - II	-	36.00	
		G2	CRZ - IB	-	10.00	
			CRZ - II	-	51.00	



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			Outside CRZ	-	49.00	
8.	Watch Tower	H1	CRZ - II	49.00	-	162.00
			CRZ - IB	32.00	-	
		H2	CRZ - II	50.00	-	
			CRZ - IB	31.00	-	
9.	Helipad	H	CRZ - II	927.00	-	2000.00
			Outside CRZ	1073.00	-	
10.	Parking Area	J1	CRZ - II	5601.00	-	5601.00
11.	Open Play Area	K1	CRZ - II	1819.00	-	10602.58
			CRZ - IB	250.00	-	
			Outside CRZ	1339.00	-	
		K2	CRZ - IA (50m Mangroves Buffer Zone)	431.00	-	
			CRZ - II	5522.00	-	
			Outside CRZ	1241.58	-	
12.	Erosion Control Measure (Gabion)	L1	CRZ - IB	-	6.04	114.37
			CRZ - II	-	108.33	
		L2	CRZ - IB	-	47.55	66.19
			CRZ - II	-	18.64	
13.	Compound Wall	M1	CRZ - IA (50m Mangroves Buffer Zone)	-	40.96	1037.99
			CRZ - II	-	41.32	
			Outside CRZ	-	170.07	
		M2	Outside CRZ	-	81.03	
			CRZ - IB	-	2.77	
		M3	CRZ - II	-	52.62	
			Outside CRZ	-	14.61	
		M4	CRZ - II	-	217.58	
Outside CRZ	-		417.03			
14.	Beautification of Existing Water Body	N1	CRZ II	1121.00	-	1741.00
			Outside CRZ	620.00	-	
15.	Fountain	Fountain	CRZ - IB	20.00	-	20.00

The PP has submitted the EIA report prepared by Centre of Envotech and Management Consultancy (Nabet accredited consultant). The Authority noted the observations, anticipated impacts and mitigation measures as


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suggested in the EIA report. Certain observations of the EIA report is as follows-

- The proposed project does not involve any permanent change in land use classification. The site, which is presently inaccessible or underutilized mangrove fringe and waterfront areas, will be developed as a controlled public recreational and educational space. Temporary disturbances to land use are anticipated during the construction phase due to installation of elevated walkways, viewing decks, and waterfront amenities. Construction activities will involve minimal ground intervention, as most structures are elevated on piles to avoid disturbance to the mangrove substrate. During the process no mangroves will be cut. The terrain is generally flat, and no significant alteration of topography or landscape is anticipated.
- The project includes development of a public waterfront zone comprising promenades, viewing decks, seating areas, railings, lighting, and interpretation signage. The waterfront development does not involve reclamation or permanent alteration of the coastal edge. The interventions are limited to edge improvement and public access enhancement within the existing shoreline profile.
- Construction activities shall be restricted strictly to designated footprints and work zones. Off-site prefabrication shall be maximized to reduce on-site land disturbance. No labour camps, storage yards, or construction offices shall be located within waterfront zone.
- The NaglaBunder waterfront development is designed to retain natural tidal exchange and surface runoff patterns. Promenade structures and viewing decks are elevated or permeable, ensuring uninterrupted flow of stormwater and tidal waters along the creek edge. No seawalls, bunds, or reclamation activities are proposed. The waterfront surface will be graded to drain towards designated stormwater inlets connected to existing drainage systems.
- Waterfront activities increase the likelihood of direct human interaction with the creek edge, which may pose risks of littering, accidental discharge, and localized water contamination during both construction and operation phases.
- During construction, care shall be taken to prevent runoff, concrete wash water, or debris from entering the creek. During operation, wastewater from waterfront amenities and food kiosks (if any) shall be strictly regulated.


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- No untreated sewage or greywater shall be discharged into the creek.No untreated sewage or greywater shall be discharged into the creek.

Expert Members discussed that the NaglaBunder waterfront is located at ecological interface between land and water, influenced by tidal dynamics of the Ulhas Creek which support coastal and aquatic biodiversity. It was discussed that TMC should ensure that proposed activities should not interfere with natural coastal process. No construction is allowed in mangrove and 50 m mangrove buffer zone area. No building construction is permissible in CRZ II area. Location of the helipad which is proposed partly in CRZ II area, could be shifted outside CRZ area by the project proponent.

The TMC officials and Consultant presented that, no activity is proposed in CRZ-I i.e. mangroves or its 50 m buffer zone. All activities are restricted to either CRZ II or outside. No building construction is proposed in CRZ II area. The Authority asked the PP submit the undertaking stating the same.

The PP presented the permissibility of the project activities in various CRZ categories as follows-

Components	Area (Sq Meter)	CRZ Classification.	Permissibility as per CRZ Notification, 2019
Jetty and Ghat activity	64	CRZ -II	5.2 (i)
Rain Shelter / Canopy B1	377.00	CRZ - II	5.2 (i)
Rain Shelter / Canopy B2	19.00	CRZ-II	5.2 (i)
Rain Shelter / Canopy B3	4.40	NON CRZ	5.2 (i)
Rain Shelter / Canopy B4	23.40	NON CRZ	5.2 (i)
Rain Shelter / Canopy B5	23.40	NON CRZ	5.2 (i)
Rain Shelter / Canopy B6	23.40	NON CRZ	5.2 (i)
Rain Shelter /	84.50	NON CRZ	5.2 (i)


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Components	Area (Sq Meter)	CRZ Classification.	Permissibility as per CRZ Notification, 2019
Canopy B7			
Rain Shelter / Canopy B8	84.50	NON CRZ	5.2 (i)
Rain Shelter / Canopy B9	84.50	NON CRZ	5.2 (i)
Rain Shelter / Canopy B10	169.00	CRZ - II	5.2 (i)
Rain Shelter / Canopy B11	84.50	CRZ - II	5.2 (i)
Rain Shelter / Canopy B12	84.50	CRZ - II	5.2 (i)
Rain Shelter / Canopy B13	50.00	CRZ - II	5.2 (i)
Rain Shelter / Canopy B14	27.00	CRZ - II	5.2 (i)
Rain Shelter / Canopy B15	23.00	NON CRZ	5.2 (i)
Rain Shelter / Canopy B16	50.00	CRZ - II	5.2 (i)
Rain Shelter / Canopy B17	50.00	CRZ - II	5.2 (i)
Rain Shelter / Canopy B18	50.00	NON CRZ	5.2 (i)
Rain Shelter / Canopy B19	50.00	NON CRZ	5.2 (i)
Eco Sensitive Toilet C1	216 .00	CRZ-II & Non CRZ	5.2 (i)
Eco Sensitive Toilet C2	72.00	CRZ-II	5.2 (i)
Eco Sensitive Toilet C3	72.00	CRZ-II & Non CRZ	5.2 (i)
Eco Sensitive Toilet C4	144.00	CRZ-II	5.2 (i)
Amphitheatre with garden	2151.00	CRZ-II & Non CRZ	5.2 (i) along with 5.2 (ii)


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Components	Area (Sq Meter)	CRZ Classification.	Permissibility as per CRZ Notification, 2019
			Public Places
Decorative compound wall	1783.00	CRZ-II & Non CRZ	5.2 (ii)
Exhibition Centre Building	860.00	Non CRZ	
Watch Tower H1	81.00	CRZ II & CRZ 1 B	
Watch Tower H2	81.00	CRZ II & CRZ 1 B	
Helipad	2000.00	CRZ-II & Non CRZ	5.2 (i) to be read with 5.2 (ii) Public Space Etc
Parking	5601.00	CRZ-II	5.2 (ii) Public Space Etc
Creating and Beautification of water body	1741.00	CRZ-II & Outside CRZ	5.2 (ii) Public Space Etc

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


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2. No mangroves are allowed to cut for the project. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, if the project activities are proposed in 50 m mangrove buffer zone.
3. PP to obtain the NoC from the mangrove cell.
4. PP to ensure that no construction is allowed in CRZ-I area. All activities are restricted to either CRZ II or outside.
5. PP to ensure that helipad should be proposed outside CRZ area.
6. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
7. 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. PP to comply with all other regulations as applicable to the said land.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 16: Proposed Development of Mangrove Park at Mogharpada by Thane Municipal Corporation (Proposal No.: IA/MH/CRZ/577195/2026)

INTRODUCTION

The Thane Municipal Corporation officials along with consultant presented the proposal before the Authority.

The TMC has proposed the development of the mangrove park at Mogharpada in its Jurisdiction. The proposed Mangrove Park consists of a 1,285.40 m long and 3 m wide elevated boardwalk proposed through the mangrove forest without causing any harm to or cutting of existing mangroves, thereby allowing visitors to have a deeper interaction with the natural habitat. Further, the Mangrove Trail includes 10 designated pause points proposed to be integrated for various functions as part of the Nature Interpretation Centre (NIC) within existing bald/open patches of the mangrove area.

10 pause points, having a total combined area of approximately 3,880 sq. m., are proposed to be integrated to form the combined Nature Interpretation Centre (NIC), which shall further include facilities such as a library, lecture halls, static and digital information display systems, visitor resting areas, eateries, and washrooms. One of the pause points is proposed to be developed as the administrative wing for management of the proposed project.

The NIC is proposed to be constructed primarily using wood and eco-friendly materials with minimal use of concrete. The design intervention has been planned to ensure uninterrupted flow of creek water and minimum ecological disturbance to the surrounding mangrove ecosystem.

TMC officials and consultant presented that, the proposed project has been designed in such a way that no mangrove trees will be felled during construction work.

The proposed Mangrove Park at Mogharpada will provide significant environmental, educational, recreational, and socio-economic benefits to the public. The project aims to enhance awareness regarding mangrove ecosystems,



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biodiversity conservation, climate regulation, and coastal protection through nature trails, guided tours, and educational activities.

The project will provide a pollution-free recreational environment promoting public well-being, birdwatching, and eco-tourism while encouraging community participation in conservation activities. Additionally, the park will function as an outdoor learning platform for students, researchers, and visitors while generating local employment opportunities and supporting sustainable livelihood and eco-tourism development in the region.

The proposed Mangroves Park is located in Survey No. 30 and Survey No. S1, classified as Reserved Forest and Protected Forest respectively. However as per MRSAC map the proposed project falls within the mangrove area and require diversion of approximately 0.7914 Ha Forest land. Thane Municipal Corporation has submitted the Forest Diversion Proposal to Mangroves Division North Konkan.

Consultant presented that, proposed mangrove park traverse through the CRZ - 1A (mangrove), CRZ - 1A (50 m. mangrove buffer zone), CRZ1B. Mangrove Park is a permissible activity as per para 1/5.1.1(i), 5.1.2.5.2(i), 5.3(i), 5.4 of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per the said map, the project is situated in CRZ IA area (mangrove and 50 m buffer zone area)

As presented by the PP, list of proposed activities and permissibility as per provisions of the CRZ Notification, 2019 is as follows-

Proposed Components	Area (Sq.m)	CRZ category	Permissibility as per CRZ Notification, 2019
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Mangrove Nature Trail	1285.40 (Length in Meter)	CRZ-IA (Mangrove)	5.1.1(i)
		CRZ IA (50 mangrove buffer zone)	5.1.1(ii)
		CRZ IB	5.1.2(i) & 5.1.2(ii)
Pause Points (Part of Nature Trail)	319.05	CRZ-IA (Mangrove)	5.1.1(i)
	546.00	CRZ-IA (Mangrove)	
	297.00	CRZ-IA (Mangrove)	
	319.04	CRZ-IA (Mangrove)	
	384.00	CRZ-IA (Mangrove)	
	313.05	CRZ-IA (Mangrove)	
	297.00	CRZ-IA (50m Mangrove Buffer Zone)	
	312.95	CRZ-IA (Mangrove)	
	546.00	CRZ-IA (Mangrove)	
	546.00	CRZ-IA (50m Mangrove Buffer Zone)	

Consultant submitted that, the proposed activities are permissible as per provisions of the CRZ Notification, 2019.

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


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

DECISION:

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

1. The proposed bridge & road 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. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since the project is proposed in mangroves & its 50 m buffer zone area.
3. PP to ensure that footprint in the mangrove area to be stricted to bare minimum
4. PP to obtain the NoC from the mangrove cell.
5. PP to obtain the Forest clearance under Forest (Conservation) Act, 1980 for diversion of the forest land, if applicable.
6. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.
7. 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. PP to comply with all other regulations as applicable to the said land.
11. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No. 17: Proposed redevelopment of residential building on plot bearing C. S. No. 4/441 of Malbar Hill Division, Situated at Little Gibbs Road, Malbar Hill, Mumbai by Nyrika Holkar / Smita Godrej Crishna (Proposal No.: IA/MH/CRZ/577355/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing C. S. No. 4/441 of Malbar Hill Division, Situated at Little Gibbs Road, Malbar Hill, Mumbai.

Consultant presented that, there was existing residential building comprises of Ground Floor + 1st to 4th Upper floor structure on site under reference. The MCZMA vide letter dated 31.03.2017 issued NOC for redevelopment on site under reference. The work on the site had been started as per earlier CRZ NOC dated 31.03.2017 and has been stopped on site due to 1) COVID Pandemic and 2) Pending Decision on Proposed Revision in Plans. The work is stand still as on date.

The proposed residential building comprises of Two Basement + Ground Floor for entrance lobby and Habitable room + 1st + mezzanine + 2nd to 4th Floor + 5th (pt) Upper Floors for residential use.

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

The plot area of the project is 1593.29 sqm, FSI area is 4382.99 sqm, Non FSI area is 2156.05 sqm and Total Construction area is 6539.04 sqm

DELIBERATIONS:

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

Area of project site in various CRZ:-


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Description	CRZ Classification	Area in sqm	Total area in sqm
Project Site Boundary	CRZ-II	1202.12	1593.29
	Outside CRZ	391.17	
Existing Building	CRZ-II	929.19	1012.80
	Outside CRZ	83.61	

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

The Authority noted the comparative statement:-

Sr. No.	Description	As per earlier CRZ NOC dated 31.03.2017	Proposed project
1	Plot Area	1593.29 sqm	1593.29 sqm
2	Total BUA	2108.22 sqm	6539.04 sqm
3	Proposed Building Configuration	2 Basement + Ground + 6 Floors for residential	2 Basement + Ground Floor for entrance lobby and Habitable room + 1st + mezzanine + 2nd to 4th Floor + 5th (pt) Upper Floors for residential use

The Authority observed that, earlier CRZ recommendation dated 31.03.2017 issued to M/s. R.R. Pednekar. Now, Nyrika Holkar / Smita Godrej Crishna has submitted proposal on Parivesh Portal. The Authority asked PP to submit Consent / NOC of owners.

Accordingly, Mrs. Smita Godrej Crishna vide letter dated 11.05.2026 submitted that, 1) Smita Godrej Crishna, 2) Nyrika Vijay Crishna and 3) Ms. Freyan Vijay Crishna, are the joint /co-owners in respect of plot bearing C.S. No. 4/441 of Malabar Hill Division, Mumbai and names appear on the property card as joint / co-owners. They have provided our consent and have no objection for the proposed development of residential building on our above referred plot.

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


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

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

DECISION:

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

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



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Item No. 18: Proposed redevelopment of Residential project on plot bearing CTS No. 15, 16, 17, 40, 49, 50, 51, 52, 53 & 54 of village Bandra-C Situated at Hill Road, Bandra West, Mumbai by M/s. Polestar Realtors Private Limited. (Proposal No.: IA/MH/CRZ/576853/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of Residential project on plot bearing CTS No. 15, 16, 17, 40, 49, 50, 51, 52, 53 & 54 of village Bandra-C Situated at Hill Road, Bandra West, Mumbai.

Consultant presented that, existing structures of Meena CSHL & Rachana CHSL on site under reference having Plan approvals in year 1979 & 1993.

The proposed buildings comprises of :

- 1) Building No. 1 (Sale): LG + G + 1st (Comm.) Floor + 2nd to 20th Floors: 69.90 m
- 2) Parking Tower for Building 1: 19 Level : 40.30 m
- 3) Building No. 2 (PTC): G + 1st to 19th Floors: 59.70 m
- 4) Building No. 3 (Sale): G + 1st to 21st (pt) Floors: 74.55 m
- 5) Parking Tower for Building 3: 33 level: 70.00 m
- 6) Building No. 4 (Sale): G + 1st to 28th Floors: 90.00 m
- 7) Parking Tower for Building 4: 34 level: 70.00 m
- 8) Building No. 5 (Composite): G + 1st to 22nd Floors: 68.40 m
- 9) Building No. 6 (PTC): G + 1st to 19th Floors: 59.70 m

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

The plot area of the project is 5574.10 sqm, FSI area is 27100.31 sqm, Non FSI area is 10733.23 sqm and Total Construction area is 37833.54 sqm.

DELIBERATIONS:

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


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project site falls in CRZ-II area. The site under reference is situated on landward side of existing road, as per CRZ map.

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

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

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

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

DECISION:

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

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


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

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



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Item No. 19: Proposed expansion of School Building on plot bearing CTS No. 1035 B of Village Versova Yari Road, Andheri (West) Mumbai by Children Welfare Centre (Proposal No.: IA/MH/CRZ/574376/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for expansion of School Building on plot bearing CTS No. 1035 B of Village Versova Yari Road, Andheri (West) Mumbai.

Consultant presented that, the existing school building configuration comprises Ground + part 6th upper floors having CC dated 16.11.1994 & OC dated 02.04.2008 on site under reference.

Now, PP has submitted proposal for expansion by proposing new school building comprises of Ground + seven upper floors adjoining to existing school building. MCGM has issued IOD dated 09.04.2026.

As per D P Remarks 2034 the plot under reference is situated in Residential zone and reserved for EE 1.2 (Primary & Secondary School).

The plot area of the project is 2968.80 sqm, FSI area is 7233.88 sqm, Non FSI area is 174.01 sqm and Total Construction area is 7407.89 sqm

DELIBERATIONS:

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

The Authority noted 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

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authorised fixed structures: Provided that no permission for construction of buildings shall be given on landward side of any new roads which are constructed on the seaward side of an existing road.

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

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

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed construction is landward side of the existing road, or on the landward side of existing authorised fixed structures and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. PP to explore possibility of providing STP for 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. 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.


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



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Item No. 20: Proposed Redevelopment Building No. 03 for Municipal Staff Quarter of BMC on Plot Bearing C.S. No. 1097(pt) of Fort Division, at Cochin Street & Kalikat Street at 'A' Ward, Mumbai by MCGM (Proposal No.: IA/MH/CRZ/576317/2026)

INTRODUCTION

The Municipal Corporation of Greater Mumbai officials along with consultant presented the proposal before the Authority. The proposal is for redevelopment Building No. 03 for Municipal Staff Quarter of BMC on Plot Bearing C.S. No. 1097 (pt) of Fort Division, at Cochin Street & Kalikat Street at 'A' Ward, Mumbai by MCGM.

Consultant presented that, existing Municipal Staff Quarter is proposed to be demolished for construction of new building comprising of Ground Floor + 1st to 9th upper floors on the site under reference.

Plot area is 489.14 Sqm, FSI area is 1867.50 Sqm, Non FSI area is 703.63 Sqmand total construction area is 2571.13 Sqm.

Consultant presented that, proposed construction falls in CRZ II area and it is permissible as per para 5.2 of the CRZ Notification, 2019.

DELIBERATIONS:

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

The Authority noted that as per para 5.2(iv) 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.."



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

DECISION:

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

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


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Item No. 21: Proposed redevelopment of residential building on plot bearing C.T.S. No. 999-B, of Bandra-C Village situated at junction of Pali Mala road & Sherly Rajan road, Bandra (West), Mumbai, by Roots Realty LLP (Proposal No.: IA/MH/CRZ/577974/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing C.T.S. No. 999-B, of Bandra-C Village situated at junction of Pali Mala road & Sherly Rajan road, Bandra (West), Mumbai.

Consultant presented that, there was existing residential building comprises of Ground Floor + 1st floor structure on site under reference. This authorized structure reflected in CTS plan and assessed since 1963.

The proposed residential building comprises of Pit for parking + Ground Floor + 1st to 10th Floor for residential use.

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

The plot area of the project is 306.00 sqm, FSI area is 761.40 sqm, Non FSI area is 372.32 sqm and Total Construction area is 1133.72 sqm

DELIBERATIONS:

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

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



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

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

DECISION:

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

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


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Item No.22: Proposed redevelopment of residential building on plot bearing C.T.S. No. 1103A(pt) and 1103B(pt), Aram Nagar, Fisheries University Road, Versova, Andheri (W), Mumbai 400 061 by Beautiful Properties Private Limited (Proposal No.: IA/MH/CRZ/575165/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing C.T.S. No. 1103A(pt) and 1103B(pt), Aram Nagar, Fisheries University Road, Versova, Andheri (W), Mumbai.

Consultant presented that, existing building comprised Ground Floor + 1st to 7th Upper floors structure is in dilapidated stage & standing on site having OC dated 29.01.1994. PP has proposed redevelopment of the same existing building.

Proposed residential building comprises of Two Basement + Ground Floor + 1st to 4th Parking floors + 1st to 22nd floors for residential use.

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

Plot area is 1277.16 Sqm, FSI area is 9553.89 sqm, Non FSI area is 8697.41Sqm, Total Construction area is 18251.30Sqm

DELIBERATIONS:

The Authority noted that, the proposal was considered in 196th meeting of MCZMA held on 17.04.2026 wherein The Authority asked PP to submit revised CRZ map in 1:4000 scale indicating both CTS nos.

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


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

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

DÉCISION:

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

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



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



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Item No.23: Proposal for Construction of school on Plot No. 09A, Sector 19, Airoli, Navi Mumbai under SOP by M/s. Swargiya Nagarsevika Meenatai Vijay Chaugule Rahivasi Seva Mandal. (Proposal No.: IA/MH/CRZ/574126/2026)

The Applicant along with the consultant presented the proposal before the Authority. The matter pertains to Construction of school on Plot No. 09A, Sector 19, Airoli, Navi Mumbai under SOP.

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

The Municipal Commissioner, NMMC vide letter dated 06.03.2026 submitted to MCZMA as per which-

In the present case, as per the report of CRZ Survey regarding the land plot No. 9A, Sector-19, Airoli, conducted by MoEF approved agency, IRS, Anna University, Chennai, the said land plot is not affected by CRZ-II 150 m. area as per CRZ Notification 1991. Also, it is seen that the said land plot is partially affected as per CRZ Notification 2011. At present, as per the approved CZMP map under CRZ notification of 2019, the said plot is partially affected by CRZ-II 50 m. area and the existing building is not affected. Accordingly, since the relevant project falls under the "Standard Operating Procedure" (SOP) of the Department of Forest Environment and Climate Change, Government of India, the said proposal is for consideration under SOP and is being submitted for approval for necessary action and appropriate decision.

The subject plot is not affected by the CRZ area as per the approved CZMP 1991 notification and in the present case, construction permission has been granted for educational use within the limit of 1.00 carpet area index on 11/10/2006. Also, the said construction permission (basement + ground floor + 2 floors) has been approved as per the Development Control Regulations prevailing at that time and the construction of basement + ground floor + 2 floors on the said plot has been approved


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before 31.07.2018 mentioned in the minutes i.e. within the extended period of validity of the CRZ notification.

As per the report of IRS Chennai and as per the minutes of the 158th and 159th meetings of MCZMA, the details of the subject proposal as per the "Standard Operating Procedure" (SOP) are as follows.

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
Project on Plot No. 09A, Sector 19, Airoli, Navi Mumbai	Commencement Certificate dated 11.10.2006 (Basement + Ground + 2 Floors)	The land bearing Plot No. 09A, Sector 19, Airoli, Navi Mumbai was not affected by CZMP 1991	The plot is partly affected by CRZ II as per approved CZMP prepared for CRZ Notification, 2011	Proposed site is not situated within 50 m mangrove buffer zone area.

NMMC further submitted that, considering the above, if the said project receives a no objection certificate from the department under SOP, the construction of a building for educational use on the said plot of land with basement + ground floor + 2 floors approved on 11.10.2006 will be partially granted occupancy certificate only after Modular STP Installation. In addition, as per the office records, the additional construction of the 3rd to 7th floors without permission was completed before the implementation of CZMP-2011 and at that time the rules of CRZ-1991 were in force and as per the notification of CRZ-1991, the said land was not affected at that time, therefore, the said additional construction without permission will be able to be granted occupancy certificate for the building for educational use on the concerned land by levying the applicable penalty as per the provisions of The Maharashtra Regional and Town Planning Act, 1966 and the rules applicable to Navi Mumbai Municipal


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Corporation. Accordingly, the said proposal is for consideration under SOP and is being submitted for approval for necessary action and appropriate decision.

Consultant requested the MCZMA to allow for Occupation Certificate (OC) for the project (Basement + Ground + 2 Floors), since the project site was outside CRZ area when commencement certificate for the project was granted in 2006, 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 September, 2025 prepared by the IRS, Chennai. As per the IRS, report, The proposed project site at plot No.9A, Sector 19, Airoli, Navi Mumbai, Maharashtra falls completely outside CRZ as per 1991 notification. However, the part of the proposed site is partly in CRZ II with remaining area outside CRZ II as per 2011 and 2019 notifications. The part of the existing structure is in CRZ II with remaining existing structure outside CRZ as per notifications 2011. The existing structure is outside CRZ as per notifications 1991 and 2019.

The Authority noted the applicant has submitted the application, as per the clarification letter dated 14th March, 2022 (SOP) 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*



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CZMPs as per provisions of the CRZ Notification, 2011 and get approved by the MoEFCC.

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

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

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

- i. The MCZMA shall certify that the proposal for which Commencement Certificate (CC) were issued before the cut-off date of validity of CZMPs approved under the CRZ Notification, 1991, is as per the CZMPs approved under the said notification and 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, Authority noted the detail background of the proposal & earlier decision of MCZMA. consultant clarified that, the matter is


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not for post facto clearance, but it is an ongoing project pending for Occupation certificate and now matter is submitted in accordance with MoEF&CC letter dated 14.03.2022.

The Authority noted that, Concern Planning Authority granted the Commencement Certificate in the year 2006 for Basement + Ground + 2 Floors, 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 (Basement + Ground + 2 Floors) on plot under reference, in view of NMMC letter & as per clarification letter dated 14th March, 2022 by the MoEF&CC, New Delhi.



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Item No.24: Proposed Development of Laboratory Building and Utility Building on plot bearing C.S. No. 591 at Homi Bhabha Road, Colaba Division, A Ward, Mumbai - 400005 by TIFR (Proposal No.: IA/MH/CRZ/576468/2026)

INTRODUCTION

The officials from the TIFR along with consultant presented the proposal before the Authority. The proposal is for development of Laboratory Building and Utility Building on plot bearing C.S. No. 591 at HomiBhabha Road, Colaba Division, A Ward, Mumbai.

Proposal involves construction of new educational (laboratory) building comprising of Ground floor and 1st to 11th upper floors on the subject site.

The proposal of the new sub-station building comprising of Ground floor + 2 upper floors. The existing substation currently houses four transformers of lower capacity. As part of the proposed project, the exiting substation will be demolished and a new substation will be constructed. Four new transformers of higher capacity will be installed in place of the existing ones. The total number of transformers will remain unchanged.

FSI details of the project is as follows-

- Plot area is 60,702.81 Sqm,
- Total existing building FSI area - 33,960.29 Sqm
- Total proposed building FSI area- 17,481.07 Sqm
- Total proposed building Non FSI area - 811.01 Sqm
- Total construction area for proposed building -18,292.08 Sqm
- Total construction area (Existing + proposed) - 52,252.37 Sqm

Consultant presented that, the plot is partly in CRZ II area and partly in CRZ II(NDZ) as per approved CZMP, 2019.

DELIBERATIONS:

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



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CRZ map, the project site falls in CRZ II area and situated on landward side of existing authorized structure.

During the meeting, the consultant presented that, construction area of the proposed building is 18,292.08 Sqm which is less than 20,000 Sqm. However, considering the potential of the plot and existing and proposed building, the project may attract the EIA Notification, 2006 and EC may be applicable.

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, and in the event..."

As per the 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:



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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. The concerned Planning Authority should strictly ensure that proposed construction is as per 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. No construction is allowed in CRZ II (NDZ) i.e Garden/ open space reservation in sanctioned DP.
4. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
5. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
6. Safe disposal of the wastewater should be ensured.
7. PP to comply with all other regulations as applicable to the said land.
8. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.


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Item No.25: Amendment in CRZ Clearance for the proposed redevelopment of Residential Project on Plot Bearing C.S No. 352, of village Malabar Hill, Narayan Dabholkar Road, Mumbai by M/s. K Raheja Corp Real Estate Pvt. Ltd. (Proposal No.: IA/MH/CRZ/576709/2026)

INTRODUCTION

The Project proponent along with consultant presented the proposal before the Authority. The proposal is for Amendment in CRZ Clearance for the proposed redevelopment of Residential Project on Plot Bearing C.S No. 352, of village Malabar Hill, Narayan Dabholkar Road, Mumbai

Consultant presented that, Consultant presented that, the existing building "Pleasant Palace" constructed in the year 1972 having configuration of G + 15th Floor and the same will be demolished. PP have obtained CRZ Recommendations from MCZMA vide letter No. IA/MH/CRZ/504901/2024 dated 01.01.2025 for the redevelopment on site under reference. PP have obtained EC & CRZ Clearance from SEIAA, Maharashtra vide EC25C3801MH5807724N dated. 28.02.2026

Now, PP have proposed amendment in the CRZ recommendations/NOC due to considering permissible 4.0 FSI on gross plot area and change in building configuration.

The proposed residential building comprises of B + G + Mezzanine + 1st to 8th Podiums + 9th Podium (Amenity 1) + 10th Podium (Amenity 2) + Service Floor + 11th Podium (Eco-Deck) + 1st to 3rd Floors + Service Floor + 4th to 9th Floor + Service Floor + 10th to 17th Floors + Service Floor + 18th to 32nd Floors + Service Floor + 33rd to 47th Floors + Service Floor + 48th (pt) Floor of height 271.75 m.

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

The plot area of the project is 6079.5 sqm, FSI area is 32506.82 sqm, Non FSI area is 51805.33 and Total Construction area is 84312.15 sqm


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DELIBERATION:

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

Sr No	Particulars	As per CRZ Recommendation/NOC dated. 01.01.2025		Proposed Amendment		Remarks
1	Total Plot Area	6,079.5 m ²		6,079.5 m ²		No change
2	FSI Area	30,083.93 m ²		32,506.82 m ²		As per prevailing norms, Permissible 4.0 FSI is claimed on Gross plot area
3	Non- FSI Area	50,467.00 m ²		51,805.33 m ²		
4	Total construction area	80,550.93 m ²		84,312.15 m ²		
5	Building Configuration	Residential cum Commercial Bldg.	B + G + 1st to 8th Podium + 9th Podium (Eco-Deck) + 3 Amenity Levels + Service Floor + 1st to 9th Floors + Service Floor + Structural Girder Floor + 10th to 31st Floors + Service Floor + Structural Girder Floor +	Residential cum Commercial Bldg.	B + G + Mezzanine + 1st to 8th Podiums + 9th Podium (Amenity 1) + 10th Podium (Amenity 2) + Service Floor + 11th Podium (Eco-Deck) + 1st to 3rd Floors + Service Floor + 4th to 9th Floor + Service Floor + 10th to	


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			32nd to 43rd Floors + Service Floor; (234.65 m)		17th Floors + Service Floor + 18th to 32nd Floors + Service Floor + 33rd to 47th Floors + Service Floor + 48th (pt) Floor. (271.75 m).	
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The Authority noted that, PP has submitted the CRZ map in 1:4000 scale & report prepared by IRS, Chennai as per approved CZMP 2019. As per IRS report, the project site falls in CRZ-II area as per approved CZMP under CRZ Notification, 2019.

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

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

As per Para 7(iv) of the CRZ Notification, 2019:
"Projects or activities which attract the provisions of this notification as also the provisions of EIA notification, 2006 number S.O. 1533(E), dated the 14th September, 2006, shall be dealt with for a composite Environmental and CRZ clearance under EIA Notification, 2006 by the concerned approving Authority, based on recommendations of the concerned Coastal Zone Management


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Authority, as per delegations i.e., State Environmental Impact Assessment Authority (hereinafter referred to as the SEIAA) for category 'B' projects."

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019. Further, the concern planning Authority to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
7. Solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
8. Safe disposal of the wastewater should be ensured.
9. PP to comply with all other regulations as applicable to the said land.



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10. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 26: Proposed redevelopment at plot bearing C.T.S.No. 956 Village: Juhu, Juhu Tara Road, Vile Parle (W), in K/W ward, Mumbai by M/s. Birch Real Estate Private Limited. (Proposal No.: IA/MH/CRZ/578125/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment at plot bearing C.T.S.No. 956 Village: Juhu, Juhu Tara Road, Vile Parle (W), in K/W ward, Mumbai under Regulation 33(11) of DCPR 2034.

Consultant presented that, there were some structures on site, which have been demolished on site. These structures were having old assessment of 1961.

Earlier, MoEF & CC, Delhi issued CRZ Clearance dt. 04.07.2007 for 5 starred category residency Hotel at CTS No. 956, 956/1 to 83 of village Juhu, Mumbai. The project of residential Hotel was cancelled and proposed the residential building. The MCZMA vide letter dated 30.10.2018 recommended the proposal of residential Building under CRZ Notification, 2011.

Now, again there are changes in planning as well as Developer for the project therefore PP submitted application for Fresh CRZ Clearance.

Currently vacant land, excavated for a basement to a depth of 10.50 m by the previous developer. The Developer, M/s. Birch Real Estate Pvt. Ltd. will continue the development work with partly retaining of the existing constructed retaining wall.

The proposed project comprises of following:-

Tower	Configuration	Primary Use
Tower 1, 2, 3	Common 03 level Basements + Ground floor + 1 st to 8 th floors + 9 th (part) floor	Salable Residential
Tower 4	Common 03 level Basements + Ground floor + 1 st to 6 th floors + 7 th (Part) upper residential floors.	Salable Residential.
Tower 5	Common 03 level Basements + Ground floor + 1 st to 4 th floors + 5 th (part) + 6 th (part) floor	Salable Residential


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Total Buildings	5 Wings connected by common basement.	50 Residential Flats & 3 Shops.
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As per D P Remarks 2034 the plot under reference is situated in Residential zone and not reserved for any public purpose.

The plot area of the project is 9922.31 sqm, FSI area is 32655.22 sqm, Non FSI area is 23860.32 and Total Construction area is 56515.54 sqm

DELIBERATION:

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

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

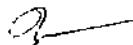
The Authority noted as per Para 5.2(iv) of the CRZ Notification, 2019:

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

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

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

The Authority noted that proposed reconstruction of building in CRZ II area is permissible subject to without change in present land use and within the limit of



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permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019. Further, the concern planning Authority to ensure that construction should be restricted to authorized plinth only. No seaward side extension is allowed.

DECISION:

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

1. The concerned Planning Authority shall ensure that the proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2019 (as amended from time to time) and guidelines/ clarifications given by MoEF&CC from time to time.
2. The concerned Planning Authority should strictly ensure that the proposed redevelopment is without change in present land use and within the limit of permissible FSI as per Town and Country planning regulations existed as on 18th January, 2019 before issuing commencement certificate to the project.
3. The concerned Planning Authority to ensure that there is no reconstruction proposed beyond the existing plinth of the existing authorized building on seaward side.
4. PP to implement environment measures such as rainwater harvesting, solar lighting, STP, OWC etc.
5. PP to obtain the Environment clearance, since the total construction area exceeds 20,000 Sqm as per EIA Notification, 2006.
6. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
7. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
8. Safe disposal of the wastewater should be ensured.
9. PP to comply with all other regulations as applicable to the said land.
10. All other required permission from different statutory authorities including Civil Aviation NOC or CCZM certificate, Fire NoC should be obtained before starting construction at the site shall be ensured by Urban Local Body.



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Item No. 27: Proposed redevelopment of residential building on plot bearing CTS No. C/257 & C/258 (pt.) of village Bandra, St. Josephs Road, H/West Ward, Bandra (West), Mumbai by M/s. A P Properties (Proposal No.: IA/MH/CRZ/578136/2026)

INTRODUCTION:

The project proponent along with Consultant presented the proposal before the Authority. The proposal is for redevelopment of residential building on plot bearing CTS No. C/257 & C/258 (pt.) of village Bandra, St. Josephs Road, H/West Ward, Bandra (West), Mumbai.

Consultant presented that, existing residential building comprising Ground Floor + 1st to 5th + 6th (pt.) upper floors giving approved building plans dated 28.06.1971. Existing building will be demolished for redevelopment.

The proposed residential building comprises of 1 Basement + Ground/Stilt + 3 Podium Floors + 17 Upper Residential Floors.

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

The plot area of the project is 1404.65 sqm, FSI area is 3790.78 sqm, Non FSI area is 5105.85 and Total Construction area is 8896.63 sqm

DELIBERATIONS:

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

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



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

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

DECISION:

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

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



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Item No. 28: Request for clarification pertaining to consideration of temporary film studios under regulation 57 of DCPC 2034 by Urban Development Department

The Authority noted that the Urban Development Department, GoM has referred a matter with respect to regulation of temporary film studios. UDD has requested remarks of the Environment & CC Dept. There is a proposal to incorporate Regulation No. 57 of the Development Control and Promotion Regulation (DCPR), 2034 of the Greater Mumbai, as follows-

Regulation 57-

The Commissioner may grant permission for temporary construction of a period not exceeding six month at a time and in the aggregate, not exceeding a period of three years. Such permission may be given by him for the construction of the following namely - (from i to xi). New entry is proposed to be added -

"(xii) Temporary Studio/ Sets for shooting of film/ TV- Serials /drama/advertisement/ documentaries etc in any zone except Natural area & Green Zone"

DELIBERATIONS:

The Authority noted that the CRZ Notification, 2019, provides for regulation of project activities in various categories of the CRZ areas such as CRZ I, II, III and CRZ IV area.

Expert Members opined that developmental activities in CRZ II and CRZ III are linked to local town and country planning regulations. With the prior approval of MCZMA, project activities of Temporary Studio/ set could be allowed in CRZ II (landward side of existing road or existing structure) and CRZ III (beyond No Development Zone) area subject to conditions as stipulated in CRZ Notification, 2019. Project Proponent to implement necessary environment measures like Solid Waste Management, Safe disposal of sewage etc.

It was further decided that No temporary studio/ sets will be permissible in CRZ I, CRZ III (NDZ) and CRZ IV area.

DECISION

The Authority after discussion decided to communicate the above said deliberations to UDD, GoM.


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Addl. Item No.1: Proposed Storm Water Pumping Station, Mitre gates/Tidal gates and Coarse screen, Retaining wall, Admin building & Allied civil works within the water course of Mogra Nalla situated on downstream side of 36.60m wide DP road, at village Oshiwara, Andheri (W), K/W ward, Mumbai by Municipal Corporation of Greater Mumbai. (Proposal No.: IA/MH/CRZ/577494/2026)

INTRODUCTION:

The Municipal Corporation Greater Mumbai officials along with consultant presented the proposal before the Authority.

MCGM officials presented that, the Mogra Pumping station is crucial to reduce flooding in Andheri which gets submerged every year during monsoon. It was suggested by the Chitale Committee after the July 2005 floods which submerged the entire city. To prevent the recurrence of July 26, 2005 floods, when the city was devastated following 944 mm of rainfall in a single day, the Chitale Committee and BRIMSTOWARD report recommended the setting up of a pumping station at eight locations to drain large amounts of water stored in low lysing areas during the high tide and heavy rains. Out of these eight, six at Haji Ali, Lovegrove, Cleveland, irla, Britannia and Gazadar bandh were already set up, except for the Mogra and Mahul pumping station.

Heavy rainfall causes severe water logging due to low carrying capacity of Mogra Nalla. High tide blocks outfall flow, leading to flooding in upstream residential and commercial area. Current system cannot handle increasing rainfall intensity and urban runoff. Flooding affects roads, residential areas, and infrastructure. Approx. 1.50 lakh population is impacted.

To reduce the flood risk, the MCGM has proposed to construct a Storm Water Pumping Station to ensure continuous storm water discharge during high tide and heavy rainfall, protecting human life, infrastructure, roads, services, and buildings in Andheri and surrounding areas from flooding.

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Mogra Nalla is located in the Milat Nagar, Lokhandwala Complex, Andheri West & Oshiwara and is accessible via Lokhandwala Creek Bridge. It passes through a densely developed residential-commercial catchment. Due to the high population density in Oshiwara & surrounding areas effective storm water management is critical. The catchment experience frequent water logging even during heavy & moderate rainfall. Total contributing area is 743 Ha. Mogra Nalla overflows during moderate to heavy rainfall

Consultant presented that, the proposed storm water pumping station is located in CRZ IA (50 m mangrove buffer zone) as per approved CZMP, 2019 and activity is permissible as per para 5.1.1(ii) of the CRZ Notification, 2019.

DELIBERATION:

As per the said report, the proposed site pumping station and the retaining wall falls completely within CRZ IA (50 m mangrove buffer zone as per CRZ Notification, 2019)

The MCGM has submitted the EIA report prepared by M/s ACE Environment (Nabet Accredited consultant). The Authority noted the observations, anticipated impacts and mitigation measures for the project. Certain anticipate impacts and mitigation measures are as follow

- During the construction of proposed SWPS, the impact on the land is likely to occur due to activities like site clearance, excavation, dredging, and heavy equipment movement. The disposal of 21,080 cubic meters of excavated material may lead to soil erosion, sedimentation in nearby water bodies and possible contamination if not managed effectively. Improper disposal could also alter the natural topography, affecting drainage patterns.
- Excavated material will be utilized on-site for backfilling whenever possible, with excess material disposed of at a designated site identified by the competent authority following the Debris Management Plan and Construction and Demolition Waste Rules, 2016
- Proper slope stabilization and erosion control measures (such as silt fencing and sediment barriers) shall be implemented to prevent soil erosion and sedimentation.
- During the construction phase of the MograNalla Storm Water Pumping Station, temporary impacts on the biological environment, including the mudflat areas, may occur due to excavation, dewatering, and material handling within the tidal influence zone. These activities can increase



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turbidity and disturb local flora and fauna, including mangroves and aquatic species. The project site is located adjacent to Lokhandwala Creek, which supports mangrove vegetation and associated estuarine fauna. Although all construction activities are confined within the existing nala alignment under MCGM jurisdiction, indirect disturbances to nearby biological resources may occur. Leakage of oil, diesel, or construction waste could contaminate the water body and impact aquatic flora and fauna if not properly managed.

- Minimizing vegetation clearing and avoiding damaging mangroves wherever possible.
- Provide silt curtains, sediment traps and cofferdams around excavation zones.
- Schedule excavation during low-tide conditions.

The EIA report concludes that the construction of storm water pumping station at MograNalla will have notable impacts on air, noise, water and socio-economic environments. During the construction phase, potential impacts such as dust emissions, noise generation, wastewater discharge, soil erosion, and disturbance to local vegetation and mudflat ecology can be effectively controlled through best environmental practices, regular monitoring, and site management. In the operational phase, the SWPS is expected to provide significant environmental benefits by preventing waterlogging, improving surface runoff management, and enhancing overall water quality in the area. With regular maintenance of screens, silt traps, oil-grease interceptors, and proper waste disposal, residual environmental impacts will remain minimal.

During the meeting, consultant clarified that there is no mangrove cutting involved in the project. All the appropriate measures will be taken for minimizing the impact on the coastal environment

The Authority noted that the MCZMA in its - meeting deliberated the project of storm water pumping station at Mogra Nalla and vide letter dated - recommended the project to MoEF&CC, New Delhi, During the meeting, consultant informed that since, the project location is changed, MCGM has submitted the fresh proposal. The MCGM vide letter dated 13.5.2026 informed that there has been a change in the location of the proposed layout due to the coastal road alignment. No construction activity has been started at site.



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Hence, MCGM wish to withdraw the earlier proposal and submitted a fresh proposal.

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

Activity	CRZ category	CRZ permissibility as per CRZ Notification, 2019
Storm Water Pumping station	CRZ IA (50 m mangrove buffer zone)	5.1.1(ii)

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

"All development activities or projects in CRZ-I and CRZ-IV areas, which are regulated or permissible as per this notification, shall be dealt with by Ministry of Environment, Forest and Climate Change for CRZ clearance, based on the recommendation of the concerned Coastal Zone Management Authority"

DECISION:

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

1. The proposed bridge & road 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. Prior High Court permission should be obtained by the PP as per order dated 17th Sep, 2018 in PIL 87/2006, since the project site is situated in 50 m mangrove buffer zone area.
3. PP to obtain the Remarks/ NoC from the mangrove cell.
4. MCGM to implement all necessary appropriate measure are taken with minimum disturbance to coastal environment, during implemental of project
5. Project proponent should implement Mitigation measures and Environment Management plan as stipulated in the EIA report, effectively and efficiently during construction and operational phase of the project to ensure that coastal environment is protected.



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



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Addl. Item No.2: Proposed Construction of Protective Boundary Wall at World Trade Center Complex, Cuffe Parade, Mumbai by M. Visvesvaraya Industrial Research And Development Centre

INTRODUCTION:

The project proponent along with consultant presented the proposal before the Authority. The proposal is for construction of protective boundary wall at Survey No. 639, Colaba Division, World Trade Centre Complex, Cuff Parade, Mumbai by M/s Visvesvaraya Industrial Research and Development Centre. Length of the proposed boundary wall is 390 meter, width 0.3 meter and height is 3 meter.

Consultant presented that Cuffe Parade Police Station vide letter dated 9th April, 2026 suggested precautionary security measures to be adopted in the World Trade Centre Complex in view of potential threat due to Israel Iran war situation

MVIRDC filed an Interim Application being IA (No 13796 of 2026 seeking directions for reconstruction and restoring the boundary wall towards the seaside of the Suit Property MCZMA was added a party being Respondent No 6 to the said IA pursuant to the directions of the Hon'ble High Court

Following the orders from the Hon'ble High Court of Mumbai Based, officials from the MCZMA visited the project site and observed that existing sea side patra sheets and steel rods compound wall is in ruinous condition.

The Hon'ble High Court of Mumbai permitted MVIRDC to construct, at its own cost, a protective wall along the boundaries of the subject Property for safeguarding the premises and disposed of the IA. The Minutes of the Order dated 30th April, 2026 record that since the said property falls within the CRZ area, under the CRZ Notification, 2019 prior permission from MCZMA is necessary It further records that MVIRDC shall file an application within one week from receipt of an authenticated copy of the order and MCZMA, considering the urgency in the matter, shall decide the application expeditiously



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Consultant presented that project site falls partly in CRZ II area and partly outside CRZ area and activity of the protection boundary wall is permissible as per provisions of the CRZ Notification, 2019.

DELIBERATIONS:

The Authority noted the letter dated Hon'ble High Court order & minute dated 30th April, 2026, which states that-

"Since the subject construction falls within CRZ area as per CRZ Notification, 2019 dated 18th January, 2019, the prior permission /clearance for such construction of the wall is necessary from the Maharashtra Coastal Zone Management Authority("MCZMA"). Defendant No. 1 shall file an application for such construction with the MCZMA within one week from the date of receipt of an authenticated copy of this order and the MCZMA, considering the urgency involved in the matter, shall decide the application expeditiously"

The Authority further noted the minutes of the Hon'ble High Court mentions that the suit property forms part of the World Trade Centre Complex, which is classified as a critical establishment by the report dated 23rd April, 2026 of the Anti-Terrorism Squad (Home Department, Government of Maharashtra). In the said report, it is stated that the construction of a permanent, sturdy and fortified protective wall at this site is deemed absolutely essential so as to prevent any infiltration.

The Authority noted that, the project site is situated partly in CRZ II area, as presented by the project proponent and protective boundary wall at the site is permissible activity as per para 5.2 of the CRZ Notification, 2019.

DECISION:

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

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


Member Secretary


Chairperson

*Minutes of the 197th Meeting of Maharashtra Coastal Zone Management
Authority held on 11th May 2026*

2. Concern Planning Authority to ensure that proposed activity is per town and country planning regulations.
3. Debris generated during the project activity should not be dumped in CRZ area. It should be processed scientifically at a designated place, as per MSW Rules, 2016.
4. Solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved site for land filling after recovering recyclable materials.
5. Safe disposal of the wastewater should be ensured.
6. PP to comply with all other regulations as applicable to the said land.
7. All other required permission from different statutory authorities should be obtained before starting construction at the site shall be ensured by Urban Local Body.


Member Secretary


Chairperson

*Minutes of the 197th Meeting of Maharashtra Coastal Zone Management
Authority held on 11th May 2026*

Annexure I

List of members/officials present in the online meeting:

1. DCF, Mangrove Cell, Member MCZMA
2. Shri Chandrakant Undage, DyCHE, MCGM, Member MCZMA
3. Shri. Mirashe, representative Industries Dept, Member MCZMA
4. Dr. Amit Bansiwai, NEERI, Expert Member, MCZMA
5. Dr. L. R. Ranganath, CWPRS, Expert Member, MCZMA
6. Dr. Abhay Pimparkar, Director, Environment & CC and Member Secretary,
MCZMA



Member Secretary



Chairperson