

**MINUTES OF THE 101st MEETING OF MAHARASHTRA COASTAL ZONE
MANAGEMENT AUTHORITY (MCZMA) HELD ON 13th JULY, 2015**

The 101st meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), GoM on 13th July, 2015 at 11 am at Sachivalay Gymkhana, Mumbai.

List of Members present in the meeting is enclosed as **Annexure-I**.

Item No.1: Development of Shipyard in Dabhol Creek, near Trishul, Sakhari Village, Tal. Guhagar, Dist. Ratnagiri – M/s Timblo Shipyards Pvt Ltd.

The Authority noted that M/s Timblo Shipyards Pvt Ltd vide letter dated 16.7.2010 & 27.12.2012 submitted the application for Development of Shipyard in Dabhol Creek, near Trishul, Sakhari Village, Tal. Guhagar, Dist. Ratnagiri.

The Authority noted that earlier the proposal was discussed in 84th meeting of the MCZMA held on 30th and 31st August, 2013 and as per decision taken in the said meeting, MCZMA vide letter dated 11.10.2013 directed project proponent to submit the following information:

1. List of proposed activities along with respective CRZ categorization
2. EIA and EMP for the proposed project
3. Site photographs along with Google images.

The Authority noted that Project proponent (PP) vide email dated 10th July, 2015 forwarded its reply to the queries raised by MCZMA.

The project proponent presented that the project consist of development of a shipyard with launching cum fitting out berths, material handling berths and dry dock or floating dock with other infrastructural facilities. The project site is located at Dabhol creek, near Trishul Sakhari village, Tal- Guhagar, Dist- Ratnagiri. The proposed ship yard is planned for building medium size vessels and repair small and medium size vessels. Access to the dock will be provided by pontoon bridge for workers and light material and by ferry crafts for heavy material and equipment. The repair shops, stores, offices and personal accommodation facilities will be set up beyond the CRZ area.

The Authority observed that CRZ map indicating project site is not clear. Further, Rapid EIA presented by PP need to be more specific about the impact of the project on surrounding environment including marine environment and including units of the environmental parameters.

The Authority after deliberation decided to direct the project proponent to submit the proposal afresh which will not have adverse effect on the mangroves and with all details such as superimposition of the project layout on approved CZMP, specific EIA/ EMP and area of reclamation involved & its location. Hence, the Authority decided to close the present proposal from the records of MCZMA.


Chairperson


Member Secretary

Item No.2: CRZ status of land bearing S.No.439A1, A1, A1, A1, A1, A1, A, H.No.1/1A2, C1 & S.No. 439 1/1, A2 C1 at village Jamsande, Tal- Devgad, Dist- Sindhudurg - Mr. Rajiv Harmalkar & Co.

The Authority noted that the Town planner, Dist- Sindhudurg vide letter dated 19.11.2011 forwarded the proposal regarding proposed construction of land bearing S.No. 439A1, A1, A1, A1, A1, A1, A, H.No.1/1A2, C1 & S.No.439 1/1, A2 C1 at Village Jamsande, Taluka Devgad, Sindhudurg to MCZMA. The proposal was earlier considered in the 75th, 79th, 81st and 96th meetings of MCZMA held on 15.5.2012, 5.1.2013, 26.4.2014 & 17.1.2015 respectively.

The Authority in its 75th meeting noted that the proposal is for construction activity for residential purpose, which falls in CRZ III area in district Sindhudurg and decided to refer the matter to the district collector /town planning for clarification, whether area under reference is affected by the Critical Vulnerable Coastal Areas as per the CRZ Notification, 2011. As per the said notification, Malvan and Achara-Ratnagiri are identified as CVCAs. The proposal was again discussed in 79th meeting of MCZMA held on 5.1.2013 and took note of the remarks dated 5.11.2012 of the Town Planner, Sindhudurg which stipulates that village - Jamsande, Tal – Devgad does not fall in CVCA, hence the provisions of CVCA is not applicable to the land in the subjected proposal. The Authority after discussion decided to direct the project proponent to submit the building plan / lay out plan of proposed construction with FSI details and revert.

The Authority in its 81st meeting dated 26.4.2013 observed that proposed construction falls in CRZ III area which is not in conformity with the provisions of CRZ Notification, 2011. However, the Authority in its 81st meeting further, decided to direct the project proponent to submit the CRZ map in 1:4000 scale superimposing site under reference, prepared by one of the agency authorized by the MoEF, New Delhi as per the provisions of CRZ Notification, 2011 and revert. Based on the said map, the Authority will take the final decision in the matter.

The Authority again discussed the proposal in its 96th meeting and subject to submission of demarcation of 100 m CRZ line from approved HTL of creek along with clear conclusion of report, decided that project site bearing S.No. 439 in village Jamsande, Devgad Taluka falls outside CRZ area i.e. beyond 500 m CRZ area from approved & new draft HTL of Arabian Sea and beyond 100 m CRZ area from approved & new draft HTL of creek.

The Authority noted that project proponent submitted its letter dated 10.2.2015 along with CRZ map in 1:4000 scale prepared by NCESS, Kerala to MCZMA. However, conclusion of the report was not submitted. Project proponent presented the said CRZ map before the Authority.

The Authority noted the CRZ map in 1:4000 scale prepared by NCESS, Kerala, which is one of the authorized agencies of MoEF shows that, the Site having survey no. 439, Jamsande village, Devgad Taluka, Sindhudurg District is situated beyond 500m from old approved HTL of Arabian Sea as well as beyond 100m from old approved HTL of Wadather creek.


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The Authority after discussion decided that site having survey no. 439, Jamsande village, Devgad Taluka, Sindhudurg District is situated beyond 500m from old approved HTL of Arabian Sea as well as beyond 100m from old approved HTL of Wadather creek. Hence, the site under reference does not fall under the ambit of CRZ Notification, 2011.

Item No.3: Proposed residential building on plot bearing CTS No. 1301/24 of village Versova situated at J.P.Road, Versova, Andheri(W), Mumbai - Cool Home Versova CHS Ltd. Arch.Sanjay B.Shah

The Authority noted that Municipal Corporation of Greater Mumbai vide letter dated 23.6.2011 forwarded the proposal of residential building on plot bearing CTS No. 1301/24 of village Versova, Versova, Andheri(W)- Cool Home Versova CHS Ltd.

The Authority noted that the proposal was earlier discussed in 76th Meeting of MCZMA held on 30.7.2012, wherein the Authority noted followings:

1. Proposal is for proposed construction of residential building comprising of ground floor for stilt car parking + 3 upper floors for residential use.
2. As per MCGM remarks the land under reference falls within 500 m from HTL of Arabian Sea (CRZ-II) and is situated on land ward side of existing road which is prior to 1991.
3. As per MCGM remarks, the plot falls in residential zone as per old DP as well as revised DP (1993) and is not under any reservation as per both of these development plans.
4. As per MCGM remarks, existing unauthorized ground floor structure is already demolished on site.
5. FSI details as per layout plan submitted,
 - a. Total area of plot = 652.6 sqm
 - b. Permissible FSI = 1.00
 - c. Proposed area = 642.72 sqm

The Authority noted that the proposed activity was permissible as per CRZ Notification, 2011. Hence it was decided to recommend the matter from CRZ point of view to the Municipal Corporation of Greater Mumbai subject to the submission of the following:

1. Distance from defense installation and NOC of the defense authorities for the proposed construction.
2. Status of the court case if any.

The Authority noted that the MCGM vide letter dated 22.3.2013 submitted its reply to MCZMA. As per the said letter of MCGM:

1	Distance from defense installation and NOC of the defense authorities for the proposed construction.	The distance from defense authority is greater than 100 yards. So NOC is not required.
2	Court case	There was a court case file in the Hon'ble City Civil Court (Case No. FA – 837/861) at Mumbai which was decided in


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		Society's favour. Thereafter appeal was filed in the Hon'ble High Court which was also decided in Society's favour. Against the said order, a SLP was filed in the Hon'ble Supreme Court which was also decided in Society's favour & the vacant possession is with the society as structures have been demolished. Reportedly, no other court case is pending. Copies of orders referred to above are submitted.
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The project proponent informed that the proposal is of new development on vacant plot. Structure which was existed on site and got demolished was an illegal structure.

The Authority noted the permissibility of the proposal as per CRZ Notification, 2011:

- MoEF issued a amended Notification dated 16th June, 2015, which stipulates as follows:

In the said notification, in paragraph 8, in sub-paragraph (i),-

(a) the Note and the entries relating thereto shall be omitted;

(b) in clause II relating to CRZ-II, for sub-clause (ii), the following sub- clause shall be substituted, namely:-

“(ii) buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level :

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 :

Provided further that the construction in CRZ-II area of Goa, Kerala and Mumbai shall be governed by the provisions of Clause V of paragraph 8.”

- Para 8.v. I of CRZ Notification, 2011 is for CRZ areas falling within the limits of MCGM,-
(iii) in CRZ areas-

The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, unless specified otherwise in this notification.

The Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concern planning Authority 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, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
3. The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, unless specified otherwise in this notification.
4. The concerned Planning authority should ensure that FSI, plan, height, use involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
5. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Debris generated during construction activity should not be dumped into CRZ area and it should be disposed scientifically at a notified place.
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MCGM

Item No.4: Proposed redevelopment of existing residential hotel building on plot bearing CTS No. 564/1 of village Juhu, Off.Juhu Tara Road, Vile Parle(W), Mumbai-M.D. Associates

The Authority noted that Municipal Corporation of Greater Mumbai vide its letter dated 15.9.2011 forwarded the proposal of redevelopment of existing residential hotel building on plot bearing CTS No. 654/1 of village Juhu, Off.Juhu Tara Road, Vile Parle(W), Mumbai-M.D. Associates to MCZMA.

The proposal was earlier deliberated in 76th, 81st & 88th meeting of MCZMA held on 30th July, 2012, 26th April, 2013 & 31st January 2014 respectively. The project details are as follows:

Location of the Project	Plot bearing C.T.S. No. 564/1 of village Juhu, off. Juhu Tara Road, Vile Parle (W), Mumbai
Details of the project site, <ul style="list-style-type: none">• CRZ Category• Project site	CRZ II Landward side of existing authorized building.
DP Remarks, Zone Reservation	Residential Zone Not reserved for any public purpose
Existing Structure Details	<ol style="list-style-type: none">1. As per MCGM letter dt 15/09/2011, the said hotel is authorized building as well as authorized user in existence prior to 19.2.1991.2. The existing structure comprising Gr. + 5th floors residential hotel building. The plinth area of existing

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 Member Secretary

	<p>structure is 209.29 sqm.</p> <p>3. The Occupation Certificate has been issued by the MCGM on 14.2.1981 for the existing structure on land under reference.</p>
Proposal Details	<p>1. MCGM letter dated 15.9.2011 mentions that Architect has proposed redevelopment of three starred residential hotel building by demolishing existing three starred category hotel building in lieu of plot potential and additional permissible 2.90 FSI under Reg. No.33(4) of DCR 1991 as well as DCR 10 (2) of DCRs 1967.as per Government Notification.</p> <p>2. As per MCGM letter dated 15.9.2011, the Architect has submitted plans for residential hotel building comprising of lower basement (for services) & upper basement (for parking) + ground floor (partly for entrance lobby & stilts for parking) + 1st floor as a restaurant and 2nd & 3rd floor as podium (for car parking) + 4th to 13th floor levels (for guest room for residential use.) in lieu of plot potential and additional FSI granted by UDD vide letter No. TPB/4310/720/CR 178/10/UD11 dated 29.1.2011.</p>
FSI Details, a) Permissible FSI b) FSI to be proposed	<p>1 3.90</p> <p>A. The MCGM letter dated 15.9.2011 mentions that the user and FSI are admissible as per DCR prevailing as on 19.2.1991. Additional FSI is sanctioned by the State Govt UDD for total 3.90 FSI. Staircase & lift area is counted in FSI.</p> <p>B. The proponent has submitted the UDD letter dated 29th January, 2011 regarding the additional FSI granted to proposed redevelopment. The letter indicates that additional FSI 2.90 over & above the permissible FSI of 1.00 is granted i.e. additional area of 3034 Sqm including lift, staircase and lobby.</p>
Area Details, a) Total area of the plot b) FSI Credit available allowable from U.D. Dept. as per Government Notification dt. 29.1.2011 c) Permissible floor area d) Proposed floor area e) Excess balcony area taken in FSI	<p>1046 sqm</p> <p>3034 sqm</p> <p>4080sqm</p> <p>3841.06sqm</p> <p>234.48sqm</p>

f) Total area proposed	4075.54sqm
g) Total Construction area	6887.31sqm
h) Built up area for FSI Purpose	4075.54sqm
Areas claimed as Free of FSI	2811.77sqm a. Basement: 1205.48sqm b. Podium: 1278.18sqm c. Refuse area: 118.43sqm d. Part stilt: 209.68sqm

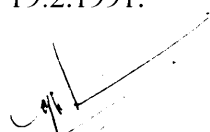
The Authority noted that in 76th meeting it was decided to request UDD to provide speaking order pertaining to grant of additional FSI in the proposal. It was further decided to take appropriate decision in the matter after speaking order is submitted. Prior permission of State Ground Water Authority should be obtained.

PP vide letter dated 16.4.2013 informed that, as the file papers were burnt in fire in Mantralaya, the same were not easily available. However, the PP got the scanned copies of the complete file of UDD under RTI Act, 2005. PP has mentioned that, as seen from the note dated 23.7.2010, the proposal was accorded by Hon. C.M. to avail of total of 3.90 FSI, for proposed starred category residential hotel on plot under reference. Further, the Authority in its 81st meeting decided to direct re-examination of the case by the UDD as it involved FSI concessions granted under DCR 1967 and the matter to be taken up after UDD's comment. The file was sent to the UDD. The comments of UDD in the matter are awaited.

The proposal was again considered in 88th meeting of the MCZMA wherein the Authority decided to direct the PP to get the approved plans and IOD from the MCGM. While issuing the approved plans and IOD for the proposal, the Municipal Corporation of Greater Mumbai should ensure that FSI for the proposal should be as per the town and country planning regulations existing and in force as on 19.2.1991. Further, the Authority decided to send an interim reply to MoEF appraising them about the above decision taken by the Authority. Accordingly, the MCZMA sent a letter dated 9.5.2014 to MoEF.

The Authority further noted that the MCZMA in its 99th meeting discussed the OM dated 2.7.2011 about submission of proposal to MCZMA and Authority's earlier decision of 78th meeting about submission of IOD along with proposal. In the 99th meeting, the Authority felt that IOD condition may be waved off for submission of proposals to MCZMA through concerned planning authority for obtaining CRZ recommendation. Instead, proposal could be submitted with approval of conceptual plans without IOD by concern planning authority. However, proposal should come to MCZMA through planning authority as per OM dated 2.7.2011 of MCZMA.

The Project proponent presented that the proposal is for redevelopment of three starred residential hotel building by demolishing existing three starred category hotel building and user & FSI is in accordance with town and country planning regulations existing as on 19.2.1991.


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Member Secretary

There is a provision of Sewage Treatment Plant (STP) for treatment of sewage. The Authority instructed that project proponent to submit an affidavit for implementing grey water recycling system and for provisions of Air Pollution Control measures for the fumes emanating from kitchen activities.

The Authority noted that the annexure III of CRZ Notification, 2011 (amended on 4th Feb, 2015) mentions Guidelines for development of beach resorts or hotels in the designated areas of CRZ-III and CRZ-II for occupation of tourist or visitors with prior approval of the Ministry of Environment and Forests.

In the light of above, the Authority decided to recommend the proposal to MoEF from CRZ point of view under CRZ Notification, 2011 subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. PP should ensure that guidelines in annexure III of CRZ Notification, 2011 as amended on 4th Feb, 2015 are complied with.
3. The MCGM should strictly ensure that the FSI, plan and height involved in the proposal is as per town and country planning regulations existed as on 19.2.1991.
4. The MCGM should strictly ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
5. Reconstruction should be restricted to existing authorized plinth only. No extension towards seaward side will be allowed.
6. PP should provide Sewage Treatment Plant for the treatment of sewage. PP should ensure that the untreated/ treated effluent and Municipal solid wastes is not disposed into the water or on the beach.
7. Project proponent should submit an affidavit for implementing grey water recycling system and for provisions of Air Pollution Control measures for the fumes emanating from kitchen activities.
8. Prior permission from State Ground water Board should be obtained.
9. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.5: Redevelopment of Parijat Co-op Housing Society Ltd, on plot bearing CTS No. 1376/1/25, S. No. 161 of village Versova, plot No. 40, Andheri (W), Mumbai

The Authority noted that the proposal of redevelopment of Parijat Society, at plot No.49, S.No.161, Juhu Versova Link Road, Andheri (W), Mumbai- 400053 was received on 9.9.2011 to MCZMA.


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Member Secretary

The MCZMA vide letter dated 30.11.2011 requested PP to submit the proposal as per prescribed format i.e as per OM dated 2.7.2011 of MCZMA.

The proposal regarding redevelopment of Parijat Society, at plot No.49, S.No.161, Juhu Versova Link Road, Andheri (W), Mumbai- 400053 was submitted to MCZMA on 4th Sep, 2012 through MCGM. In the meanwhile, MCZMA in its 78th meeting took a policy decision that proposal should come to MCZMA from MCGM along with IOD. Further, part B submitted by PP was not signed by MCGM.

Accordingly, MCZMA vide letter dated 2.9.2013 requested Dy. Chief Engineer(BP), Bandra (W), Mumbai to submit Duly filled part B of the office memorandum dated 2.7.2011 of MCZMA and Intimation of Dissapproval (IOD) with sanctioned building plans and FSI scrutiny report.

The Authority noted that the reply from MCGM & PP is awaited in the matter. The Authority further noted that the MCZMA in its 99th meeting felt that IOD condition may be waved off for submission of proposals to MCZMA through concerned planning authority for obtaining CRZ recommendation. Instead, proposal could be submitted with approval of conceptual plans without IOD by concern planning authority. However, proposal should come to MCZMA through planning authority as per OM dated 2.7.2011 of MCZMA.

The PP presented that the plot under reference falls in CRZ II area and situated on the landward side of existing road. Plot area is 645.20 Sqm. and redevelopment is proposed as per DCR existing as on 19.2.1991. Existing use of the building is Residential and proposed use is also residential.

The Authority noted that the permissibility of the proposal is as follows:

- As per para 8.II. CRZ II (iii) of CRZ Notification, 2011
(iii) reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use;
- As per amended Notification dated 16th June, 2015, which stipulates as follows:
In the said notification, in paragraph 8, in sub-paragraph (i),-
(a) the Note and the entries relating thereto shall be omitted;
(b) in clause II relating to CRZ-II, for sub-clause (ii), the following sub- clause shall be substituted, namely:-
“ (ii) buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level :

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 :

Provided further that the construction in CRZ-II area of Goa, Kerala and Mumbai shall be governed by the provisions of Clause V of paragraph 8.”

- Para 8.v. I of CRZ Notification, 2011 is for CRZ areas falling within the limits of MCGM,-

(iii) in CRZ areas-

The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, unless specified otherwise in this notification.

The Authority noted that the proposal could be recommended from CRZ point of view. The MCGM should ensure that redevelopment is in accordance with the norms laid down in the Town and Country Planning Regulations existed as on 19.2.1991.

The Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to the concerned planning Authority subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. MCGM should ensure that redevelopment is in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991.
4. The concerned Planning authority should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
5. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.6: Proposed addition and alteration to the existing Birla House on plot bearing C.S. No. 1/338 to 2/338 Malbar Hill & Cumballa Hill Division, at Nepeansea Road, Mumbai.

The Authority noted that the Municipal Corporation of Greater Mumbai vide its letter dated 02.02.2012 forwarded the proposal of addition and alteration to the existing Birla House on plot bearing C.S. No. 1/338 to 2/338 Malbar Hill & Cumballa Hill Division, at Nepeansea Road, Mumbai.

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Member Secretary

The Project proponent presented the proposal before the Authority which is as follows:

- The proposal is for addition and alteration to the existing "A" Category Cess building i.e. Birla House under D.C. Regulation 33(7) of 1991.
- The existing Birla House is proposed comprising of stilt + 1st to 3rd floor as podium parking floor from Khargat road side, and 4th and 5th & 6th (pt) floor as multipurpose room from Nepean sea road with lower ground level & ground level for parking purpose and shop facing Nepean sea road.
- As per DP remarks of MCGM dated 25.03.2008, the plot under reference is in residential zone and not reserved for any public purpose.
- The CZMP of Mumbai shows that the plot falls in CRZ II. As per MCGM letter dated 02.02.2012, the plot under reference is on the landward side of existing road.
- Total area of the plot - 5412.25 Sqm.
- As per MHADA letter dated 11.05.2011, on plot bearing C.S. No. 1/338, Malbar Hill & Cumballa Hill Division, there are two category "A" Cessed Structures and on plot bearing C.S. No. 2/338, Malbar Hill & Cumballa Hill Division, there is no any cessed Structure.
- As per MCGM letter dated 02.02.2012, the existing Birla House Bungalow comprising of Ground floor + 2nd floor (pt) + 3rd floor (pt).
- Existing Built up area of Birla House is 3414.34 Sq.mtr. The Birla House situated in the plot under reference which is Heritage structure having Sr. No. 386.
- FSI Details as per the plans:
 - Area of plot = 5412.25 Sq.mtr
 - Permissible FSI = 2.5
 - Permissible floor area = 13530.63 Sq.mtr.
 - Existing floor area = 3414.34 Sq.mtr.
 - Proposed floor area = 1394.97 Sq.mtr.
 - Excess balcony area taken in FSI = 10.76 Sq.mtr.
 - Total Built area proposed = 4820.07 Sq.mtr.
 - FSI consumed = 0.924
 - Balance area for Heritage T.D.R. = 8710.56 Sq.mtr.

As per MCGM letter dated 02.02.2012, the proposed permissible area allowed free of FSI:

- Staircase, lift, lift lobby, passage as per the provision of 35(2)(c) of D.C. Regn. 1991 is 52.45 Sq.m.
- Balcony as per Reg 38(22) and 35(2)(k) of D.C. Regn. 1991 is 49.00 Sq.mtr.
- Podium floor for parking area is 3283.25 Sqm.

The Authority noted that the MCZMA vide letter dated 12.6.2012 requested MCGM to submit following information:


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1. MHADA letter dated 11.5.2011 mentions that on C.S.No. 1/338, there are 2 existing cess 'A' category structure and on C.S No. 2/338, there are no cess structure. Following needs to be verified:
 - Plot area of 1/338
 - Plot area of 2/338
 - are both plot amalgamated
 - If not, then permissible built up area on plot 1/338 may be =2.5* plot area of 1/338
2. Details of structures with built up area, current status on plot 1/338
3. Details of structure with built up area, current status on plot 2/338
4. Free of FSI is much more than built up area counted in FSI. Permissibility of the FSI should be checked.
5. Permissibility of granting of heritage of TDR for unconsumed potential FSI in CRZ area need to be checked.
6. NoC from MHADA for redevelopment under DCR 33(7) is needed.
7. Public Consultation Report need to be submitted by project proponent as per procedure laid down in EIA Notification, 2006.

The PP was requested on 12.6.2012 to submit the public consultation report as per procedure laid down in EIA Notification, 2006.

The Authority noted that the reply from the MCGM is not received. However, PP vide letter dated 11.7.2015 replied to MCZMA. PP mentioned that since Birla House is mostly owner occupied with servants staying in 'A' category structure with other companies of Birla as tenants and servants to be reshuffled in same additions & alteration & since there is no redevelopment due to restriction imposed by Heritage Committee, Public consultation report is not required by the PP.

The Authority further noted that Urban Development Department has issued CRZ NOC No.TPB 2004/358/CR-165/2004/UD-12 dated 04.10.2004, for addition / alteration to existing Servants Quarters building on plot bearing C.S. N. 1/338 & 2/338 of Malbar Hill Division at Nepean Sea Road in 'D' Ward, Mumbai.

The Authority noted the clause (Viii) of S.O. 18(E) dated 4.1.2002 vide which, MoEF reconstituted MCZMA Authority. As per the said clause-

The Authority shall examine all projects proposed in Coastal Regulation Zone areas and give their recommendations before the project proposals are referred to the Central Government or the agencies who have been entrusted to clear such projects under the notification, of the Government of India in the Ministry of Environment and Forests vide number S.O. 144 (E) dated 19th February, 1991

The Authority observed that as per clause (Viii) of S.O. 18(E) dated 4.1.2002, prior CRZ recommendation from MCZMA was mandatory in the subject proposal, when UDD issued CRZ NoC on 4.10.2004.

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The Authority decided to consider this as a case of violation and initiate action as per provisions of Environment (Protection) Act, 1986 read with CRZ Notification, 1991 & 2011 through Environment Dept. Further, The Authority decided to write to UDD about the explanation on grant of previous CRZ NOC by UDD when MCZMA was the competent Authority.

Item No.7: Proposed Residential construction on plot bearing S.No.165, Hissa No.10, CTS No.10B Mouje Zadgaon, Tq.Distt.Ratnagiri –by Shri Vijay More

The Authority noted that Ratnagiri Municipal Council (RMC) vide its letter dated 3.2.2012 forwarded the proposal of residential construction on plot bearing S.No.165, Hissa No.10, CTS No.10B village Zadgaon, Ratnagiri. The MCZMA vide letter dated 23.7.2012 requested RMC to submit the following information:

1. The CRZ map of Ratnagiri Municipal Council area with superimposing of project layout.
2. Authorization details of the existing structure on the plot under consideration.
3. Exact area of the plot under consideration and permissible FSI.
4. Total built up area details i.e. built up area includes in FSI + built up area taken free of FSI of existing as well as proposed structure.
5. Details of the proposed residential construction i.e. No. of floors, its area and permissibility.

The Authority noted that reply from RMC is still awaited in the matter. The Project proponent was absent for the meeting.


The Authority after deliberation decided to write to Ratnagiri Municipal Council requesting them to submit the required information as sought by MCZMA vide its letter dated 23.7.2012 by 31st July, 2015. Further, Ratnagiri Municipal Council is requested to verify the status of construction on site under refernce. If violation is observed, RMC should take action and provide action taken report to the Authority within 15 days.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Ratnagiri Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.8: Proposed redevelopment on plot bearing CTS No. 1065, F.P.No.30(D), Juhu Tara Road, Mumbai- MCGM - Arch Aakar Architects & Consultants

The Authority noted that Municipal Corporation of Greater Mumbai vide letter dated 1.3.2012 forwarded the proposal of redevelopment on plot bearing CTS No. 1065, F.P.No.30(D), Juhu Tara Road, Mumbai - Arch. Aakar Architects & Consultants.

The Project proponent presented the prospoal before the Authority, which is as follows:


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1. As per MCGM remarks dated 1.3.2012, Architect has submitted plans for residential building comprising of lower basement (for services) and upper basement (for car parking) + stilt/ ground floor (for entrance lobby and physical RG) +1st floor & 2nd floor levels (for residential use). Architect has proposed development of residential building by demolishing existing bungalow building in lieu of plot potential of permissible 1.00 FSI under Reg No. 32 of DCR 1991 as well as DCR 10 of DCRs of 1967.
2. The MCGM vide letter dated 1.03.2012 mentions that the land under reference falls in Residential zone as per old DP as well as revised sanctioned DP (1993) and is not under any reservation as per both of these development plans. The user of 'Residential' was permissible as per land use and zoning as on 19.2.1991. Area of plot as per P.R. card is 2626.25 Sqm.
3. The approved CZMP of Mumbai (1:25000) submitted by PP shows that the plot u/r falls in CRZ II area and is situated on the seaward side of the existing road.
4. As per MCGM vide letter dated 1.03.2012, the bungalow is on seaward side and is proposed to be redeveloped. The existing building is on landward side of the bungalow and is proposed to be retained.

The MCZMA vide its letter on 3.4.2012 sought details such as FSI details like build up area, FSI consumed of both existing structures, Build up area of proposed bungalow, proposed floor area, permissible build up area, FSI proposed and Layout plan of proposed structure. However, the reply is awaited from the Chief Engineer(DP), MCGM.

The PP presented that reconstruction is proposed by demolishing existing bungalow which is in CRZ II area. Area of the existing bungalow which is to be demolished is 368.5 Sqm. PP informed that the proposed redevelopment is in accordance with town & country planning regulations existing as on 19.2.1991.

The Authority noted that the proposal involves reconstruction in CRZ II area wherein town & country planning regulation as existing as on 19.2.1991 is applicable.

The Authority noted the Permissibility of proposal as per CRZ Notification, 2011 is as follows:

1. As per 8.(i) II. CRZ-II of CRZ Notification, 2011:

(iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

2. MoEF issued a amended Notification dated 16th June, 2015, which stipulates as follows:

In the said notification, in paragraph 8, in sub-paragraph (i),-

(a) the Note and the entries relating thereto shall be omitted;

(b) in clause II relating to CRZ-II, for sub-clause (ii), the following sub- clause shall be substituted, namely:-

“(ii) buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country


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planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level :

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 :

Provided further that the construction in CRZ-II area of Goa, Kerala and Mumbai shall be governed by the provisions of Clause V of paragraph 8.”

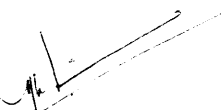
3. Para 8.v. I of CRZ Notification, 2011 is for CRZ areas falling within the limits of MCGM,-

(iii) in CRZ areas-

The development or redevelopment shall continue to be undertaken in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, unless specified otherwise in this notification.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to Concern Planning Authority under CRZ Notification, 2011 subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. MCGM should ensure that development/ redevelopment is in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991.
4. The MCGM should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
5. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
6. Reconstruction should be restricted to existing authorized plinth only. No extension towards seaward side will be allowed.
7. MCGM should ensure that there shall not be drawl of ground water and construction related thereto within 200 m of the HTL.
8. Debris generated during the construction should not be disposed in CRZ area and it should be disposed scientifically at a notified place.
9. There should not be disposal of untreated/ treated sewage & Municipal Solid Waste on the beach or into the sea.


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10. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.9: Proposed repairs of existing residential structure on plot bearing S.No. 31A, Hiss No. 939/1 Tal & Dist-Ratnagiri, Shri. Sudhir R. Surve.

The Authority noted that Ratnagiri Municipal Council (RMC) vide letter dated 21.4.2011 forwarded the proposal of repairs of existing residential structure on plot bearing S.No. 31A, Hiss No. 939/1 Tal & Dist-Ratnagiri. The MCZMA vide its letter dated 15.6.2012 sought following information RMC:

1. Duly Filled Form I (Annexure IV of CRZ Notification, 2011) should be submitted.
2. Approved Coastal Zone Management Plan (CZMP) showing site under reference.
3. Authorized details of the existing structure and the proposed structure as per the provisions
4. FSI calculation as permissible in DCR existing on 19.2.1991 indicating eligible FSI in the proposed project.
5. Whether the existing structure is on landward side of the existing road constructed prior to 19.2.1991
6. Whether the existing structure is constructed prior to 19.2.1991.
7. Google image of site under reference.

The Authority noted that reply from Ratnagiri Municipal Council is awaited. Project proponent was absent for the meeting.

The Authority decided to send a reminder letter to Ratnagiri Municipal Council requesting them to submit the required information as sought by MCZMA vide its letter dated 15.6.2012 by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Ratnagiri Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.10: Proposed construction on plot No.40, Sector-20, Koparkhairne, Navi Mumbai- Navi Mumbai Municipal Corporation- Arch.M/s.Dimensions

The Authority noted that Navi Mumbai Municipal Corporation vide letter dated 16.5.2012 forwarded the proposal of construction on plot No.40, Sector-20, Koparkhairne, Navi Mumbai- Navi Mumbai Municipal Corporation- Arch.M/s.Dimensions.

The Authority noted that the proposal was considered in 84th & 86th Meeting of MCZMA. The project proponent presented the proposal before the Authority. In the 86th meeting, the Authority after deliberations decided to recommend the proposal from the CRZ point of view to the concerned planning authority subject to strict compliance of the certain conditions.


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However, during the 87th meeting of MCZMA, the issue of FSI 1 or 1.5 for Navi Mumbai was discussed in other cases and clarification pertaining to FSI in CRZ II area of Navi Mumbai was sought from UDD on 3.3.2014. The UDD provided clarification vide noting dated 22.1.2015, which was discussed in 98th meeting held on 31.1.2015 and MCZMA on 6.4.2015 requested the UDD to provide clear confirmation on FSI. The reply from the UDD is awaited in the matter. The Authority observed that the FSI clarification from UDD is required in order to take a decision on current proposal. The representative of the UDD was present during the meeting, who informed that said clarification would be provided to MCZMA at the earliest.

The Authority after discussion decided to write a DO letter to UDD-1 requesting to provide the clear confirmation about the permissible FSI in CRZ II areas of Navi Mumbai by 31st July, 2015.

Item No.11: Proposed construction of Industrial building in Gat No. 220/2 at Vadkun Industrial Zone- Dahanu by Shri. Nilesh Patel

The Authority noted that the Dahanu Municipal Council (DMC), vide letter dated 17.4.2012 forwarded the proposal of construction of Industrial building in Gat No. 220/2 at Vadkun Industrial Zone- Dahanu by Shri. Nilesh Patel. The MCZMA vide letter dated 22.8.2013 sought following information from Dahanu Municipal Council:

1. Duly Filled Form I (Annexure IV of CRZ Notification, 2011) should be submitted.
2. Verify and mention the type, activities and use of proposed industrial development.
3. Verify whether the plot is on land ward side of the existing road or existing structure as well as whether the existing road or existing structure is of prior to 19.02.1991.
4. Proposed construction is on vacant plot or by demolishing the existing structure is need to be verified.
5. Area of Mangroves to be affected by proposed project.
6. Mangrove Replantation Plan.
7. Proposed site under reference superimposed on Approved Coastal Zone Management Plan (CZMP) (1: 4000 scale)
8. Google Image of site under reference.
9. Activities proposed in industrial building.
10. Whether proposal is for new development or redevelopment.

The reply from the Dahanu Municipal Council is awaited. Project proponent was absent for the meeting.

The Authority after discussion decided to send a reminder letter to Dahanu Municipal Council requesting them to submit the required information as sought by MCZMA vide its letter dated 17.4.2012 by 31st July, 2015. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.


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The Authority further decided to write a DO letter to UDD-2 requesting to instruct Dahanu Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.12: Proposed reconstruction of house in Shrivardhan, S.No.156/3 Dabak Pakhadi - Shrivardhan by Shri. Jitendra Kulkarni

The Authority noted that Municipal Council of Shrivardhan vide letter dated 15.5.2012 forwarded the proposal of reconstruction of house in Shrivardhan, S.No.156/3 Dabak Pakhadi - Shrivardhan by Shri. Jitendra Kulkarni. The MCZMA vide its letter dated 5.7.2012 sought following information from Shrivardhan Municipal Council:

1. Part A and Part B (Annexure IV of CRZ Notification, 2011) should be submitted.
2. Approved Coastal Zone Management Plan (CZMP) showing site under reference.
3. Authorized details of the existing structure and the proposed structure as per the provisions
4. FSI calculation as permissible in DCR existing on 19.2.1991 indicating eligible FSI in the proposed project.
5. Lay out plan with details of total built up area, permissible area should be submitted
6. Whether the existing structure is on landward side of the existing road constructed prior to 19.2.1991
7. Whether the existing structure is constructed prior to 19.2.1991.
8. Google image of site under reference.

The Authority noted that the reply from Shrivardhan Municipal Council is awaited in the matter. Project proponent was absent for the meeting.

The Authority decided to send a reminder letter to Shrivardhan Municipal Council requesting them to submit the required information as sought by MCZMA vide its letter dated 5.7.2012 by 31st July, 2015. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Shrivardhan Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.13: Proposed construction of building in Gaothan No.1, Hissa No.194A+B Shrivardhan by Shri. A. Hafij A Gafoor Kalokhe

The Authority noted that Shrivardhan Municipal Council vide letter dated 15.5.2012 forwarded the proposal of construction of building in Gaothan No.1, Hissa No.194A+B Shrivardhan by Shri. A. Hafij A Gafoor Kalokhe. The MCZMA vide its letter dated 2.7.2012 sought following information from Shrivardhan Municipal Council:


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1. Part A & Part B (Annexure IV of CRZ Notification, 2011)
2. Authorized details of existing structure as well as whether the existing structure is of prior to 19.2.1991
3. Verify whether the plot is on land ward side of the existing road or existing structure as well as whether the existing road or existing structure is of prior to 19.02.1991.
4. Land use and designated reservations as per Development Plan / Regional Plan existing & in force as on 19.02.1991
5. FSI consumed of the existing structure from planning authority.
6. FSI permissible as per DCR existing and in force as on 19.02.1991. Details of the FSI consumed in the existing structure on the plot.
7. CRZ Map clearly indicating location of the plot and legends for CRZ categories.
8. Copy of the Development plan and DCR existing as on 19.02.1991.
9. Specify the distance of the plot from mangroves CRZ-I area. Details of the road, if any, in between plot and mangroves area.

However, reply from the Shriwardhan Municipal Council is awaited. Project proponent was absent for the meeting.

The Authority decided to send a reminder letter to Shrivardhan Municipal Council requesting them to submit the required information as sought by MCZMA vide its letter dated 2.7.2012 by 31st July, 2015. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Shrivardhan Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.14: Proposed development of plot bearing CTS No.B/736, B/337, B/338,B/339 & B/743 of village Bandra at Bandra(West), Mumbai- Arch. D.P.Associates

The Authority noted that Municipal Corporation of Greater Mumbai vide letter dated 11.6.2012 forwarded the proposal of development of plot bearing CTS No.B/736, B/337, B/338,B/339 & B/743 of village Bandra at Bandra(West), Mumbai- Arch. D.P.Associates

The Authority further noted that the proposal was earlier deliberated in 78th & 87th meeting of the MCZMA held on 3rd November, 2012 & 20th to 21st January, 2014. In the 87th meeting, the Authority decided to defer the matter, in the light of High court order in the matter.

The Project proponent was absent for the meeting. The Authority after discussion decided to close the proposal/file from the records of the MCZMA. The project proponent can apply afresh after the outcome of the court matter.

Item No.15: Construction of residential building on plot No.96, Sector 31 (G.E.S.) Vashi, Navi Mumbai- Arch. Dessin


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The Authority noted that Navi Mumbai Municipal Corporation (NMMC) vide letter dated 6.3.2012 forwarded the proposal of construction of residential building on plot No.96, Sector 31 (G.E.S.)Vashi, Navi Mumbai- Arch. Dessin.The MCZMA vide letter dated 13.11.2013 requested the NMMC to submit following information:

1. Whether the proposal is for construction on vacant plot or proposal is for reconstruction of existing structure.
2. Authorization details of existing structure, if the proposal is for reconstruction of existing structure
3. Current status of the existing structure / plot under reference.
4. CRZ map with superimposed project layout in 1:4000 scale prepared by MoEF authorized agency.
5. Whether proposed construction is as per 12.5% scheme.
6. Total BUA proposed = Area counted in FSI + Area free of FSI as per DCR existing as on 19.2.1991.

The reply from theNMMC is awaited in the proposal.The Project proponent presented that the proposal is for new development on vacant plot.

The Authority further noted that issue of applicability of FSI norms to CRZ II areas of Navi Mumbai was deliberated in 98th meeting of the MCZMA held on 31st January, 2015 and accordingly, MCZMA vide letter dated 6th April, 2015 requested UDD to give clear confirmation of FSI as on 19.2.191 in CRZ II area of Navi Mumbai. However, the reply from UDD is awaited in the matter. The Authority observed that the FSI clarification from UDD is required in order to take a decision on current proposal. The representative of the UDD was present during the meeting, who informed that said clarification would be provided to MCZMA at the earliest.

The Authority after discussion decided to send a reminder letter to Navi Mumbai Municipal Corporaiton requesting them to submit the required information as sought by MCZMA vide its letter dated 13.11.2013 by 31st July, 2015.

The Authority further decided to write a DO letter to UDD-1 requesting to provide the clear confirmation about the permissible FSI in CRZ II areas of Navi Mumbai by 31st July, 2015. It was also decided to write a DO letter to UDD-2 requesting to instruct the NMMC to provide required information as sought by MCZMA by 31st July, 2015.

Item No.16: Reconstruction on Plot No. 56, Vashi, Navi Mumbai- Arch.M/s. D.G.Shah & Association

The Authority noted that Navi Mumbai Municipal Corporation (NMMC) vide letter dated 26.7.2012 forwarded the proposal of reconstruction on Plot No. 56, Vashi, Navi Mumbai- Arch.M/s. D.G.Shah & Association.The MCZMA vide letter dated 10.10.2013 requested NMMC to submit following information.

1. Whether CRZ clearance was sought towards the existing structure on the land under reference.


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2. Reason for redevelopment of the existing structure.
3. Details of existing structure i.e. dilapidated in condition, FSI details, Use, Certificate from Structural audit.
4. Current status of existing structure / plot under reference
5. Permissible FSI for the plot under reference as per DCR as on 19.2.1991.
6. Proposed FSI details, Use.
7. CRZ map prepared by one of the authorized agency by MoEF in the scale 1:4000

Reply from NMMC is awaited in the matter..

The Authority further noted that issue of applicability of FSI norms to CRZ II areas of Navi Mumbai was deliberated in 98th meeting of the MCZMA held on 31st January, 2015 and accordingly, MCZMA vide letter dated 6th April, 2015 requested UDD to give clear confirmation of FSI as on 19.2.191 in CRZ II area of Navi Mumbai. However, the reply from UDD is awaited in the matter. The Authority observed that the FSI clarification from UDD is required in order to take a decision on current proposal. The representative of the UDD was present during the meeting, who informed that said clarification would be provided to MCZMA at the earliest.

The Authority decided to send a reminder letter to Navi Mumbai Municipal Corporation requesting them to submit the required information as sought by MCZMA vide its letter dated 13.11.2013 by 31st July, 2015.

The Authority further decided to write a DO letter to UDD-1 to provide the clear confirmation about the permissible FSI in CRZ II areas of Navi Mumbai by 31st July, 2015. It was also decided to write a DO letter to UDD-2 requesting to instruct the NMMC to provide required information as sought by MCZMA by 31st July, 2015.

Item No.17: CRZ status of S.No.102, Hissa No.2, Area 0.26.8 Ha. Are at Mouje Nagothane, Tq.Roha –Shri. Abdul Latif Shahabuddin Dafedar

The Authority noted that the Assistant Director Town Planning, Alibag- Raigad vide letter dated 3.10.2012 requested to provide guidelines regarding the plot under reference falls beyond 100 m from HTL of creek and beyond 250 m from HTL of creek. As per CRZ map prepared by SAC Ahmedabad, the plot under reference falls within 500m from HTL of creek i.e. in CRZ-III.

The Authority further noted that the MCZMA vide letter dated 4.1.2014 requested applicant to submit CRZ map in 1:4000 scale showing plot under reference prepared by MoEF authorized agency. The reply from applicant is awaited.

The Authority after discussion decided to send a reminder letter to applicant requesting to submit a CRZ map in 1:4000 scale superimposing the site u/r prepared by one of the MoEF authorized agencies. The said CRZ map should also indicate HTL as per approved CZMP. Applicant should submit the said CRZ map by 31st July, 2015, failing


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which, it will be construed that the proponent is not interested in the proposal and same will be returned & delisted from the records of the MCZMA with the approval of Chairperson, MCZMA.

Item No.18: Reconstruction on Plot No. 107, 108 & 109 Sector 31, Vashi, Navi Mumbai- M/s. Swami Samarth Developers

The Authority noted that Navi Mumbai Municipal Corporation (NMMC) vide letter dated 16.10.2012 forwarded the proposal of reconstruction on Plot No. 107, 108 & 109 Sector 31, Vashi, Navi Mumbai- M/s. Swami Samarth Developers. The proposal was discussed in 82nd & 87th meeting of MCZMA. The Authority in its 87th meeting noted that the proposal is permissible as per para 8.II. CRZ II (iii) "Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use"

The Authority in its 87th meeting decided to get the clarification from the Urban Development Department and Navi Mumbai Municipal Corporation regarding permissible FSI for the project as per the town and country planning regulations existing and in force as on 19.2.1991.

However, during the 87th meeting of MCZMA, the issue of FSI- 1 or 1.5 for Navi Mumbai was discussed and a clarification pertaining to FSI in CRZ II area of Navi Mumbai was sought from UDD on 3.3.2014. The UDD provided clarification vide noting dated 22.1.2015, which was discussed in 98th meeting held on 31.1.2015 and MCZMA on 6.4.2015 requested the UDD to provide clear confirmation on FSI. The reply from the UDD is awaited in the matter. The Authority observed that FSI clarification from the UDD is required in order to take a decision on current proposal. The representative of the UDD was present during the meeting, who informed that said clarification would be provided to MCZMA at the earliest.

The Authority after discussion decided to write a DO letter to UDD-1 requesting to provide the clear confirmation about the permissible FSI in CRZ II areas of Navi Mumbai by 31st July, 2015.

Item No.19: Municipal Corporation School Building No.2, at Diwale gaon, CBD Belapur, Navi Mumbai by Architect M/s. Disigno

The Authority noted that Navi Mumbai Municipal Corporation vide letter dated 1.11.2012 forwarded the proposal of Municipal Corporation School Building No.2, at Diwale gaon, CBD Belapur, Navi Mumbai by Architect M/s. Disigno. The MCZMA vide letter dated 13.11.2013, requested to NMMC to submit the present status of the construction on the plot under reference.

The reply from NMMC is awaited. Project proponent was absent for the meeting.

The Authority further noted that issue of applicability of FSI norms to CRZ II areas of Navi Mumbai was deliberated in 98th meeting of the MCZMA held on 31st January, 2015 and


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accordingly, MCZMA vide letter dated 6th April, 2015 requested UDD to give clear confirmation of FSI as on 19.2.191 in CRZ II area of Navi Mumbai. However, the reply from UDD is awaited in the matter. The Authority observed that the FSI clarification from UDD is required in order to take a decision on current proposal. The representative of the UDD was present during the meeting, who informed that said clarification would be provided to MCZMA at the earliest.

The Authority decided to send a reminder letter to Navi Mumbai Municipal Corporation requesting them to submit the required information as sought by MCZMA vide its letter dated 13.1.2013 by 31st July, 2015. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.

The Authority further decided to write a DO letter to UDD-1 to provide the clear confirmation about the permissible FSI in CRZ II areas of Navi Mumbai by 31st July, 2015. It was also decided to write a DO letter to UDD-2 requesting to instruct the NMMC to provide required information as sought by MCZMA by 31st July, 2015.

Item No.20: Construction for Bhakti Vedant Hospital at Penkarpada, S.No.236(Old), 71(New) -Mira Bhayandar Mun.Corporation - Arch. Sameer Desai

The Authority noted that Mira Bhayandar Municipal Corporation vide letter dated 29.11.2012 forwarded the proposal of Construction for Bhakti Vedant Hospital at Penkarpada, S.No.236(Old), 71(New) -Mira Bhayandar Mun.Corporation - Arch. Sameer Desai. The proposal was considered in 81st& 85th meeting of MCZMA. The proponent presented proposal before the Authority. The Authority noted the following:

1. As per the Mira-Bhayandar Municipal Corporation letter dated 29.11.2012-
 - Proposed construction of hospital is for additional FSI on plot bearing S. No. 236 (Old), 71 (New), Mouje Penkarpada, Thane.
 - As per Development Plan dated 02.06.1973 of Bombay Metropolitan Regional Planning Board, the plot under reference falls in residential zone.
 - As per the Mira-Bhayandar Municipal Corporation remarks, zoning was residential as on 19.02.1991 in which hospital use was permissible.
 - As per CZMP, proposed site falls in CRZ II and situated on landward side of existing road which is constructed prior to 19.2.1991.
 - The total plot area of Bhakti Vedant Hospital is 7381.00sqm and proposed additional area for hospital use is 6386.55sqm
 - As per Executive summary of the project, existing hospital building permission was obtained in 1985.
 - As per the Mira-Bhayandar Municipal Corporation letter dated 29.11.2012, the proposed construction comprising of 5 (pt) + 6 (pt) upper floors on existing Bhakti Vedant Hospital (area- 1002.42sqm) and Building B (Newly proposed) comprising of Basement + Ground + 8 (pt) floors (area – 5384.13sqm)


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2. As per part – B,

- Commencement Certificate issued on 20.3.1985 and last revised on 3.12.1996
- Occupation Certificate granted on dated 4.11.1988 for existing hospital
- Permitted built up area = 6157.32sqm
- FSI consumed – 0.99

3. FSI Details:

As per layout plan submitted by the proponent,

- Total area of plot – 7381.00sqm
- Built up area statement –

Building A

Existing Built up area -6157.32sqm

Proposed Built up area - 1002.42sqm

Building B

Proposed Built up area – 5384.13sqm

- Total area – 12543.87sqm
- Permissible FSI – 2.00
- Permissible Floor Area – 1257.70sqm
- Existing Floor Area – 6157.32sqm
- Proposed built up area – 1002.42 + 5384.13 – 6386.55sqm
- Total built up area proposed – 12543.87sqm

The Authority noted that the proposal was earlier deliberated in 81st meeting wherein it was decided to recommend the project subject to submission of certain details. Accordingly, the MBMC sent a reply dated 22.08.2013 to MCZMA which is as follows:

1. Permissible FSI for the proposal as per local town and country planning regulation existing and in force as on 19.02.1991

As per letter dated 22.08.2013 of MBMC, the proposed FSI in this project is 2.00 against the permissible FSI of 3.00 as mentioned in the present D.C. Regulation of Mira-Bhaindar Municipal Corporation.

2. Whether proposed FSI is within the limit of permissible FSI in force as on 19.2.1991 on land under reference.

The letter dated 22.08.2013 of MBMC mentions, as per the DCR, there is no upper limit prescribed for use of permissible FSI for medical institution.

The proponent, in 85th meeting informed that proposal involves FSI- 2 (zonal FSI 1 + Additional FSI 1) Authority observed that Government's approval would be required for sanctioning of additional 1 FSI for the Hospital which has not yet been taken.

The Authority in its 85th meeting decided to direct the proponent to first get sanction of State Government for additional FSI. Project proponent should submit the approved plans and IOD for the proposed FSI. (i.e. 2) obtained from the Mira Bhayander Municipal Corporation and


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revert. While issuing the approved plans and IOD for the proposal, the Mira-Bhayandar should ensure that FSI for the proposal should be as per town and country planning regulations existing and in force as on 19.2.1991. The proponent & Mira Bhayandar Municipal Corporation shall also submit status of construction of newly proposed building. Accordingly, the MCZMA sent a letter dated 13.12.2013 to PP.

The Authority noted that MCZMA is in receipt of File / Documents on 9.6.2015. MBMC vide letter dated 2.6.2015 requested to additional FSI 1.00 (1.00 + 1.00 = 2.00) to UDD.

The Authority further noted that the MCZMA in its 99th meeting discussed the OM dated 2.7.2011 about submission of proposal to MCZMA and Authority's earlier decision of 78th meeting about submission of IOD along with proposal. In the 99th meeting, the Authority felt that IOD condition may be waved off for submission of proposals to MCZMA through concerned planning authority for obtaining CRZ recommendation. Instead, proposal could be submitted with approval of conceptual plans without IOD by concerned planning authority. However, proposal should come to MCZMA through planning authority as per OM dated 2.7.2011 of MCZMA.

The Authority noted the permissibility of the proposal as per CRZ Notification, 2011:

- MoEF issued an amended Notification dated 16th June, 2015, which stipulates as follows:

In the said notification, in paragraph 8, in sub-paragraph (i),-

(a) the Note and the entries relating thereto shall be omitted;

(b) in clause II relating to CRZ-II, for sub-clause (ii), the following sub-clause shall be substituted, namely:-

“(ii) buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level :

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:

Provided further that the construction in CRZ-II area of Goa, Kerala and Mumbai shall be governed by the provisions of Clause V of paragraph 8.”

The Authority noted that as per MBMC remarks, the proposed construction comprising of 5 (pt) + 6 (pt) upper floors on existing Bhakti Vedant Hospital and Building B (Newly proposed) comprising of Basement + Ground + 8 (pt) floors. However, MBMC should ensure that the proposed construction is on landward side of existing road prior to 1991 and construction is not already started on site u/r.


Chairperson


Member Secretary

The Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 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, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The MBMC should ensure that construction is not already started on site u/r.
3. Buildings shall be permitted only on the landward side of the existing road, or on the landward side of existing authorized structures.
4. Buildings permitted on the landward side of the existing and proposed roads or existing authorised structures shall be subject to the existing local town and country planning regulations as modified from time to time, except the Floor Space Index or Floor Area Ratio, which shall be as per 1991 level : 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 :
5. The concerned Planning authority should ensure that FSI, plan, height, involved in the proposal is as per town and country planning regulations existing as on 19.2.1991.
6. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991.
7. Debris generated during construction activity should not be dumped into CRZ area and it should be disposed scientifically at a notified place.
8. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Compliance of the above conditions should be ensured by the concerned Chief Engineer, MBMC.

Item No.21: Regarding permission for N.A. having plot bearing S.No. 109, H.No.6 & 7 Area 0-35-3 - Shrivardhan Municipal Council, Shrivardhan by Shri. Pandurang K. Khale

The Authority noted that Shrivardhan Municipal Council (SMC) vide letter dated 13.8.2012 forwarded the matter of permission for N.A. having plot bearing S.No. 109, H.No.6 & 7 Area 0-35-3 – Shrivardhan, Dist- Raigad. The MCZMA vide letter dated 1.8.2013 requested SMC to submit following information.

1. Authorization details of each existing structure in the plot under reference.
2. All permission / Clearance sought towards the construction of the all structures present on the plot under reference.

The reply from Shrivardhan Municipal council is awaited in the matter.

The Authority after discussion decided to send a reminder letter to Shrivardhan Municipal Council requesting them to submit the required information as sought by MCZMA vide its letter dated 1.8.2013 by 31st July, 2015. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.


Chairperson


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The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Shrivardhan Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.22: Construction of building of District Court on land bearing S.No.286 Hissa No.1 CTS No. 3765 at Zadgaon Tq. Dist. Ratnagiri by P.W.D. Divison, Ratnagiri

The Authority noted that Ratnagiri Municipal Council (RMC) vide letter dated 8.1.2013 forwarded the proposal of construction of building of District Court on land bearing S.No.286 Hissa No.1 CTS No. 3765 at Zadgaon Tq. Dist. Ratnagiri. The MCZMA vide its letter dated 23.7.2013 sought following information from the RMC:

1. CRZ status of plot under reference & distance from HTL showing site under reference on CRZ map need to be submitted by proponent.
2. Proposed construction is on vacant plot or by demolishing the existing structure is need to be verified. Whether the existing structure is constructed prior to 19.2.1991.
3. Permissible FSI for the proposed construction as per town & country planning as on 19.02.1991 & proposed FSI.
4. Google image of site under reference.
5. Development plan showing site under reference.

The reply from the Ratnagiri Municipal Council is awaited in the proposal.

The Authority after discussion decided to send a reminder letter to Ratnagiri Municipal Council requesting them to submit the required information as sought by MCZMA vide it's letter dated 23.7.2013 by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Ratnagiri Municipal council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.23: CRZ staus for land bearing S.No.6/12 & 6/11 village Kopar Tq.Kalyan, Dist.Thane -Anant Mhatre

The Authority noted that Shri. Anant Balaram Mhatre vide letter dated 1.12.2012 requested for CRZ Status of the plot bearing S. No. 6/12 & 6/11 of Mouje Kopar, Tal- Kalyan, Dist- Thane. As per Town Planning Department of Dombivali Muncipal Corporation vide letter dated 26.9.2012, the plot under reference falls in CRZ area. The MCZMA vide letter dated 27.1.2014 requested applicant to submit the approved Coastal Zone Management Plan (CZMP) superimposing the plot under reference through Concerned Planning Authority. The reply from applicant is awaited in the matter.

The Authority after discussion decided to send a reminder letter to Applicant requesting to submit the required information as sought by MCZMA vide its letter dated


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27.1.2014 by 12th August, 2015 failing which, it will be construed that the proponent is not interested in the proposal and same will be returned & delisted from the records of the MCZMA with the approval of Chairperson, MCZMA.

Item No.24: Regularization of existing structure on plot bearing C.T.S.No.188,189,190 of village Madh, Madh Malad Road, Malad (West), Mumbai- Dimensions

The Authority noted that the proposal of regularization of existing structure on plot bearing C.T.S.No.188,189,190 of village Madh, Madh Malad Road, Malad (West) was submitted to MCZMA on 6.3.2013. The proposal was earlier considered in 88th meeting of MCZMA held on 31.1.2014, wherein the Authority decided to direct the project proponent to submit the proposal along with following information through Municipal Corporation of Greater Mumbai, so as to take further appropriate decision in the matter:

1. Date of the repair and renovation of existing structure is need to be ascertained
2. Whether the construction on the subject plot is within the permissible FSI limit as per the town and country planning regulation existing as on 19.2.1991.

Accordingly, MCZMA sent a letter dated 17.4.2014 to PP. The reply from applicant is awaited in the matter. The project proponent was absent for the meeting.

The Authority decided to send a reminder letter to project proponent to submit the required information through MCGM as sought by MCZMA vide its letter dated 17.4.2014 by 12th August, 2015, failing which, it will be construed that the proponent is not interested in the proposal and same will be returned & delisted from the records of the MCZMA with the approval of Chairperson, MCZMA.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct MCGM to provide required information as sought by MCZMA.

Item No.25: Construction on plot having S.No. (31) 191, H.No. 20,21,24 C.T.S.No. 25,26,28 Area 508.97 sq.mts. at Murud, Dist: Raigad by Shri. Jaspal K. Sawhney

The Authority noted that Murud Janjira Municipal Council vide letter dated 8.3.2013 forwarded the proposal of construction on plot having S.No. (31) 191, H.No. 20, 21,24 C.T.S.No. 25,26, 28 Area 508.97 sqm.at Murud, Dist- Raigad by Shri. Jaspal K. Sawhney. The proposal was earlier deliberated in 85th meeting of the MCZMA held on 12th& 13th September, 2013, wherein the project Proponent (PP) presented the proposal which is as follows:

1. Murud-Janjira Municipal Council mentions vide letter dated 8.3.2013
 - The construction work has been taken up as per the building permission vide letter dated 19.11.2009 issued by the MurudJanjira Municipal Council.


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- However, the Project proponent was informed by MurudJanjira Municipal Council to get CRZ clearance since the validity of Commencement Certificate has ended.
 - Now, the construction work on the plot under reference is incomplete.
 - Additional Tehsildar (NA) RaigadAlibag has issued Non Agriculture (NA) Certificate for Commercial Use vide letter dated 25.6.1997.
2. As per layout plan submitted by project proponent, proposed building comprising of ground + 2 floors on the plot under reference.
 3. MurudJanjira Municipal Council mentions vide letter dated 8.3.2013, as per sanctioned Development Plan the land under consideration in residential zone.
 4. The CZMP of MurudJanjira Municipal Council area indicates the land under reference in CRZ II and MurudJanjira Municipal Council mentions vide letter dated 8.3.2013 landward side of existing road.
 5. FSI Details, as per the layout plan submitted by PP:
 - Total area of the plot = 730.00 Sqm
 - Permissible FSI = 1
 - Permissible built up area = 730.00 Sqm
 - Total proposed built up area = 508.997 Sqm

The Authority in its 85th meeting decided to direct Murud-Janjira Municipal Council to submit the following information –

1. Whether construction is situated on the landward side of the existing road constructed prior to 19.2.1991 or on landward side of existing authorized structure.
2. Zoning / reservation of land under reference as per DP/ Regional Plan existing and inforce as on 19.2.1991.
3. Permissibility of commercial use as per DP/ Regional Plan existing and inforce as on 19.2.1991.
4. Status of construction activity at the site under reference and when the construction started.

Accordingly, MCZMA sent letter dated 12.12.2013 to the Chief Officer, Murud - Janjira Municipal Council to provide the above information to MCZMA.

The MJMC vide letter dated 10.7.2015 submitted its reply to MCZMA which is as follows:

Sr No.	Query	MJMC reply
1	Whether construction is situated on the landward side of the existing road constructed prior to 19.2.1991 or on landward side of existing authorized structure.	The site is situated on seaward side of existing road
2	Zoning / reservation of land under reference as per DP/ Regional Plan existing and inforce as on 19.2.1991.	The plot is as per existing DP plan the site is in Residenial zone


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3	Permissibility of commercial use as per DP/ Regional Plan existing and inforce as on 19.2.1991.	As per DP plan, commercial use is not allowed.
4	Status of construction activity at the site under reference and when the construction started.	Construction activities is stopped for few years. Construction is incomplete. It was started on 21.9.2009 vide approval letter no. 3573/pwd / 2009-2010 dated 19.11.2009.

Project proponent & official of MJMC informed that around 25% construction is already done on site u/r.

The Authority after discussion decided to review the case, in the light of para 6(d) of CRZ Notification, 2011.

Item No.26: Residential cum commercial building on plot No. 50A, Sector 17, Kalamboli, Navi Mumbai- Dimension Architects Pvt.Ltd

The Authority noted that the proposal of residential cum commercial building on plot No. 50A, Sector 17, Kalamboli, Navi Mumbai- Dimension Architects Pvt.Ltd was submitted to MCZMA on 19.4.2013. The proposal was considered in 87th meeting of MCZMA held on 20th & 21st January 2014, wherein the proponent presented the case.

The Authority observed that the FSI clarification from UDD is required in order to take a decision on current proposal. The representative of the UDD was present during the meeting, who informed that said clarification would be provided to MCZMA at the earliest.

The Authority after discussion decided to write a DO letter to UDD-1 requesting to provide the clear confirmation about the permissible FSI in CRZ II areas of Navi Mumbai by 31st July, 2015.

Item No.27: Construction of retaining wall, land leveling on plot bearing S.No.16/1(p), S.No.16 H.No. 1/5, S.No.17 at village Shahad, Tah.Kalyan, District Thane of M/s. Century Rayon

The Authority noted that the Kalyan Dombivali Municipal Corporation (KDMC) vide letter dated 3.5.2013 forwarded the proposal to MCZMA.

The project proponent presented that proposal before the Authority which is as follows:

1. The proposal is for construction of retaining wall, land leveling & handing over of part plot to Kalyan Dombivali Municipal Corporation (KDMC) for parking and utilization of FSI potential of CRZ -III area on the Non CRZ area for construction of Residential / Commercial development at plot bearing S.No. 16/ 1(pt), 1/5, S.No. 17 of Mouje - Shahad, Tal- Kalyan


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2. The KDMC has issued amended Intimation of Disapproval (IOD) vide its letter dated 3.4.2013 (with condition that, out of 69177.00 Sq.mtr. area, 22108.80 Sq.mtr of land and 8803.52 Sq.mtr. of construction area handing over to the KDMC).
3. As per sanctioned layout plan with IOD letter dated 3.4.2013, the 8 nos. of building proposed on Non CRZ area which are as follows-
 - Building no. 1 to 6 comprising stilt + 15 floors (pt) (residential),
 - Building No. 7 comprising ground + 2 floors (Commercial) for Developer + KDMC
 - Building No. 8 comprising ground + 2 floors for KDMC.
4. As per the sanctioned layout plan with IOD letter dated 3.4.2013, the CRZ portion of land will be handed over to the KDMC for parking.
5. The KDMC letter dated 3.5.2013 mention as follows:
 - As per regional plan as on 19.2.1991 the plot under reference falls in Industrial Zone.
 - As per current DP plan the plot under reference falls under Transport Nagar reservation.
 - As per the Govt. Notification No. TPS 1207/3071/CR-17/09/UD-12 dated 8.7.2009, said plot can be developed by owners as follows, i.e. 40 % land has to be handed over to KDMC for parking purpose (Transport Nagar reservation) balance 60 % land for residential / commercial development.

The Authority noted that MCZMA vide letter dated 11.9.2013 requested KDMC to submit the CZMP map in the 1:4000 scale with superimposing plot area and proposed project, Area falls in CRZ and non CRZ and Permissible FSI for CRZ area as per DCR as on 19.2.1991.

The Authority noted that the PP vide letter dated 10.7.2015 submitted its reply to MCZMA, wherein the CZMP in 1:4000 scale with superimposing the plot area and proposed project is submitted. The said letter further mentions that at present the above land is under transport nagar reservation as per the DP of KDMC published in 1996. PP is willing to develop the same as per KDMC accomodatin on reservation policy, where in 40% of land will be handed over to KDMC for the Bus parking and KDMC depot/workshop and remaining 60% land will be left with PP for Residential & Commerical development. The area which is to be handed over to KDMC is partly under CRZ III zone as per CZMP map published and is available in KDMC since 2006.

The Authority deliberated the proposal and observed that retaining wall and parking activity in CRZ III area will not be allowed.

The Authority after detailed discussion and deliberation decided that proposal to be re-examined by the Urban Development Department and Kalyan Dombiwali Municipal Corporation in light of provisions of NDZ, CRZ III of CRZ Notification 2011 and revert back.

Item No.28: Seeking CRZ NOC for Kalyan Bhivandi Industrial Area Open Space No.6 adjoining to Plot No. 5/6 area 5500 sq.mtr.- M/s.Shree Bhairav Synthetics (P) Ltd.

The Authority noted that the Maharashtra Industrial Development Corporation (MIDC) vide letter dated 30.4.2013 forwarded the proposal for NOC from CRZ point of view on property bearing plot no. 5/6 part from open space 6 in addl. Kalyan Bhiwandi Industrial Area. The MCZMA vide its letter dated 27.6.2013 sought following information from project proponent:

1. Details of proposed construction activities with permissible FSI.
2. Proposed site under reference superimposed on CZMP.
3. Google Image of site under reference

The Authority noted that PP vide letter dated 13.8.2013 replied to MCZMA. However, approved CZMP showing site under reference is not submitted by the PP. PP was present for the meeting.

The Authority decided to send a reminder letter to applicant requesting to submit CRZ map in 1:4000 scale superimposing the site u/r along with conclusion prepared by one the MoEF authorized agencies. The said CRZ map should also indicate HTL as per approved CZMP.

Item No.29: Seeking CRZ NOC for Kalyan Bhivandi Industrial Area Open Space No.9 adjoining to Plot No. 4/5 area 1600 sq.mtr.- M/s. Avni Textile Mills

The Authority noted that the Maharashtra Industrial Development Corporation (MIDC) vide letter dated 30.4.2013 forwarded the proposal seeking NoC from CRZ point of view on property bearing plot no. 4/5 part from open space 9 in addl. Kalyan Bhiwandi Industrial Area. The MCZMA vide its letter dated 27.6.2013 sought following information from the PP:

1. Details of proposed construction activities with permissible FSI.
2. Proposed site under reference superimposed on CZMP(1: 4000 scale)
3. Google Image of site under reference.

The Authority noted that PP vide letter dated 13.8.2013 replied to MCZMA. However, approved CZMP showing site under reference is not submitted by the PP. PP was present for the meeting.

The Authority decided to send a reminder letter to applicant requesting to submit CRZ map 1:4000 scale superimposing the site u/r along with conclusion prepared by one the MoEF authorized agencies. The said CRZ map should also indicate HTL as per approved CZMP.

Item No.30: Seeking CRZ NoC for Kalyan Bhivandi Industrial Area Open Space No.9 adjoining to Plot No. 5/4 area 5500 sq.mtr.- M/s. V.Tex Weaving & Mfg.Mills Ltd.

The Maharashtra Industrial Development Corporation (MIDC) vide letter dated 30.4.2013 forwarded the proposal seeking NoC from CRZ point of view on property bearing plot no. 5/4 part from open space 9 in addl. Kalyan Bhiwandi Industrial Area. The MCZMA vide its letter dated 27.6.2013 sought following information from the project proponent:

1. Details of proposed construction activities with permissible FSI.
2. Proposed site under reference superimposed on CZMP.


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3. Google Image of site under reference

The Authority noted that proproject proponent vide letter dated 13.8.2013 replied to MCZMA. However, approved CZMP showing site under reference is not submitted by the PP.

The Authority decided to send a reminder letter to applicant requesting to submit CRZ map 1:4000 scale superimposing the site u/r along with conclusion prepared by one the MoEF authorized agencies. The said CRZ map should also indicate HTL as per approved CZMP.

Item No.31: Extension to existing structure on plot bearing S.No.112/7, 112/8 & CTS.No. 892 of village Murud Janjira, Dist- Raigad by Mr. Nazir A. U. Fahim

The Authority noted that Murud Janjira Municipal Council vide letter dated 27.5.2013 forwarded the proposal of Extension to existing structure on plot bearing S.No. 112/7, 112/8 & CTS.No.892 of village Murud Janjira, Dist- Raigad by Mr. Nazir A. U. Fahim.

The Authority noted that MJMC vide letter dated 7.7.2015 informed that construction of 4 shops on plot under reference has been completed. Further, the official from the Murud Janjira Municipal Council informed that construction of 4 shops on plot on plot /r is completed.

The Authority noted the clause (Viii) of S.O. 18(E) dated 4.1.2002 vide which, MoEF reconstituted MCZMA Authority. As per the said clause-

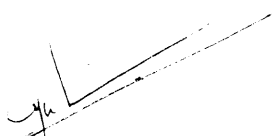
The Authority shall examine all projects proposed in Coastal Regulation Zone areas and give their recommendations before the project proposals area referred to the Central Government or the agencies who have been entrusted to clear such projects under the notification, of the Government of India in the Ministry of Environment and Forests vide number S.O. 144 (E) dated 19th February, 1991

The Authority observed that as per clause (Viii) of S.O. 18(E) dated 4.1.2002, prior CRZ recommendation from MCZMA was mandatory in the subject proposal

This is a case of violation of CRZ Notification, 2011. The Authority decided to take action as per Environment (Protection) Act, 1986 read with CRZ Notifiatoin, 1991 & 2011 through Environment Dept.

Item No.32: Construction of building on plot bearing S.No.A(36) 106 H.No.11, S.No.(21)107 H.No.12 C.T.S.No.770 & 833 area 131.12 sq.mt by Shri. Madhukar Vinayak Bhayde

The Authority noted that the Murud - Janjira Municipal Council vide letter dated 12th April, 2013 forwarded the proposal of construction of building on plot bearing C. S. No. 770 & 833, S. No. A (36) 106 & (21) 107, H. No. 11 & 12 at Murud, Dist- Raigad.


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The MCZMA vide its letter dated 3.12.2013, directed MJMC to examine and provide information whether the construction is completed or not. However, reply is awaited from the Murud – Janjira Municipal Council.

The Project proponent & the official from MJMC informed that construction admesring around 140 Sqf, for residential purpose on site is completed, since old existing residential structure was dilapidated and was about to fall.

The Authority decided to review the matter in the light of para 6(d) of CRZ Notification, 2011.

Item No.33: Construction of building on plot bearing S.No.Aa(24) 96 H.No.4, C.T.S.No.1744 area 58.20 sq.mts.at Murud, Tal.Murud, Distt. Raigad by Shri. Ramesh Dashrath Gurav

The Authority noted that the Murud - Janjira Municipal Council vide letter dated 12th April, 2013 forwarded the proposal of construction of building on plot bearing S.No.Aa (24) 96 H.No.4, C.T.S.No.1744 area 58.20 Sqm. at Murud, Dist- Raigad by Shri. Ramesh Dashrath Gurav.

The MCZMA vide its letter dated 6.12.2013, directed MJMC to examine and provide information whether the construction is completed or not. However, the reply is awaited from the Murud – Janjira Municipal Council.

Project proponent & the official from MJMC informed that construction admeasring around 150 sqft, for residential purpose on site u/r is completed, since old existing residential structure was dilapidated and was about to fall.

The Authority decided to review the matter in the light of para 6(d) of CRZ Notification, 2011.

Item No.34: Reclassification in Gorai - Essel World - Revision of coastal zone Management plan for Mumbai by M/s Pan India Paryatan Pvt Ltd

The project proponent (M/s Pan India Paryatan Pvt Lt) presented the matter which is as follows:

- M/s EsselWorld Infraprojects Ltd are from Essel group and hold 965 acres of land from village Gorai (Municipal Corporation of Greater Mumbai) and Uttan (Mira Bhayander Municipal Corporation). The land was originally leased out to one Shri Shamrao Pandurang in the year 1885 for agriculture purpose. For cultivation purpose, lessee had constructed embankment (bund) to 'prevent ingress of sea water. This bund exists since 1900 and this fact has been reflected in 1924-25 Municipal Suburban Survey Map. The land was purchased by Essel group in 1981 in the High Court auction. .
- CRZ Notification, 1991 was published on 19.2.1991 by Ministry of Environment & Forest, New Delhi, identifying the CRZ areas. Coastal Zone Management plan (CZMP) was prepared which demarcated High Tide Line (HTL) & CRZ area in 1996-

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1997. Development of EsselWorld was restricted to 63 acres due to position of HTL & CRZ area. The HTL marked in CZMP sanctioned in the year 1996-97 differs from the ground realities. Cognizance of existing bund was not taken for demarcation of HTL.

- Chief Hydrographer, Deharadun surveyed the area in 1997 & 1998 for demarcation of HTL considering the existing embankment (bund) & other related factors. Chief Hydrographer vide letter dated 24.6.2004 communicated the survey report showing the position of High Water Line (HW L) mentioning the latitude and longitude along with the map.
- CRZ demarcation was carried out by National Institute of Oceanography (NIO), Goa in the year 2004.
- MCZMA on 29th May, 2004 had passed an order, as per which, the Urban Development Department and other concerned agencies / authorities of the State Govt may take a review of the area in question in terms of its CRZ classification as may be necessary.

The Project proponent (M/s Pan India Pvt Ltd) requested for reclassification of the property.

The Authority noted that the MCZMA vide letter dated 2.3.2015 has forwarded the representation of M/S. PIPL to MCGM with a copy to IRS, Chennai to take cognizance at the stage of public hearing as per procedure of CRZ Notification, 2011, in light of new CZMP being prepared. The Authority decided that no action is needed in the proposal at present.

Item No.35: Proposed Holiday Home at village Tekali (Old Awas) Tq. Alibag, Distt. Raigad Gat No. 177/2 area 0.40.5 Ha -Jerxis Vandrewala

The Authority noted that the Town Planning and Valuation Department, Alibaug, Raigad vide letter dated 30.11.2013 forwarded the proposal of Holiday Home at village Tekali (Old Awas) Tal-Alibag, Dist. Raigad Gat No. 177/2 area 0.40.5 Ha -Jerxis Vandrewala

The Authority noted that the ADTP, Alibaug, Raigad vide letter dated 30.11.2013 mentions that as per coastal land use map, the plot u/r falls in CRZ III (within 200 m to 500 m from HTL)

The Authority further noted that the proposal was discussed in 88th meeting of MCZMA held on 31.1.2014 wherein the Authority directed project proponent to resubmit the proposal in accordance with the guidelines mentioned in Annexure III of CRZ Notification, 2011. The reply from PP is awaited.

The Authority observed that the proposal is incomplete as per Annexure III of CRZ Notification, 2011 and decided to return the said proposal to PP.

Item No.36: CRZ status of project site of Bauxite Mine over an area of 62.77 Ha in the Survey Nos. parts of 4,5,6,7,8 at village Sakhri, Taluka Mandangad, Dist. Ratnagiri -M/s Ashapura Minechem Ltd

The Authority noted that M/s Asharpura Minechem Ltd vide letter dated 24.6.2013 forwarded the proposal of CRZ status of Bauxite Mine in village Sakhri, Dist- Ratnagiri. The proposal was deliberated in 85th, 88th and 94th meeting of the MCZMA held on 12th & 13th Sep, 2013 & 31st January, 2014 & 24th & 25th November, 2014 respectively.

The project proponent was absent for the meeting in 85th meeting, hence the matter was deferred. Thereafter, the proposal was considered in 88th meeting, wherein the Authority decided to obtain the remarks of the desk of the Environment Department concerned with the issues of High Level Working Group on Western Ghat about the status of Moratorium in the concerned area.

The proposal was again discussed in the 94th meeting of the MCZMA, wherein the Authority took on record the remarks of the TC 1 desk of Environment Dept and directed project proponent to superimpose the land under reference on CRZ map in 1:4000 scale indicating old approved HTL and CRZ area limit as well as ecosystem present in the surroundings of the land under reference.

The Project project proponent presented the proposal along with CRZ map in 1:4000 scalesuperimposing the site under reference prepared by Institute of Remote Sensing, Chennai which is one of the agency authorized by MoEF, New Delhi.

The Authority noted that project site at village Sakhari, Tal- Mandangad, Dist- Ratnagiri is superimposed on the CRZ map in 1:4000 prepared by IRS, Chennai. The IRS report dated 7.7.2015 mentions as follows:

- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP 1991 subject to the generalization error caused by the variation in the scale of mapping.
- The above project site is outside the 100 m buffer from HTL (creek) and it is also observed the above said project site is outside the 100 m buffer from HTL as per approved CZMP 1991.

The Authority noted that the said map indicates that the project site u/r i.e. survey nos parts of 4,5,6,7,8 at village sakhari, Tal- Mandangad, Dist- Raigad are situated outside 100 m CRZ area limit from the approved HTL of the Bharja River/creek.

The Authoity after deliberation decided that the project site i.e. survey nos. parts of 4,5,6,7,8 at village Sakhri, Tal- Mandangad, Dist- Ratnagiri are situated outside 100 m CRZ area from approved HTL of Bharja River. Hence, the said project site does not fall under the ambit of CRZ Notification, 2011.

Item No.37: Storage of material / goods on land bearing Gat No.66 area 1.06.00 He. are at Sanegaon, Roha, District Raigad- Indo Energy Internation Ltd.

The Authority noted that M/s Indo Energy InternationalLtd vide letter dated 2.7.2013 forwarded the proposal of Storage of material / goods on land bearing Gat No.66 area 1.06.00 He. are at Sanegaon, Roha, District Raigad- Indo Energy Internation Ltd.


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Proposal was discussed in the 86th meeting of the MCZMA held on 27th November, 2013, wherein it was decided that MCZMA Sub-Committee shall make a site visit and verify the following issues-

1. Location and present status of site
2. CRZ status of site
3. Compliance of earlier approval granted by MoEF on Gut no. 66 of Mauje Sanegoan, which is adjoining to proposed site.
4. Impact on Environmental/ ecology due to present activities at site and surrounding areas

Accordingly, MCZMA sent a letter dated 10-6-2014 to members of MCZMA for site visit. However, M/s. Indo Energy International Ltd sent a representation letter dated 17.12.2013 requesting to grant one more opportunity to present the case before MCZMA. Accordingly, the matter was again placed in 87th meeting. Case was deferred since PP was absent.

The project proponent was absent for the meeting. The Authority after discussion decided to write a letter to Project proponent to submit the following information to Authority by 12th August, 2015:

1. Location and present status of site
2. CRZ status of site
3. Compliance of earlier approval granted by MoEF on Gut no. 66 of Mauje Sanegoan, which is adjoining to proposed site.
4. Impact on Environmental/ ecology due to present activities at site and surrounding areas

Item No.38: Proposed upgradation and expansion of existing ship building and ship repair facility at Kurul village, Alibag - Konkan Barge Builders Pvt. Ltd.

The Authority noted that M/s Konkan Barge Builders Pvt. Ltd vide letter dated 15.7.2013 forwarded the proposal of upgradation and expansion of existing ship building and ship repair facility at Kurul village, Alibag. The proposal was considered in 91st meeting of MCZMA held on 29th, 30th and 31st May, 2014, wherein project proponent (PP) presented the proposal which is as follows:

1. M/s. Konkan Barge Builders Pvt. Ltd. (KBBPL) has proposed upgradation and expansion of its own existing Ship Building and Ship repair facility at Karul Village, Alibaug, Dist- Raigad which has been operating since 1975. The existing facility is presently functioning on an 8.5 Acre.
2. The expansion project includes construction of:
 - Wet Berth / Jetty of about 200m length for berthing of ships visiting the base for repairs.
 - A slipway of length 195m X 20m with declivity of 1 in 15 is to be constructed for the ship envisaged for repairs.
 - Ship Building Slipway for dynamic launching.
 - Dry – Docking Facilities


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- Workshops to support ship repair works of ships of <100m length that shall berth for repairing
 - Silos for storage of cement, barrites and bentonite will be provided.
 - Suitable storage space for ship repair stores
3. PP has submitted Techno Feasibility Report for proposed project. and map of demarcation of HTL, LTL & CRZ boundaries prepared by NIO, Goa (June 2009) along with its report. As per the said report, proposed land facilities area is bounded by compound wall with some of permanent structures. Very sparse mangroves are noticed between HTL and LTL in proposed area. On either side of proposed area, mangroves about 30cm height were noticed over most of the area. The area proposed for shipyard in the creek is not having any mangrove patches.
4. As per layout plan submitted by project proponent, Present Plot Area- 23557.20 Sqm, Reclaimed area- 8176.20 Sqm and Dredged area – 6815.0 Sqm.
5. The MCZMA vide letter dated 25.10.2013 requested certain information from PP and M/s. Konkan Barge Builders Pvt. Ltd. vide letter dated 1.11.2013 submitted its point wise reply which is as follows:
- a. The shipyard has been in existence since 1975. The Collector Kolaba granted clearance / approval to Konkan barge builders Pvt. Ltd., allowing KBBPL to commence barge and Ship Building activities. This permission was granted vide order dated 20.8.1975. KBBPL has obtained various No objection certificates – a) Kurul Village Panchayat, b) Office of Special Duty (Ports), Buildings and Communication Department, Mumbai, c) Director of Fisheries, Taraporewala Aquarium, Bombay. The plans and layout of the Shipyard were sanctioned by the Town Planning Authority, Alibag and the Collector Kolaba vide letter dated 5.11.1979 and 3.1.1980 respectively.
 - b. Environmental Impact Assessment (EIA) Report along with Environmental Management Plan and Disaster Management Plan has been submitted. At project site, the width of the creek is about 200 m. Since it is the mouth of the creek, no commercial fishing activity takes place at the project site. Most of the fishing trawlers go into the deep sea for fishing activity. Very little local fishing takes place during the day which is for captive consumption and it takes place 200 – 300 m away from existing project area. No medium or big size fishes are found at the project site area as discussed with the local fishermen whereas according to them for bigger catch, they take their mechanical trawlers deep inside the sea. Thus the proposed Ship repair facility would not hamper the fishing activity of the fisherman in the proposed area.
 - c. The plan for the KBBPL shipyard was sanctioned / approved by the Collector, Alibag and Town Planning Authority on 5.11.1979. Further, Gram Panchayat, Kurul also gave NOC dated 28.2.1979 to carry out construction of various structures, including a boundary wall. The land area of 34, 099 Sq.m. and boundary wall on three sides have been in existence since the inception of the shipyard, which is in the approved layout plan.


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- d. Report and map (1:5000) of demarcation of High Tide Line and CRZ Boundaries prepared by NIO, Vishakhapatnam (June 2009) has been submitted. As per the said NIO report, the proposed land facilities area is bounded by compound wall with some permanent structures. Very sparse mangroves are noticed between HTL and LTL in proposed area. On either side of proposed area, mangroves of about 30 cm height were noticed over most of area. The area proposed for ship yard in the creek is not having any mangrove patches.

Further, it is mentioned that, the said CRZ map was considered by the MCZMA in its 59th meeting held on 14.1.2010 and proposal was recommended to the MoEF.

- e. The proposed expansion and upgradation lies partly in CRZ -I on the river / creek side and partly with regard to the existing facilities in CRZ-III on the landward side. The inter tidal land in front of and adjacent to the water front of the existing land area falls in CRZ -I. The developments in this Inter tidal area will consist of Ship Building and Ship repair Slipway and a wet repair berth / jetty . The landward side falls in CRZ- III category. All infrastructure imperative to the Ship Building and Ship repair facility, like covered sheds, steel fabrication unit, cutting and machine sheds, unit assembly area, store blocks, offices etc. will be built here.
- f. Site photographs along with time series of Google images for the project site under reference has been submitted.

The Authority in its 91st meeting, observed that EIA/ EMP submitted by the proponent is general in nature and not project specific. The EIA / EMP does not contain quantitative information and decided to direct the project proponent to submit the following information:

1. Project specific EIA/EMP of construction and operation phase with quantitative values.
2. NoC from Maharashtra Pollution Control Board.

The Authority noted that M/s. Konkan Barge Builders Pvt. Ltd. vide letter dated 3.6.2015 submitted its reply, as per which, MMB has issued Letter of Intent (LOI) dated 30.5.2015 for grant of 250m waterfront for purpose of up gradation and expansion of the existing shipyard subject certain conditions. MPCB vide letter dated 5.3.2015 application of Consent to Establish is referred to Environment Department, GoM regarding applicability of EIA notification 2006 and CRZ Notification 2011 and necessary guidance as to deal with such cases in CRZ.

Project proponent presented that quantitative details & Environment Management plan of the project.

	Air Environment:	In ship building/ repairs, air pollutants are generated from ferrous and non ferrous material, DG sets, machinery, steel

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	<p>cutting, welding, blasting etc.</p> <p><u>Monitored quantity of Air pollutants at Shipyard:</u></p> <p>Max monitored range of Nox is 6.8ug-15.8 ug/m³ Min. monitored range of Nox is 3.3 3.3 ug- 9.2 ug/m³ Average value ranges between 5 ug12.5 ug/m³</p> <p>Thus the 24 hourly values of Nox at the giver location are found to be much lower than the applicable standard limit of 80 ug.m³ as per National Ambient Air Quality Standards.</p> <p><u>Mitigation measures:</u></p> <ul style="list-style-type: none"> • Instructions given in Material Safety Data sheet of each chemical will be stricted followed • Personal protective equipment will be provided to all the workers • Vehicles plying within yard shall confirm to standard enginer specifications, thus giving out minimum pollution
Water Environment:	<p>Marine water quality may get contaminated from sewage / hazardous waste, oily bilge waste or ballast water, due to aqueous discharge(oil waste, sanitary waste) form the process of Ship Building and Ship Rapairs</p> <p><u>Anticicipated quantities of Effluents Generated:</u></p> <ul style="list-style-type: none"> • The daily effluent generated from the yard will not exceed 12 CMD • Used/ Spent oil will be approximately 150 Lites per month when Ship repairs are continusously operational • Paint residue / sludge is expected to be 1200 Kg per year • All the above generated waste will be disposed off as per nomrs of the MPCB and CHWTSDF <p><u>Mitigation Measures:</u></p> <ul style="list-style-type: none"> • Storm water drainage will be provided thoroughout the project area so that there is no stagnation of water • During construction phase suitable barriers will be used to protect the adjoining water bodies from the falling earth material and dust raised, so as to avoid sedimentation • During operational phase, water used for Hydraulic testing will not be allowed to mix with any other water

		<p>body</p> <ul style="list-style-type: none"> RMC (Ready made mix Concrete) will be used for the construction of the jetty, thereby reducing possibilities of water pollution to a minimum
	Land Environment:	<p>The baseline soil quality in the region indicates that soil is not that fertile and hence unfit for agriculture</p> <p><u>Anticipated quantity of Excavated material during construction (digging and other earth works)</u></p> <p>It is calculated that approximately 50,000 cu.mt of earth will be excavated during construction phase</p> <p><u>Mitigation measures:</u></p> <ul style="list-style-type: none"> Land Development while executing upgradation project will be in accordance with the Govt regulations Readymade mix concrete will be used for the construction of the 'Ship Building Shipway', 'Ship Repair Shipway', Stilt jetty etc. thereby, reducing possibilities of pollution significantly. Excavated material will be disposed off in designated low lying areas and as per government regulations.
	Non Hazardous Solid Waste	<p>Anticipated Non Hazardous Solid Waste (Steel, scarap, copper slag, Grit etc)</p> <ul style="list-style-type: none"> Non Hazardous solid waste mainly consisting of Stell Scrap and Hull scrapping will be approximately 8-10 MT a year Grit generated post blasting will be approx 1000 kgs. <p><u>Mitigation Measures</u></p> <ul style="list-style-type: none"> Enclosed area for Blasting purposes Steel scarp will be stored separately and cleared off as soon as possible by means of sale or recycling Grit will be non polluting and will be also reused where possible
		<p><u>Construction phase</u></p> <p>Total excavation for ship repair slipway (100 m * 20 m), Ship Building Slipway(125 m * 20 m) and Shed for fabrication and</p>

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		welding of skids (115 m * 18 m) is 22, 200 Cu. Mts (approx) All the debris, etc; will be disposed off by contractor as per stipulated norms.
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PP further presented that the number of Mangrove trees to be diverted are approx 120, generally below 1 mts in height. An application has already been made on 16.11.201 to the Forest Dept for diversion of the said sparse mangroves. The total mangroves area to be diverted is 0.7284 Hectre; which are to be replanted on an already identified area by the Forest Dept by way of compensatory afforestation. Alibaug Forest Dept, Kurul Gram Sabha and Chief Conservator of Forest, Thane have cleared the proposal. State Government approval is expected shortly.


The Authority further noted that the proposal was earlier considered in the 59th meeting of MCZMA held on 14.1.2010, under CRZ Notification, 1991 and MCZMA vide letter dated 11.2.2010 recommended the proposal to MoEF. It was considered in the 105th meeting of EAC of MoEF held on 21st -23rd September, 2011. The committee noted that the project requires to be considered by the State level Environment Impact Assessment Authority / SEIAA, hence deferred and suggested to send back the proposal. MCZMA forwarded the subject proposal to the SEIAA for appropriate action in the matter. The State Level Expert Appraisal Committee has scrutinized the proposal w.r.t. applicability of EIA Notification, 2006. The proposed activities, i.e. Ship Building & Ship repair are not listed in the Schedule of activities in the EIA Notification, 2006. However, the aforesaid activity is potentially detrimental to coastal water quality and can be a major pollutant. Therefore, SEAC requested to MoEF, New Delhi to clarify the applicability of the EIA Notification, 2006 for the said activities vide letter dated 15.4.2014. Reply from MoEF to SEAC is awaited.

The Authority noted the permissibility of the proposal as per CRZ Notification, 2011:

- As per para 4(i)(f) of CRZ Notification, 2011, Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures is permissible activity.
- As per amended CRZ Notification dated 28th November, 2014 published by MoEF, For the projects specified under 4(i) (except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

The Authority after deliberation decided to recommend the proposal from CRZ point of view to SEIAA under CRZ Notification, 2011 subject to following conditions:

1. The proposed construction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.


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2. Prior High Court permission should be obtained since the project involves clearing of mangroves.
3. Natural course of creek water and tidal regime should not be hampered due to proposed activities.
4. Environment Management Plan should be implemented effectively during construction and operation phase of the project.
5. PP should ensure that livelihood activities of the fishermen communities should not be hampered due to project activities. The local fishermen will be allowed free and non discontinuity access to operate their fishing boats.
6. PP shall take all efforts to enhance the livelihood source of the local people and undertake the education programme for coastal communities for the coastal environment protection.
7. No labour camp, machineries and material storage is allowed in CRZ area & it should also be ensured that the waste water from these entities should not be released into the coastal water body. Effluent treatment plant should be located outside CRZ area.
8. Debris generated during the project activity should not be dumped in CRZ area. It should be disposed scientifically at a designated place.
9. Sewage and effluent should not be discharged into the coastal water body.
10. Extra care to be taken to avoid oil/wastes and leakages or spillages and its discharge should not be into coastal water body.
11. Project manager should ensure that best industrial practices should be followed for fire safety measures and for conservation of coastal environment
12. During the construction & operational phase, all efforts should be made to maintain ecology of the area.
13. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

Compliance of the above said conditions should be ensured by the project manager of the company.

Item No.39: Construction of temporary jetty for Novel Floated Project at Nariman Point, Mumbai by M/s. Rashmi Development Pvt.Ltd

The Authority noted that M/s. Rashmi Development Pvt.Ltd vide letter dated 30.7.2013 submitted the proposal of construction of temporary jetty for Novel Floated Project at Nariman Point, Mumbai. The proposal earlier was discussed in the 87th meeting of the MCZMA held on 20th & 21st January 2014, wherein, as per the decision of the Authority, the MCZMA vide letter dated 16.6.2014 directed the proponent to submit the proposal through the concerned planning authority with following details such as Detailed project report, Details of the proposed activities, with complete lay out plan of the project, Copy of Memorandum of Understanding with Maharashtra Tourism Development Corporation (MTDC), Various permissions / approvals obtained from different statutory authorities for the project including land ownership and work allotment orders and Rapid EIA & EMP. The Authority in its 87th meeting further observed that MTDC representative need to be present


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during the meeting as and when the project again comes up for deliberation before the Authority.

The Authority noted that Maharashtra Tourism Development Corporation (MTDC) vide letter dated 18.3.2014 and 27.6.2014 sent a letter to MCZMA requesting clearance for proposed floating hotel (Floatel) at Nariman Point Mumbai. As per the said letter, proposed floating hotel involves 12 floored cruises comprising of facilities such as Modern Rest Room - 320 Nos, Swimming pool - 2, Health Club - 1, Conference Room - 2, Cinema Hall - 1, Shopping Area, Mini Hospital, Different Hotels - 4, Banquet Hall, Helipad. Said Cruise will be placed at 2 nautical miles in Sea. Tourist passengers will be taken to this cruise from said floating jetty via small boats.

M/s. Rashmi Developers Pvt. Ltd. vide letter dated 1.6.2015 replied to MCZMA. However, the information sought by MCZMA letter dated 16.6.2014 is not submitted by Project proponent.

The PP presented that temporary floating jetty (pontoon) will be used for embarkation and disembarkation of the passengers going to the Floatel, which will be anchored at 3 nautical miles opposite the Gateway of India. PP further presented that construction of jetty is floating type and hence easily dismantled and temporary in nature. PP requested Authority to allow the construction of temporary jetty. A separate proposal for floatel Hotel would be submitted to MCZMA with detailed project report and Rapid EIA / EMP.

The Authority noted that MTDC vide letter dated 8.3.2014 has forwarded the floating jetty plan with details which is as follows:

- waiting platform- 200 Sqmt
- Gangway- Embark 22 mt in length and 1.2 mt in width
Disembark 22 mt in length and 1.2 mt in width
- Main walkway- 100 mt in length and 4 mt in width.

The Authority further noted that as per approved CZMP of Mumbai showing site u/r was submitted by MTDC, the project falls in CRZ I area & water area.

The Authority observed that proposal of temporary floating jetty, which is foreshore activity, could be allowed, as per provisions of CRZ Notification, 2011 (amended from time to time). Further, PP needs to submit the separate proposal for Floatel Hotel along with detailed project report and Rapid EIA/ EMP.

The Authority noted the permissibility of the proposal as per CRZ Notification, 2011:

- As per para 4(i)(f) of CRZ Notification, 2011, Construction and operation for ports and harbours, jetties, wharves, quays, slipways, ship construction yards, breakwaters, groynes, erosion control measures is permissible activity.
- As per amended CRZ Notification dated 28th November, 2014 published by MoEF, For the projects specified under 4(i) (except with respect to item (d) thereof relating to building projects with less than 20,000 sqm of built up area) and for the projects not

attracting EIA Notification, 2006, clearance from SEIAA is required based on the recommendation from MCZMA.

The Authority after deliberation decided to recommend the proposal of temporary floating jetty from CRZ point of view under CRZ Notification, 2011 to SEIAA subject to compliance of following conditions:

1. Proposed construction of temporary floating jetty should in accordance with provisions of CRZ Notification, 2011 and other guidelines/ circulars of MoEF.
2. Project activity should not obstruct the activities of local fisherfolks and other local traditional inhabitants (boating, fishing etc) also shall not affect free flow of tidal water.
3. The proposed activities shall not come in way of Naval / Defense activities.
4. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

Item No.40: Proposed residential & convenience shopping project on land bearing S.No. 360, H.No.1B of village Juchandra, Tal.Vasai, District Thane –Shri. Kanhaiyya M. Bhoir

The Authority noted that Vasai Virar Municipal Corporation vide letter dated 26.8.2013 forwarded the proposal of residential & convenience shopping project on land bearing S.No. 360, H.No.1B of village Juchandra, Tal.Vasai, District Thane – Shri. Kanhaiyya M. Bhoir. The MCZMA vide letter dated 4.1.2014 sought following information from PP

- Permissibility of the commercial use needs to be ascertained by concerned planning authority
- Reservation of land under reference as per DP as on 190.2.1991

The reply from PP is awaited. The project proponent was absent for the meeting.

The Authority decided to send a letter to Vasai Virar Municipal Corporation requesting to submit the permissibility of commercial use by 31st July, 2015. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Vasai Virar Municipal Corporation (VVMC) to provide required information as sought by MCZMA by 31st July, 2015.

Item No.41: N.A.permission for land bearing S.No.21, H.No.6,7,10,11 area 7300.00 sq.mts. At Mouje Juinagar Mohalla, Tq.Dapoli, District Ratnagiri by Shri. Pravin V. Bhamare


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The Authority noted that the Additional Collector, Ratnagiri vide letter dated 22.8.2013 N.A.permission for land bearing S.No.21, H.No.6,7,10,11 area 7300.00 sqm. at Mouje Juinagar Mohalla, Tq.Dapoli, District Ratnagiri by Shri. Pravin V. Bhamare. The proposal was considered in 87th meeting of MCZMA held on 20th and 21st January 2014, wherein the project proponent presented the proposal before the Authority. From the presentation made by the proponent, the Authority observed that the proposal is of construction of 'Holiday Home', which attracts the guidelines mentioned in the Annexure III of CRZ Notification, 2011, pertaining to development of hotel and beach resorts in CRZ II & III areas. In view of above, the Authority in 87th meeting directed the project proponent to resubmit the proposal in accordance with the guidelines mentioned in Annexure III of CRZ Notification, 2011. MCZMA has sent letter on 23.4.2014 to PP. Reply from PP is awaited.

The project proponent presented that the site under reference falls beyond 500 m from HTL of Sea and 100 m from creek, thus, the site u/r falls outside CRZ area. The PP showed the site on google image.

The Authority after detailed deliberation decided that project proponent should submit the notarized affidavit mentioning that the site under reference falls beyond 500 m from approved HTL of Sea as well as 100 m from approved HTL of Creek with supportive CRZ map superimposing the site through ADTP, Ratangiri and that the distance measured by project proponent is horizontal distance.

Item No.42: Proposed addition / alteration in existing residential hotel building on plot bearing CTS No. 696 village Vile Parle (W), Juhu Tara Road, Juhu, Mumbai by M/s. Sea Princess Hotels & Properties Pvt. Ltd.

The Authority noted that Municipal Corporation of Greater Mumbai vide letter dated 23.5.2013 forwarded a proposal of addition / alteration in existing residential hotel building on plot bearing CTS NO. 696, village Vile Parle (W), Juhu Tara Road, Juhu, Mumbai.

The project proponent requested the Authority for withdrawl of proposal. Accordingly, the proposal is withdrawn. PP will submit the undertaking for the same.

Item No.43: Proposed additional construction for commercial & residential building on plot bearing S.No.163, H.No.7/2, CTS No. 41, 41B at Zadgaon Tq.& Distt.Ratnagiri by Shri. Rajan G. Surve.

The Authority noted that Ratnagiri Municipal Council(RMC), vide letter dated 30.8.2013 forwarded the proposal of additional construction for commercial & residential building on plot bearing S.No.163, H.No.7/2, CTS No. 41, 41B at Zadgaon Tq.& Distt.Ratnagiri by Shri. Rajan G. Surve.

The proposal was earlier discussed and deliberated in 92nd & 96th meeting of the MCZMA held on 19th July, 2014 & 17th January, 2015 respectively. During 96th meeting, Project Proponent (PP) presented the proposal before the Authority. The Authority noted the followings:


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1. Proposal for addition of first floor on existing conjoined ground floor structure of residential cum commercial building on plot bearing S. No. 163 A, Hissa No. 7/2, CTS No. 41 & 41B at mauje Zadgaon, Tal & Dist. Ratnagiri for residential purpose.
2. As per the CZMP of Ratnagiri, the plot falls in CRZ II and situated on the landward side of the existing road prior to 1991.
3. The Ratnagiri Municipal Council letter dated 30.08.2013 mentions that, as per the Development plan of Ratnagiri, the plot is in residential zone.
4. As per the layout plan submitted by the project proponent,
 - Existing structure is Ground + First Floor structure conjoined with Ground Floor.
 - Use of existing structure is residential cum commercial.

The Authority in its 96th meeting decided to direct PP to submit the details of existing structure such as various permissions obtained and date of completion and start of construction of existing structure through concerned planning authority. Accordingly, MCZMA sent letter dated 3.3.2015 to project proponent to provide the above information to MCZMA.

The Authority noted that Ratnagiri Municipal Council vide letter dated 22.6.2015 submitted reply, as per which, the RMC has granted permission for new construction & reconstruction on plot under reference on 8.9.1999. RMC has requested for permission for first floor and change in user at ground floor.

PP was absent for the meeting. The Authority noted that RMC has requested change in user at ground floor. The Authority felt that clarification regarding change in user at ground floor needs to be sought from RMC.

The Authority after discussion decided to send a letter to Ratnagiri Municipal Council requesting to provide a clarification regarding change of user at ground floor in the proposal. Further, it was decided to seek a site visit report regarding status of construction on site u/r from the Maharashtra Pollution Control Board (MPCB) by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Ratnagiri Municipal Council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.44: Proposed Lodging on plot bearing CTS No. 1238, area 566.06 sq.mt at Alibag, tq. Alibag, Distt. Raigad –Shri. Anil W. Vesavekar

The Authority noted that Alibag Municipal Council vide letter dated 24.9.2013 forwarded the proposal of Hotel (Lodging) on plot bearing CTS No. 1238, area 566.06 sq.mt At Alibag, tq. Alibag, Distt. Raigad –Shri. Anil W. Vesavekar

The proposal was earlier discussed in 94th meeting of the MCZMA held on 24th & 25th November, 2014, wherein the Project proponent presented the proposal before the Authority. The Authority noted the following:


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1. The Alibag Municipal Council has forwarded the proposal for Hotel (Lodging) building comprises of Stilt + 3 upper floors for lodging purpose on plot bearing CTS No. 1238 of Alibag, Tal. Alibag, Dist. Raigad.
2. As per the Development plan of Alibag, the plot is in residential zone. The proposed construction is on vacant plot.
3. As per the CZMP of Alibag, the plot falls in CRZ II (within 200m from HTL) and situated on the landward side of the existing road.
4. The total area of plot is 566.06sqm
5. FSI Details, As per the plans submitted by the project proponent,
 - Total Area of Plot – 566.06sqm
 - Permissible FSI – 1.00
 - Permissible Built up Area – 566.06sqm
 - Proposed BUA of ground floor – 18.76sqm
 - Proposed BUA of first floor – 131.50sqm
 - Proposed BUA of second floor – 131.50sqm
 - Proposed BUA of third floor – 131.50sqm
 - Total proposed built up area – 413.26sqm
 - Balance area – 152.80sqm
 - FSI proposed to be consumed – 0.73

The Authority in its 94th meeting discussed as to whether the proposal attracts the provision of Annexure III of CRZ Notification, 2011 which stipulates guidelines for development of hotel/ resorts in CRZ II and III areas and mandates that prior MoEF permission would be required for such proposals. Project proponent represented that proposed lodging is for accommodation of tourist only and no restaurant / hotel will be set up in the lodge. Hence, provisions of Annexure III of CRZ Notification, 2011 may not be applicable. Further project proponent pointed out that the Authority has earlier granted CRZ recommendations to lodging proposals. Authority decided to examine the proposal in greater detail in the context of submission of project proponent that the authority has granted recommendations to such type of proposals and provisions contained in the CRZ notification.

The Authority noted that the project proponent have submitted the reply on 5.12.2014 stating that the project is purely for lodging purpose and plot falls in CRZ II area which is permissible as per CRZ Notification, 2011. But the word “Hotel” lodging was used instead of ‘Guest House’ while submitting the proposal to MCZMA. The MCZMA have already given permission for guest house in Shriwardhan in 81st meeting of MCZMA held on 26.4.2013 and also for lodging in Alibag in 78th meeting of MCZMA held on 3rd November, 2012. Further, PP has requested to consider this project with purposed as guest house on plot u/r.

The Authority noted that Alibaug Municipal Council vide letter dated 7.7.2014 states that new construction is proposed by demolishing the existing construction on land u/r. Alibaug Municipal Council further mentions that road is not seen on seaward side of the plot u/r. However, the plot u/r is situated in between 2 plots wherein development permissions are granted.

The Authority noted that as per 8(i) II. CRZ-II(iii) of CRZ Notification, 2011,

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iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

The Authority noted that the proposal of lodging could be allowed on plot u/r. However, Alibag Municipal should strictly ensure that there is no change in present use of existing structure and it should be ensured that there are no activities of hotel / resort/ restaurant allowed on plot u/r.

The Authority after deliberation decided to recommend the proposal of lodging from CRZ point of view under CRZ Notification, 2011 to concern planning authority subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. This recommendation is only for lodging purpose only. No hotel / resort / restaurant activities are allowed on plot u/r.
3. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use. The Chief Officer, Alibaug Municipal Council should strictly ensure that reconstruction is permitted without change in present use of existing structure.
4. The Alibaug Municipal Council should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
5. The Alibaug Municipal Council should ensure that there is no violation of CRZ Notification, 2011.
6. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.45: Reconstruction of existing structure on CTS No. 943 & 944 area 520.85 sqm at Alibag, Dist- Raigad by Shri. Sampat D. Mhatre

The Authority noted that Alibag Municipal Council vide letter dated 18.9.2013 forwarded the proposal of reconstruction of existing structure on CTS No. 943 & 944 area 520.85 sqm at Alibag, Dist- Raigad by Shri. Sampat D. Mhatre. The MCZMA vide its letter dated 3.2.2014 sought following information from Alibag Municipal Council :

1. Authorized details of existing structure on land under reference with its existing use & CRZ status of it.
2. Permissibility for commercial use is needed to be ascertained.

However, the reply is awaited from the Alibag Municipal Council. Project proponent was absent for the meeting.


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The Authority decided to send a letter to Alibaug Municipal Council requesting to provide required information as sought by MCZMA vide its letter dated 3.2.2014 by 12th August, 2015. Further, it was decided to ask Maharashtra Pollution Control Board (MPCB) to visit the site regarding status of construction on site under reference and submit a report to the Authority by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct Alibaug Municipal Council to provide required information as sought by MCZMA by 31st July, 2015.

Item No.46: Construction of industrial shed on plot bearing Gat No. 226/2 at village Vadkun, Tal.Dahanu, District Thane by M/s. Jayraj Developers

The Authority noted that Dahanu Municipal Council (DMC) vide letter dated 15.10.2013 forwarded the proposal of construction of industrial shed on plot bearing Gat No. 226/2 at village Vadkun, Tal.Dahanu, District Thane by M/s. Jayraj Developers. The Authority noted that the proposal is for extension of Industrial Shed on plot bearing Gat No. 226/2 at village Vadkun, Tal.Dahanu, District Thane.

Dahanu Municipal Council vide letter dated 11.4.2012 issued building permission for Non-Polluting, Non-Chemical & Non-Harmful industrial shed comprising of Ground + one floor in Non CRZ area.

The Authority further noted that as per Town Planning and Valuation Department, Palghar vide letter dated 25.10.2013 mentions that, the plot under reference partly falls in CRZ-II area and partly falls in Non CRZ area. Proposed industrial shed is on Non CRZ area.

The MCZMA vide letter dated 3.2.2014 requested Dahanu Municipal Council(DMC) to submit certain information. Accordingly, DMC vide letter dated 19.11.2014 submitted its reply which is as follows:

Sr. NO.	Query	Reply
1	Superimposition of the site under reference on full CZMP	Superimposition plan of the site under reference on CZMP plan is attached
2	Whether the proposal is for residential building or extension & modification industrial shed or new industrial shed construction	Proposal is for extension of industrial shed. Copy of approved plan and permission is attached
3	whether proposed construction is on landward side of the existing road or existing structure	the construction is on landward side of the existing road
	Google image and site photographs of the land under reference	google image is attached

 Chairperson

The proposal was considered in 96th meeting of MCZMA held on 17.1.2015. The Authority noted that project proponent was not present for the meeting. Hence, the matter was deferred.

The Authority decided to direct project proponent to submit CRZ map 1:4000 scale superimposing the site u/r along with conclusion prepared by one the MoEF authorized agencies. The said CRZ map should also indicate HTL as per approved CZMP. PP should submit the said CRZ map along with conclusion of MoEF authorized agency by 12th August, 2015 to the Authority.

Item No.47: Regularization of construction of Industrial godown bearing S.No. 31,51,53,55,36,37& 38 at Mouje Gundavli, Mouje Anjur Dive, Mouje Dapode Tq.Bhiwandi, District Thane by Shri. Rudrapratap Urmaliya Tripathi

The Authority noted that Shri. Rudrapratap Urmaliya Tripathi, Thane vide letter dated 3.10.2013 submitted an application regarding construction on Survey No. 31, 51, 53, 55, 36, 37 and 38, Gundvali village, Dive Anjur, Tal- Bhivandi, Dist – Thane. It is mentioned in the said letter that, all permissions were sought to the Survey No. 30 to 65 Gundvali village, Dive Anjur, Tal- Bhivandi, Dist – Thane from Grampanchayat on 31.7.2008. MMRDA stated that, construction on Survey No. 31, 51, 53, 55, 36, 37 and 38, Gundvali village, Dive Anjur, Tal- Bhivandi, Dist – Thane has been carried out without permission and it is in violation of CRZ.

The MCZMA vide letter dated 6.3.2014 requested to Collector, Thane & MMRDA to send the detailed report including CRZ status, violations found, if any at the site in the matter to the Authority at the earliest.

The reply from the PP is awaited in the matter. PP was absent for the meeting.

The Authority decided to direct project proponent to submit approved CRZ map in 1:4000 scale superimposing the site u/r through Assistant Director Town Planner, Thane, by 12th August, 2015 to Authority.

Item No.48: Reconstruction of residential construction on plot bearing C.T.S.No. 2185 area at Murud,Tq.Murud, District Raigad by Smt. Vanita V. Khot

The Authority noted that the Murud Janjira Municipal Council vide letter dated 8.11.2013 forwarded the proposal of residential construction on plot bearing C.T.S.No. 2185 at Murud, District Raigad by Smt. Vanita V. Khot

The project proponent was present for the meeting, which is as follows:

1. The Murud – Janjira Municipal Council letter dated 08.11.2013 mentions as follows:
 - The proposal is development of residential building on plot bearing CTS No. 2185, at maujeMurud, Tal. Murud – Janjira, Dist. Raigad
 - As per the Development plan of Ratnagiri, the plot is in residential zone (Gaonthan).


Chairperson


Member Secretary

- As per the CZMP of the area, the plot falls in CRZ II and situated on the landward side of the existing road prior 1991.
 - The total area of plot is 36.00sq.m.
2. As per the plans(ground + 1st floor) submitted by the project proponent (PP),
- Total Area of Plot – 36.00sqm
 - Existing built up area of ground floor – 29.17sqm
 - Proposed built up area for first floor – 29.17sqm

The Authority noted that MCZMA vide its letter dated 25.2.2014 sought certain information from project proponent. The MJMC official & Project proponent during the meeting submitted the reply of MJMC which is as follows:

Sr No.	Query	Reply of MJMC
1	Authorized details of existing structure on land under reference with its existing use & CRZ status of it.	As per Municipal Records the existing structure is 1991.
2	Whether proposal involve demolition of existing structure on land under reference.	Yes
3	Permissible FSI & proposed FSI with total built up area of proposed building as per DCR existing and inforce as on 19.02.1991	Permissible FSI 1.5
4	CZMP showing the proposed project layout on land under reference.	Submitted
5	Google Image and site photographs of land under reference	Submitted
6	Development plan showing the land under reference.	Submitted.

The PP stated that the proposal is for redevelopment by demolishing old structure in CRZ II area.

Further, MJMC official informed that existing structure is prior to 1991. Photographs shown by the PP & MJMC official indicates existing use of the structure is for Residential purpose. Authority also observed that proposed use of the structure will also be for Residential purpose. The existing structure is not yet demolished.

The Authority noted that as per 8(i) II. CRZ-II (iii) of CRZ Notification, 2011, iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.


Chairperson

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Member Secretary

The Authority observed that Murud Janjira Municipal Council should strictly ensure that there is no change in present use of existing structure

The Authority after deliberation decided to recommend the proposal to concerned planning authority from CRZ point of view under CRZ Notification, 2011 subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.
3. The Murud Municipal Council should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. The Murud Janjira Municipal Council should ensure that there should not be violation of provisions of CRZ Notification, 2011.
5. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.49: Proposed residential reconstruction on plot bearing S.No.73/127, CTS No. 2126, 2129 at Murud Tal.Murud-Janjira, Dist- Raigad by Shri. Subhash R.Patil

The Authority noted that Murud Janjira Municipal Council vide letter dated 8.11.2013 forwarded the proposal of residential construction on plot bearing S.No.73/127, CTS No. 2126, 2129 at Murud Tal.Murud-Janjira, Dist- Raigad by Shri. Subhash R.Patil

The Authority noted the followings:

1. As per the Murud – Janjira Municipal Council letter dated 08.11.2013, the proposal is residential construction on plot bearing S.No.73/127, CTS No. 2126, 2129 at Murud Tal.Murud-Janjira, Dist- Raigad.
2. The proposal is development of residential building on plot bearing S. No. 73/127, CTS No. 2126, 2129 at Murud, Tal. Murud – Janjira, Dist. Raigad
3. As per the Development plan of Ratnagiri, the plot is in residential zone (Gaonthan area).
4. As per the CZMP of area, the plot falls in CRZ II and situated on the landward side of the existing road prior 1991.
5. The total area of plot is 633.8sqm
6. As per the Plan submitted by the project proponent,
 - Total Area of Plot – 633.8sqm
 - permissible built up area- 223.56 Sqm.
 - Existing built up area of ground floor – 71.50sqm
 - Proposed built up area for first floor – 71.50sqm
 - Total built up area – 143.00sqm

The MCZMA vide its letter dated 25.2.2014 sought certain information from project proponent(PP). The MJMC official & Project proponent during the meeting submitted the reply of MJMC which is as follows:

Sr No.	Query	MJMC Reply
1	Authorized details of existing structure on land under reference with its existing use.	As per Municipal record the existing structure is constructed prior to 991
2	Whether proposed involve demolition of existing structure on land u/r	Yes
4	Permissible FSI & proposed FSI with total built up area of proposed building as per DCR existing and inforce as on 19.02.1991	Permissible FSI1.5
5	CZMP showing the proposed project layout on land under reference.	Submitted
6	Google Image and site photographs of land under reference.	Submitted
7	Development plan showing the land under reference.	Submitted

The PP stated that the proposal is for redevelopment by demolishing old structure in CRZ II area. Further, MJMC official informed that existing structure is prior to 1991. Photographs shown by the PP & MJMC official indicates existing use of the structure is for Residential purpose. Authority also observed that proposed use of the structure will also be for Residential purpose. The existing structure is not yet demolished.

The Authority noted that as per 8(i) II. CRZ-II (iii) of CRZ Notification, 2011, iii) Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use.

The Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concern planning authority subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use. The


Chairperson


Member Secretary

Murud Janjira Municipal council should ensure that reconstruction is permitted subject to there is no change in present use of the existing structure

3. The Murud Municipal Council should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991
4. All other required permission from different statutory authorities should be obtained prior to commencement of work.

Item No.50: Proposed redevelopment of property bearing C. S. No. 1/701 & 1/702 of Malabar Hill Division, Bhulabhai Desai Road, Mumbai by M/s Cormal Reality Pvt Ltd.

The Authority noted that Municipal Corporation of Greater Mumbai vide letter dated 30.11.2013 forwarded the proposal of redevelopment of property bearing C. S. No. 1/701 & 1/702 of Malabar Hill Division, Bhulabhai Desai Road, Mumbai by M/s Cormal Reality Pvt Ltd. The proposal was considered in 88th meeting of MCZMA held on 31.1.2014, wherein PP presented the proposal before the Authority. The Authority noted the followings-

1. MCGM letter dated 30.11.2013 mentions that, the plot under reference is in residential zone as per DP 1967 and revised sanctioned DP 1993 and is not under any reservation as per both of these development plans.
 - As per DP remarks of MCGM dated 15.4.2011, the plot under reference falls in Residential zone. Designation of Film Division has been deleted vide State Government Directives dated 19.7.2007.
2. The proponent has submitted the CRZ map prepared by IRS, Chennai in Scale 1:4000 (September 2011) showing plot under reference. As per the said CRZ map, the plot under reference partly falls in CRZ II (500m from HTL of sea) and situated on landward side of Bhulabhai Desai Road.
3. Earlier CRZ NOC:
 - MCZMA has recommended the proposal to MoEF in its 47th meeting held on 26.9.2008.
 - Ministry of Environment and Forests, New Delhi has accorded clearance under the provisions of CRZ Notification, 1991 vide letter dated 2.1.2009 for proposal of reconstruction of existing building on CS No. 1/701 & 1/702 of Malabar Hill Division, Bhulabhai Desai Road, Mumbai. The area under consideration is 668.90 Sqm. It is proposed to reconstruct stilt parking + 5 storied building and parking for 13 for residential use by demolishing the existing residential building on the said land.
4. Existing Structure details:
 - As per submitted information the plot is consisting of old dilapidated ground floor structure.
 - As per MCGM letter dated 30.11.2013, existing structure demolished on site.

5. Proposed construction details:

As per MCGM letter dated 30.11.2013, architects has submitted plans by claiming FSI as applicable in CRZ and non CRZ area. Proportionate FSI as per DCR 35(4) of modified DCR 1991 is claimed for non CRZ area. Permissible FSI of 1.33 for CRZ and 1.33 + 0.35 FSI for non CRZ proportionately and same was approved by Municipal Commissioner on 20.5.2013 for Building comprises of 2 Basements + 1st to 5th typical parking floor + 6th Lift machine room and Refuge floor + 7th to 11th typical residential floors with height 40.70 m

Approval was issued on 6.7.2013 for the building comprising 2 Basements + 1st to 5th typical parking floor + 6th Lift machine room and Refuge floor + 7th to 10th typical residential floors with height 37.10m from ground level. 11th floor will be approved on payment of fungible premium.

FSI details

As per the MCGM letter dated 30.11.2013-

Sr. No.	Description	CRZ (Sqm)	Non CRZ (Sqm)	Total (Sqm)
		31 %	69%	
1	Plot Area	212.35	456.55	668.90
2	FSI Permissible	1.33	1.33	1.33
3	BUA Permissible	282.43	607.21	889.64
4	Addl. Fungible Area (35%)	0	212.52	212.52
5	Total BUA Permissible	282.43	819.74	1102.16

BUA details as free of FSI are as follows –

Sr. No.	Particulars	Provisions of DCR 1967	Area in Sqm
1	Staircase / lift / lobby / passages	35(2)(c)	135.82
2	Balcony	35(2)(k) read with 38(22)	22.56
3	Refuge	35(2)(i)	48.58
4	Parking	35(2)(vi) and 36(5)(a)	1427.00
7	Servant Toilet	35(2)(h)	6.65
Total			1640.61

6. MCGM vide letter dated 1.9.2008 granted IOD for the proposal. And plinth CC was granted on 28.1.2011. As per the last approved building plans, the residential building comprising of stilt + 5 upper floors for the total height of 17.55m above ground level excluding height of overhead tank and lift machine room.

7. Present Status:

CC issued upto plinth & excavation work is in progress.

 Chairperson

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 Member Secretary

The Authority in 88th meeting observed that earlier, the proposal of reconstruction of existing building on subject plot was considered in 47th meeting of the MCZMA, wherein the Authority noted that plot under reference falls in CRZ II as per the approved CZMP of Mumbai (1:25000 scale). Further, MoEF vide letter No. IA-III dated 2nd January, 2009 granted CRZ clearance for the proposal. As per the MCGM letter dated 30.11.2013, the existing structure on site under reference is demolished on site. Now, proponent has submitted CRZ map prepared by IRS, Chennai in 1:4000 scale superimposing the site under reference. As per the said IRS map, the subject plot partly falls in CRZ II area. The IRS report mentions that for demarcation of HTL & LTL on IRS, map in the 1:4000 scale, the base map of "Demarcation of HTL/LTL by NHO (1997-1998)" is used. Authority examined the IRS map and found that the subject plot falls partly in CRZ II and remaining in Non CRZ.

As per decision taken in 88th meeting, MCZMA vide letter dated 16.6.2014 directed PP to submit the followings:

1. Conclusion of the IRS, Chennai report pertaining to the CRZ status of the plot under reference.
2. Plot area falling in CRZ and Non CRZ area.
3. Justification of 'mapping error' involved while transferring earlier approved 1:25000 scale CZMP to 1:4000 scale CRZ map by IRS. Whether area outside CRZ is within mapping accuracy limit.

The Authority noted that M/s. Cormal Realty Pvt Ltd, submitted its reply on 6.8.2014 along with IRS Chennai Corrigendum and CRZ map in 1:4000 scale dated 31.7.2014. As per IRS Chennai Corrigendum dated 31.7.2014,

- The proposed construction at Vivek Singh Lane off Peddar Road in CS No. 1/701 and 1/702 of Malbar Hill Division, Mumbai falls partly in CRZ-II as the site under reference is within 500m from HTL of Arabian Sea.
- As per the CRZ map submitted by IRS at 1:4000 scale an area 283 sqm falls within 500m from HTL of Arabian Sea.
- The HTL demarcated by the IRS, Chennai corresponds to the HTL shown in approved CZMP subjected to the generalization error caused by the variation in scale of mapping.
- As per CRZ map, Total plot area in non CRZ is 386 sqm & in CRZ is 283 sqm.

The Authority further noted that MCZMA was in receipt of a complaint of CRZ violation on plot u/r i.e. CS No. 1/701 & 1/702 of Malabar Hill division. The complaint pertained to deletion of the reservations of plot u/r i.e. the plot of the Films Division. The matter was discussed in the 99th meeting of MCZMA held on 16th May, 2015 and as per decision, the MCZMA vide letter dated 25.6.2015 requested MCGM to provide detailed report regarding status of construction on land under reference in the above matter. The reply from the MCGM is awaited.

The Authority observed that the issue of complaint needs to be addressed by the MCGM.

PP presented that use of the existing structure was residential, as per CTS plan and proposed use is also residential. PP further presented that excavation work is in progress on site u/r.

The Authority after detailed discussion and deliberation decided to recommend redevelopment proposal pertaining to the CRZ portion from CRZ point of view to concern planning Authority under CRZ notification, 2011 subject to compliance of following conditions:

1. The proposed reconstruction should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. Reconstruction of authorized building to be permitted subject with the existing Floor Space Index or Floor Area Ratio Norms and without change in present use. This should be ensured by the MCGM in CRZ portion of plot.
3. MCGM should ensure that development/ redevelopment is in accordance with the norms laid down in the Town and Country Planning Regulations as they existed on the date of issue of the notification dated the 19th February, 1991, for CRZ portion of plot.
4. The MCGM should ensure that the FSI, plan and height involved in the proposal are as per town and country planning regulations existing as on 19.2.1991, for CRZ portion of plot.
5. The MCGM should ensure that FSI, non FSI and concessions, if any, are strictly as per the provisions of DCR existing as on 19.2.1991, for CRZ portion of plot.
6. MCGM should ensure that there should not be violation of provisions of CRZ Notification, 2011
7. All other required permission from different statutory authorities should be obtained prior to commencement of work.

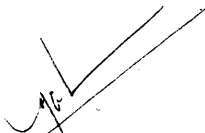
Item No.51: Proposed 2 Nos. Club House/Gymnasium on the layout R.G.3 (part 2 & 4) of plot bearing CTS No. 386 of village Bandra, MHADA Colony, Anand Nagar Santacruz (East) Mumbai- M/s. Square Consultant

The Authority noted that Municipal Corporation of Greater Mumbai vide letter dated 12.12.2013 forwarded the proposal of 2 Nos. Club House/Gymnasium on the layout R.G.3 (part 2 & 4) of plot bearing CTS No. 386 of village Bandra, MHADA Colony, Anand Nagar Santacruz (East) Mumbai- M/s. Square Consultant.

The Authority noted that the proposal was considered in 94th meeting of MCZMA held on 24th & 25th November, 2014 and as per decision, MCZMA vide letter dated 4.2.2015 directed PP to submit the following information:

1. Coloured copy of approved CRZ map showing site under reference.
2. Letter from MCGM as to whether Club House is a sport related activity and whether plot under reference is reserved for recreational ground in the development plan.

The reply from PP is awaited in the matter. PP was present during the meeting.


Chairperson


Member Secretary

The Authority decided to direct project proponent to submit the superimposition of the site u/r on approved CZMP of Greater Mumbai through MHADA by 31st July, 2015 to MCZMA.

Further, the MCGM is requested to submit an information/clarification as to whether Club House is a sport related activity and whether plot under reference is reserved for recreational ground in the development plan by 31st July, 2015.

The Authority further decided to write a DO letter to UDD- 2 requesting to instruct MCGM to provide required information as sought by MCZMA by 31st July, 2015.

Item No.52: Proposed fencing security wall around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd

The Authority noted that M/s. Pan India Paryatan Pvt. Ltd vide letter dated 15.5.2014 submitted the proposal fencing security wall around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd

The proposal was earlier discussed in 98th meeting of MCZMA held on 31.1.2015, wherein the PP presented that the proposal is for erecting fencing security wall having 9" thickness and 8 feet height with 2 feet further barb wire fencing around complex to prevent attacks from terrorists from seaside on the lands held by M/s. Pan India Paryatan Pvt. Ltd. There will be total 9 guard towers raised for the protection purpose along the total wall length. PP mentions that, Sr. Police Inspector, Gorai Police Station has been reminding time to time for taking all the necessary security measures to prevent attack on land from terrorist. The Authority observed that the concerned planning Authority is yet to accord approval. The Authority discussed the proposal and directed the PP to submit the approval of the concerned planning Authority for the boundary of the proposed fencing wall.

M/s. Pan India Paryatan Pvt. Ltd vide letter dated 25.2.2015 requested CRZ permission for fencing security wall and patrolling route around complex to prevent attacks from terrorists from seaside on the land. After obtaining of CRZ permission, MMRDA permission will be sought. Sr. Police Inspector, Gorai vide letter dated 30.4.2015 mentioned that, the fencing security wall and patrolling route around complex to prevent attacks from terrorists from seaside on the land is need to be constructed at the earliest.

The Authority after deliberation decided that the project proponent should submit the certification/approval of boundary wall from MMRDA along with Rapid EIA/EMP for the project. Further, the Authority decided that MCZMA members will make a site visit.

Item No.53: Amendment in CRZ Clearance for residential project situated at CTS No. 597 & 598, Bandra-C, D Monte Road Bandra (W), Mumbai by M/s. Dheeraj Housing Private Limited


Chairperson


Member Secretary

The Authority noted that MCGM vide letter dated 7.7.2015 forwarded the representation of Architect requesting for obtaining revised NOC from CRZ point of view, as per CRZ Notification, 2011 for residential project situated at CTS No. 597 & 598, Bandra-C, D Monte Road Bandra (W), Mumbai by M/s. Dheeraj Housing Private Limited

The Authority noted that MCZMA vide letter No. CRZ 2013/ CR 60/ TC 4 dated 20.12.2012 granted CRZ recommendation to redevelopment of building on plot bearing CTS No. 597 & 598 as per town & Country planning regulations existing as on 19.2.1991. Further, MCZMA vide letter No. CRZ 2013/ CR 263 / TC 4 dated 12th August, 2014 recommended the project of residential building on land bearing CTS No. C/597 & C/598 of village Bandra at 2nd Monte Road, Bandra (W), Mumbai under para 8.V.1.(c) of CRZ Notification, 2011, in accordance with town & country planning regulations existing as on 6.1.2011 subject to certain conditions.

Project proponent presented the proposal before the Authority which is as follows:

1. The proposal of residential building on land bearing CTS No. C/597 & C/598 of village Bandra at 2nd Monte Park Road, Bandra (W), Mumbai in accordance with para 8.V.(c) of the CRZ Notification, 2011 under DCR 1991 (amended up to 6.1.2011) was considered in 91st meeting of MCZMA held on 29th, 30th and 31st May, 2014. Proposed construction comprised of 2 basement + stilt + 1 podium + part 16 upper residential floors by availing the benefit of TDR. As per the decision taken in the said meeting, the MCZMA vide letter dated 12.8.2014 recommended the project from CRZ point of view to concern planning Authority.
2. MCGM letter dated 7.7.2015 mentions that Architect has submitted amended plans, proposing revising planning. Accordingly, a detailed report was submitted to the then Chief Eng (DP)/ Municipal Commissioner for the necessary concessions for proposed building comprising of 1st and 2nd level basement for two level stack parking + 3rd level (pt) upper floor for residential user. The MC has sanctioned the concessions on 4.4.2015 with endorsement of MC i.e. "Approved as approved by Chief Engg(DP) & ensure MCZMA NOC". Subsequently plan for building comprising of 1st & 2nd level Basement for two level stack parking + 3rd level (pt) basement for services + 1st podium for parking + girder floor + 1st to 12th upper floor + 13th (pt) upper floor for residential user approved in lieu of (zonal 1.00 FSI + 1.00 TDR) on 22.4.2015, with building height 60.60 m.
3. MCGM letter dated 7.7.2015 mentions that since the building is declared dilapidated before 6.1.2011, as per clause 8(v) of MoEF Notification dated 6.1.2011, rules of Town & Country planning existing/ amended till/ on 6.1.2011, are applicable for the project. The proposal is therefore scrutinized as per DCR in force as on 6.1.2011.
4. FSI details of the revised plans dated 22nd April, 2015 are as follows:
 - Area of plot: 1296. 90 Sqm
 - Permissible FSI: 1.00


Chairperson


Member Secretary

- FSI credit available by Development Rights: 868.92 Sqm.
0.33 FSI as per DCR 32: 427.98
- Permissible Floor Area: 2593.80 Sqm
- Proposed area: 2584.05 Sqm
- Excess Balc. area taking into FSI: 8.99 Sqm.
- Total Built up area proposed: 2593.04 Sqm
- FSI consumed: 2.00

The Authority noted that as per the approved CZMP of Mumbai, the plot under reference falls in CRZ II and situated on landward side of existing road. Proponent has submitted a CRZ Map (1:4000 scale) prepared by IRS, Chennai which shows, the plot under reference falls in CRZ II. The plot under reference is not reserved for any public purpose except widening of existing road if any and is situated in Residential zone. The public hearing was conducted on 26.11.2013 and report was submitted to MCZMA. MCGM remarks mentions that the revised proposal is scrutinized as per DCR in force as on 6.1.2011 under para 8.V.1.(C) of CRZ Notification, 2011.

The Authority after deliberation decided to recommend the amended proposal to concerned planning authority from CRZ Point of view under CRZ Notification, 2011 subject to strict compliance of the following conditions:

1. The proposed redevelopment should be carried out strictly as per the provisions of CRZ Notification, 2011 (as amended from time to time) and guidelines/ clarifications given by MoEF from time to time.
2. The concerned Planning authority should ensure that FSI, plan, height involved in the proposal is as per town and country planning regulations existing as on 6.1.2011.
3. The MCGM should ensure that FSI, Non FSI and concessions granted by Municipal Commissioner, if any, is strictly as per the provisions of DCR existing as on 6.1.2011.
4. Project proponent should implement green initiatives such as rainwater harvesting system for ground water recharge, solar panel for generation of renewable energy for captive consumption.
5. There should not be any violations of provisions of CRZ Notification, 2011 (as amended from time to time) which should be ensured by MCGM.
6. All other mandatory permissions from different statutory authorities should be obtained prior to the commencement of work.

Item no. 54: Advertisement Hoarding proposals.

The Authority noted that the MCZMA in its 96th meeting dated 17th Jan, 2015 has taken policy decision regarding the erection/ installation of Hoarding/ Advertising Structures in CRZ areas. Policy decision taken in 96th meeting of MCZMA held on 17.1.2015 has superseded earlier policy decisions taken by MCZMA in its 72nd, 79th, 87th dated 4th November, 2011, 5th January 2013 and 20th& 21st January 2014 respectively.


Chairperson


Member Secretary

The policy of MCZMA taken in its 96th meeting dated 17th Jan, 2015 is as follows:

1. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed beyond 200 m from HTL in CRZ III area.
3. Hoardings/ boards or structures of Advertisement which are in existence and which were permitted by MCGM / concerned local planning Authority will also be examined from CRZ point of view for CRZ recommendation/NoC.
4. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
5. No trees should be cut / destroyed during the installation of Hoardings.
6. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.

The Authority is in receipt of Advertising hoarding proposals, which are categorized into List A, B, C, D and E, as below.

List A: The Advertising Hoarding proposals which are in existence prior to 19.2.1991.

The Advertising Hoardings permitted by MCGM prior to 19.2.1991 & in existence prior to 19.2.1991 i.e. publication of CRZ Notification, 1991. The Authority decided that Hoardings which are in existence prior to 19.2.1991 requires no approval from CRZ point of view.

Sr. No.	Application Submission	Location, No. and size of Hoarding	CRZ Status & Earlier permission MCGM
1.	M/s. Yoag Advertiser vide letter dated 19.12.2012 submitted an application.	In the compound of Junction Restaurant, Opp. Mahim Bus Depot, Mahim, Mumbai 1 No. of size 30' X 20'- Existing Permit No. 761100195	CRZ -II as per DP remarks dated 21.6.2013 for land bearing 1402 of Mahim Division. Fronting Mahim Bay. PP vide letter dated 19.12.2012 the hoarding site was erected in the year 1986 prior to CRZ norms. MCGM has granted NOC on 12.7.1986.
2.	M/s. R. D. Advertisers vide	In the compound of Islam Club, Maynoosh Casbah, Chowpatty,	CRZ-II as per DP remarks dated 5.8.2013 for land

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	letter dated 4.2.2013 submitted an application.	Mumbai 1 No. of size 12' X 16'- Existing Permit No. 761101263	bearing C.S. No. 399 of Malbar Hill Division. PP vide letter dated 4.2.2013 mentions that hoarding is displaying since last 40 years. MCGM has granted NOC dated 27.8.1984.
3.	M/s. R. D. Advertisers vide letter dated 30.5.2013 submitted an application.	On dead wall of Tirupati Apartments, Bhulabhai Desai Road, Mahalaxmi, Mumbai. 1 No. of size 30' X 80'- Existing Permit No. 761103008	As per submitted information, the hoarding site on the wall of Tirupati Apartment, Bhulabhai Desai road and falls in CRZ II area. and situated on landward side of existing road. PP vide letter dated 9 th July, 2015 submitted a photocopy of the MCGM NoC showing that the hoarding u/r is in existence prior to 19.2.1991. PP has submitted the MCGM NoC dated 12.9.1989
4.	M/s. V. A. Dabholkar vide letter dated 13.6.201 submitted an application.	In the compound of Shivneri Building, Dr. A.B. Road, Worli, Mumbai 400 018. 1 No. of size 20' X 20'- Existing Permit No. 761101165	As per information submitted by PP, the Hoarding site is in CRZ II. PP vide letter dated 9.7.2015 mentions that hoarding is in existence prior to 19.2.1991. The MCGM has granted NOC on 25.4.1984.
5.	M/s. Art Advertising Bureau vide letter dated 12.6.2013 submitted an application.	In the compound of Shivaji Nagar Shivneri CHS Ltd., Dr. A. B. Road, Worli, Mumbai – 400 018 1 No. of size 30' X 20'- Existing	CRZ-II as per DP MCGM remarks dated 23.8.2013 for land bearing C.S. No. 129 of Worli Division. PP vide letter dated 10.7.2015 mentions that

			hoarding is in existence prior to 19.2.1991. The MCGM has granted NOC on 6.3.1984.
6.	M/s. Orion Advertisers vide letter dated 13.6.2013 submitted an application.	On the terrace of building known as Shreedhar Niketan, S.V.S. Road, Mahim Mumbai – 400 016 2 No.of size 20' X 20' V –Shape- Existing Permit No. 761100225 & 761102561	CRZ-II as per CZMP submitted by PP. MCGM has granted NOC dated 17.7.1986.
7.	M/s. showays Advertisers vide letter dated 18.7.2013 submitted an application.	In the compound of Shri Anandanand Swami Math, Next to Dunlop House, Dr. A.B.Road, Worli, Mumbai- 400018. 2 No. of size 30'x20' Existing (Back to back) Permit No. 761191210 & 761101211	CRZ-II as per remarks of MCGM dated 24.6.2013 for land bearing C.S. No. 1541 of Lower Parel Division. MCGM has granted NOC on 6.12.1973 & 18.9.1982.
8.	M/s. Shree Prabhadevi Vyaram Mandir vide letter dated 11.2.2015 submitted an application.	In the compound of Shree PrabhadeviVyayamMandir, V.S.Marg, Prabhadevi, Mumbai 1 No. of size 20'x20'- Existing. Permit No. 761100957	CRZ-II as per DP remarks of MCGM dated 8.7.2013 for land bearing 1224/C of TPS Mahim Ni. IV. Mahim Bay Fronting. MCGM has granted NOC on 9.2.1984. PP vide letter dated 11.2.2015 informed that the said hoarding is in existence since last 29 years.
9.	M/s Gems Advertising vide letter dated 10.7.2013 submitted an application.	In the compound of Worli Parshv sadan CHS Ltd, Dr.A.B. Road, Opp Poddar Hospital, Worli, Mumbai. 1 No. of size 20' x 20' – Existing	CRZ II as per MCGM remarks dated 10.7.2013 for land bearing C.S. No. 842 of Worli Division. PP vide letter dated 24.1.2015 mentions that

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		Permit No. 761188805	hoarding structure has been in existence for the past 30 years. MCGM has granted NoC on 10.12. 1983
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List B: The Advertising Hoardings proposals which are in accordance with policy taken by MCZMA in its 96th meeting. Authority after discussion decided to recommend the proposals from CRZ point of view to concern planning Authority subject to certain conditions:

1. MCGM should ensure that Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. MCGM should ensure that No hoardings shall be installed in mangrove areas and its 50 m buffer zone..
3. No trees should be cut / destroyed during the installation of Hoardings.
4. All other necessary permissions from different competent authorities shall be obtained.

Sr. No.	Application Submission	Location, No. and size of Hoarding	CRZ Status & Earlier permission from MCGM
1.	M/s. V.R. Advertisers submitted application on 30.1.2013	In compound of Pleasant Park CHS Ltd. Peddar Road, Opp.Vila Theresa School, Mumbai 1 No. 20'X 20' Existing Permit No. 761101424	CRZ-II as per DP sheet & DP remarks of MCGM dated 5.8.2013 for land bearing C.S. No. 2/630 of Malbar Hill Division. MCGM has granted NOC dated 2.8.1995.
2.	M/s. New Miramar CHS vide letter dated 30.1.2013 submitted an application.	In compound of New Miramar CHS Ltd. L. Jagmohandas Marg, next to St. Stephens Church, Mumbai- 1 No. of size 20'X 20'- Existing Permit No. 761102098	CRZ-II as per DP remarks of MCGM dated 16.2.2015 for land bearing C.S. No. 575 of Malbar Hill Division. MCGM has granted NOC dated 29.3.2001.
3.	M/s. Sheen ads vide letter dated 18.6.2013	In the compound of Juhu Blue Sea CHSL, Juhu Tara	CRZ-II as per DP remarks dated 31.1.2015 for land bearing F.P. No. 33A of TPS

	submitted an application.	Road, Juhu, Mumbai – 400 019 2 Nos. of size 40' X 20' & 20' X 20' - Existing	Santacruz Juhu Sector No. II. MCGM has granted NOC on 27.5.1994, 18.12.2000 & 28.2.2001
4.	M/s. A.S. Advertisers vide letter dated 2.4.2013 submitted an application.	In the compound of Kaloowala House No. V, Mahim Slope, Mahim Couseway, Mahim, Mumbai 1 No. of size 30' X 20' - Existing Permit No. 761100176	CRZ-II as per DP remarks/sheet dated 11.6.2013 for land bearing C.S. No. 1470 of Mahim Division. MCGM granted NOC dated 12.4.2001. Minutes of this item is ^P approved and signed.
5.	M/s. Vantage Advertising Pvt. Ltd. vide letter dated 16.5.2013 submitted an application.	In the compound of NichaniKutir, Juhu Tara Road, Juhu, Mumbai – 400 049 2 Nos. of size 30' X 20' - Existing (one above other) Permit No. 761103243 & 7611012645	CRZ-II as per approved CZMP submitted by PP. MCGM has granted NOC on 19.7.2001 & 8.12.2000.
6.	M/s. Global Advertisers vide letter dated 4.7.2013 submitted an application.	In the compound of Sun & Sea Apartments CHS Ltd., Nr. Royal Lane, Juhu Tara Road, Mumbai – 400 049 1 No. of size 20' X 20' - Existing Permit No. 761103695	CRZ-II as per DP remarks/sheet dated 7.1.2014 of MCGM for the land bearing CTS No. 988 of Juhu Village. MCGM has granted NOC on 7.12.2000.
7.	M/s. designs vide letter dated 9.7.2013 submitted an application.	In the compound of Shernaz Navbahar Co.op. Housing Society Ltd., CTS No. 901, 901-1, Juhu Tara Road, Jassawala Wadi, Juhu, Santacruz (W), Mumbai – 400 049 1 No. of size 40' X 40' - Existing	CRZ-II as per DP dated 9.7.2013 of MCGM for land bearing CTS No. 901 of Juhu Village. MCGM has granted NOC on 23.6.1995.

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		Permit No. 761104513	
8.	M/s. Sheen ads vide letter dated 18.6.2013 submitted an application.	In the compound of Shiv Smruti Chambers Co-operative Premises Society Ltd, 49 A, Dr. A.B. Road, Worli, Mumbai – 400 018 1 No. of size 20' X 20'- Existing Permit No. 761101711	CRZ-II as per DP remarks of MCGM dated 24.10.2013 for land bearing C.S. No. 123 of Lower Parel Division. MCGM has granted NOC on 13.11.1992
9.	M/s. Fortune Advertising vide letter dated 29.7.2013 submitted an application.	In the compound of Haji Habib Bldg, at August KrantiMarg, Mumbai-400026 1 No. of size 20'x20'- Existing Permit No. 761101933	CRZ-II as per DP sheet of MCGM. The approved CZMP showing site u/r submitted by PP indicates the site is in CRZ II and situated on landward side of existing road. MCGM has granted NOC on 5.1.2002.
10.	M/s. Vantage Ads vide letter dated 16.7.2013 submitted an application.	In the premises Roshan Business Centre, next to Palm Grove Hotel, Juhu, Mumbai 400049 1 No. of size 20'x20'- Existing Permit No. 761101615	CRZ-II as per approved CZMP indicating site u/r submitted by PP. MCGM has granted NOC on 21.11.2001.

11.	M/s. Site -N-Out Door Advertising Media vide letter dated 16.6.2013 submitted an application.	In the compound of Kanchwala Building, Dr. A. B. Road, Worli, Mumbai-400018 1 No. of size 30'x20'-Existing Permit No. 761101496	CRZ-II as per DP remarks of MCGM dated 24.10.2013 for land bearing C.S. No., 1689 of Lower parcel Division. MCGM has granted NOC on 14.11.2001.
12.	M/s Options Advertising vide letter dated 10.11.2014 submitted an application.	At Plot bearing CTS No. A 792, Bandra Reclamation, Mumbai. Hoarding No.1- 1 No. of size 40'x40', Back to Back (V-shape)- New	Hoarding No. 1 falls in CRZ II and situated on landward side of existing road as per approved CZMP submitted by PP.
13.	M/s. Vin-Ads Advertising vide letter dated 11.3.2013 submitted an application.	In the compound of "NIRANT" Plot No. 30-C CTS No. 1041, Juhu Tara Road, Mumbai 1 No. of size 40'x20'-Existing Permit No. 761100966	CRZ-II as per DP remarks/ Sheet of MCGM dated 10.3.2015 for land bearing F.P. No. 30C- of TPS Santacruz No. II. MCGM has granted NOC dated 27.4.2001.

List – C: Advertisement Hording proposals wherein the Authority decided to seek information from project proponent.

Sr. No.	Application Submission	Location, No. and size of Hoarding	CRZ Status & Earlier permission from MCGM	Information required from PP
1.	M/s. Admyre Advertising Agency vide letter dated 22.1.2013 submitted an application.	In the compound of Trikon Baug, Babulnath Road, Mumbai 1 No. of size 20' X 10' - Existing	PP vide letter dated 16.1.2013 mentions that hoarding is in existence much prior to 1960.	PP needs to submit the following information: • Duly filled form I of CRZ Notification, 2011

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				<ul style="list-style-type: none"> • DP sheet / remarks of the Hoarding site • Approved CZMP showing site • Earlier MCGM NoC for hoarding.
2.	M/s Paramount Advertising Services vide letter dated 6 th Feb, 2013 submitted an application.	<p>On top of garage of Surya Prakash Building at Babulnath Road, Mumbai</p> <p>1 No. of size 20'X 20'- Existing</p> <p>Permit No. 761102082</p>	<p>CRZ - II as per remarks of MCGM dated 19.7.2013 & 26.8.2013 for land bearing C.S. No. 398 of Malbar Hill Division in D Ward.</p> <p>PP vide letter dated 6.2.2013 mentions that hoarding exists for the past 35 years.</p>	PP needs to submit the earlier MCGM NoC for the hoarding.
3.	M/s. Paramount Advertising Services vide letters 29.1.2013 submitted an application.	<p>In the compound of Satnam Sagar, Peddar Road, Mumbai</p> <p>1 No. of size 20'X 20'- Existing</p> <p>Permit No. 761102074</p>	<p>Non CRZ as per remarks of MCGM dated 19.7.2013 & 30.8.2013 for land bearing 750 of Malbar Hill Division in D Ward.</p> <p>PP vide letter dated 29.1.2013 mentions that Hoarding</p>	PP needs to submit the earlier MCGM NoC for the hoarding.

			exists for the past 35 years.	
4.	M/s. Bhairavi Arts vide letter dated 23.1.2013 submitted an application.	At Ratnaji Nivas Building, 17, S.V.S. Marg, Mahim, Mumbai 1 No. of size 30' X 20' - Existing	CRZ-II as per CZMP submitted by PP. Mahim Bay Fronting MCGM has granted NOC on 3.4.2001.	PP needs to submit the distance of the hoarding site from approved HTL through MCGM.
5.	M/s. Cosmos Advertising vide letter dated 29.1.2013 submitted an application.	In the compound of Ketty House, Kemps Corner, Mumbai 2 Nos. of size 20' X 20' - Existing Permit No. 761101362 & 76110388	CRZ-II as per remarks of MCGM dated 19.7.2013 & 26.8.2013 for land bearing C.S. No. 616 of Malbar Hill Division in D Ward. PP vide letter dated 29.1.2013 mentions that hoardings exists for the past 25 years.	PP needs to submit the earlier MCGM NoC for the hoardings.
6.	M/s. Advance Advertisers. vide letter dated 11.2.2013 submitted an application.	In the compound of Sneh Kutir Apt CHSL., Dr. Gopalrao Deshmukh Marg, Mumbai 2 No. one & above other 10' X 20' Existing Permit No. 54576 & 64577 (761103349 &	CRZ-II as per DP remarks dated 21.6.2013 for land bearing C.S. No. 10/738 of Malabar Hill Division. MCGM NOC dated 6.10.2001.	PP needs to submit the duly filled form I of CRZ Notification, 2011 for each hoarding site.

		761103363)		
7.	M/s. Advance Advertisers. vide letter dated 11.2.2013 submitted an application.	In the compound of Wilson College, St. Andrew House, Mumbai. 1 No. of size 20' X 20' - Existing Permit No. 761103611	CRZ-II as per DP remarks dated 29.6.2013 for land bearing C.S. No. 1527 of Girgaon Divison MCGM NOC dated 6.10.2001.	
8.	M/s. Advance Advertisers. vide letter dated 11.2.2013 submitted an application.	In Wilson Gymkhana Marine Drive, N.S. Road, Mumbai. 2 No. of size 40' X 20' - Existing Permit No. 761104552 & 761104561	CRZ-II as per DP remarks dated 30.12.2013 for land bearing C.S. No. 471 of Bhuleshwar Division MCGM NOC is not Submitted by PP.	
9.	M/s. Advance Advertisers. vide letter dated 11.2.2013 submitted an application.	In the compound of Wilson College (South - West Compound), N.A. Purandare Road, Mumbai 1 No. of size 30' X 20' - Existing Permit no. 761103604	CRZ-II as per DP remarks dated 29.6.2013 for land bearing C.S. No. 1527 of Girgaon Division. MCGM NOC dated 6.10.2001.	

10.	M/s. Hoardings	In the compound of Ashirwad Building, Dr, Annie Besant Road, Worli, CS. No. 1638 & 1030/3, 985 & 986, Mumbai 1 No. of size 20'X 20'- Existing	-	PP needs to submit the followings: <ul style="list-style-type: none"> • Duly filled form I of CRZ Notificaion, 2011 • DP remarks / sheet showing hoarding site • Approved CZMP showing hoarding site. Distance of hoarding from approved HTL. • Earlier MCGM NoC
11.	M/s. Paramount Advertising Services vide letter dated 7.1.2013 submitted an application.	In the compound of Maheshwar Niketan CHSL, Dr. Gopalrao Deshmukh Marg (Peddar Road), Mumbai - 400 026. 1 No. of size 20'X 20'- Existing Permit No. 761101358	CRZ-II as per DP remarks dated 25.7.2013 & 26.8.2013 for land bearing C.S. No. 1/738 of Malabar Hill Division in D ward. PP vide letter dated 7.1.2013 mentions that is hoarding is over 41 years old when there was no CRZ Notification.	PP needs to submit the followings: <ul style="list-style-type: none"> • Earlier MCGM NoC for the hoarding. • Documents indicating as to whether the hoarding was in existence prior to 19.2.1991.
12.	M/s. S.S. Outdoors vide letter dated 1.3.2013	At CTS No. 629, (Near Nandadeep Garden), Bandra (E), Mumbai	CRZ -II as per approved CZMP submitted by	PP needs to submit the followings: <ul style="list-style-type: none"> • Duly filled form I of CRZ

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	submitted an application.	1 No. of size 40' X 40' - Existing	PP.	Notification, 2011 • Earlier NoC from MCGM.
13.	M/s. Modern Advertising Bureau Pvt. Ltd. vide letter dated 4.2.2013 submitted an application.	At 2A, Sambhavatirth CHS, Rangwala Compound, Bhulabhai Desai Road, Haji Ali, Mumbai – 400 026 1 No. of size 20' X 20' - Existing	DP remarks/ CZMP showing hording site and MCGM NOC is not Submitted by PP.	PP needs to submit the followings: • Duly filled form I of CRZ Notification, 2011 • DP remarks/ DP sheet showing site u/r • Approved CZMP showing site u/r • Google image / site photographs • Earlier MCGM NoC.
14.	M/s. Landmarks Sites vide letter dated 20.4.2013 submitted an application.	At Mahim Couseway, abutting the Ali yawar Jung Marg in BKC Notified area, Mumbai 2 No. of size 60' X 20' & 40' X 20' - Existing	MMRDA mentioned vide letter dated 25.3.2013, as per MoEF Notification, 1991 the hoardings u/r falls in CRZ-II area & according to MoEF's letter dated 27.9.1996, the hoardings u/r falls in CRZ-III area.	PP needs to submit the followings: • Earlier MCGM NoC for the hoarding • Documents indicating the year of erection of existing hoarding
15.	M/s. Vin Ads Advertising vide letter dated	In the entrance gate of Doongarwadi, Kemps Corner,	CRZ -II as per DP remarks	PP needs to submit the followings: • Duly filled

	23.5.2015 submitted an application.	Mumbai. 1 No. of size 20' X 20' - Existing Permit No. 761101737	dated 29.1.2013 for land bearing C.S. No. 438 of Malabar Hill Division	form I of CRZ Notification, 2011 • Earlier MCGM NoC
16.	M/s. MP Publicity Service vide letter dated 16.5.2013 submitted an application.	In the compound of Panchsheela building, 82-84, Walkeshwar Road, Mumbai 1 No. of size 08' X 36' - Existing Permit No. 761101601	DP remarks/ CZMP showing hording site and MCGM NOC is not Submitted by PP.	PP needs to submit the followings: • DP remarks of Hoarding site • Approved CZMP showing site u/r • Earlier NoC for Hoarding from MCGM
17.	M/s. Super Syndicate Outdoor Advertising vide letter dated 16.5.2013 submitted an application.	In the compound of Bhagirathi Sadan, Bandra (W), Mumbai 1 No. of size 20' X 20' - Existing Permit No. 761102242	CRZ -II as per Survey remarks of MCGM dated 29.1.2013 for land bearing CTS No. F/1278, 1279 & 1280, Bandra (W). PP vide letter dated 16.5.2013 mentioned that the hoarding is in existence since 1972.	PP needs to submit the followings: • Earlier MCGM NoC • Documents indicating the existence of hoarding on site u/r prior to 19.2.1991.
18.	M/s. Empress Outdoor Advertising Pvt. Ltd. vide letter dated 31.5.2013	In the premises of SASMIRA situated at Dr. Annie Besant Road, Worli, Mumbai,	CRZ-II as per DP remarks dated 20.12.2013 for C.S. No.	PP needs to submit the followings: • Duly filled form I of CRZ Notification,

	submitted an application.	400 018 2 No. of size 30' X 20' - Existing Permit No. 761100970 & 761100978	972 & 1/372 of Worli Division	2011 • MCGM NoC for the Hoarding.
19.	M/s. De Zens vide letter dated 1.6.2013 submitted an application.	At the worli seaface promenade (Khan Abdul Gaffar Khan Road) beginning from Opp. The Worli dairy till the end of the WorliSeface (North) i.e. till opp. Godrej Bay view Building Size 3ft (w) X 5 ft (h) each Existing	CRZ-II as per MCGM remarks dated 13.10.2013.	PP needs to submit the followings: • Earlier MCGM NoC for the Hoarding. • Number of hoardings • whether the hoarding is landward side of existing road or existing structure,
20.	Shirinbai Dinsha Mody Hostel for Parsi Women submitted a dated 27.6 2013	Hoarding at Shirinbai Dinsha Mody Hostel for Parsi Women 2 Nos.- Existing Permit No. 761101747 & 761101756	-	PP needs to submit the followings: • Duly filled form I of CRZ Notification, 2011 • DP sheet / DP remarks • Approved CZMP showing site u/r. • MCGM NoC for the hoardings • Size of hoardings.
21.	M/s. Tak Advertising submitted a letter dated 21.6.2013	At Kaloowal Estate, A.K. VaidyaMarg, MahimCouseway, Mahim, Mumbai – 400 016	-	PP needs to submit the followings: • Duly filled form I of CRZ Notification, 2011

		1 No. of size 20' X 20' - Existing Permit No. 761102186		<ul style="list-style-type: none"> • DP sheet / DP remarks • Approved CZMP showing site u/r. • MCGM NoC for the hoardings
22.	M/s. Fellowship of the Physically Handicapped vide letter dated 2.7.2013 submitted an application.	In the compound of Fellowship of the Physically Handicapped (FPH), LalaLajpatRai Road, haji Ali, Mumbai – 400 034 4 No. of size 40' X 20' - Existing Permit No. 2270, 2271	CRZ-II as per MCGM remarks dated 2.11.2013 for land bearing 47/7 & 47 (pt) of Lower Parel Division.	PP needs to submit the copy of earlier NoC from MCGM & since when the hoarding is in existence.
23.	M/s. Reflexions Communications & Publications vide letter dated 11.7.2013 submitted an application.	In the compound of Sunshine Bldg, 78-B, Dr. A.B. Road, Worli, Mumbai – 18 1 No. of size 30' X 20' - Existing Permit No. 761101673	CRZ-II as per CZMP submitted by PP.	PP needs to submit the copy of earlier NoC from MCGM & since when the hoarding is in existence.
24.	M/s. San Ads vide letter dated 5.7.2013 submitted an application.	In the compound of Ankur Condominium CHS Ltd, Opp. Hyper City, Goregaon Link Road, Mumbai – 400 017. 2 No. of size 40' X 40' - New	-	PP needs to submit the followings: <ul style="list-style-type: none"> • Duly filled Form- I • DP remarks/ CZMP showing site of Hoarding

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25.	M/s. Solus Sites vide letter dated 3.7.2013 submitted an application.	In the compound of Bhuteshwar Temple, Worli Naka, Dr. A.B. Road, Mumbai – 400 018 2 No. of size 30' X 20' - Existing Permit No. 761101135 & 761101137	-	PP needs to submit the followings: <ul style="list-style-type: none"> • DP/ Sheet/ DP remarks of hoarding site • Approved CZMP showing site u/r. • Earlier NoC from MCGM
26.	M/s. D.S. Mittle & Co. (India) Pvt. Ltd. vide letter dated 19.6.2013 submitted an application.	In the compound of national Sports Club of India, Lala Lajpatrai marg, Worli, Mumbai – 400 018 3 No. of size 30' X 20' - Existing Permit No. 761101203, 761101349, 761101355	-	PP needs to submit the followings: <ul style="list-style-type: none"> • DP/ Sheet/ DP remarks of hoarding site • Approved CZMP showing site u/r. • Earlier NoC from MCGM
27.	M/s. Network Media Solutions vide letter dated 4.7.2013 submitted an application.	In the compound of Foreshore Apartment Co.op. Housing Society Ltd., CTS – 985A, 987, Juhu Tara Road, Santacruz (W), Mumbai – 400 049 1 No. of size 40' X 40' - New	CRZ-II as per remarks of MCGM dated 3.7.2013 for land bearing CTS No. 985 A and 987 of Juhu village.	PP needs to submit Duly filled Form- I of CRZ Notification, 2011.
28.	M/s. MP Publicity Service submitted a letter dated 21.6.2013.	In the compound of Nilkantheshawar Temple, Dr. A.B. Road, Worli, Mumbai – 400 018 1 No. of size 20' X	-	PP needs to submit the followings: <ul style="list-style-type: none"> • Duly filled form I of CRZ Notification, 2011 • DP remarks /

		20' - Existing Permit No. 761102190		sheet of Hoarding site • Approved CZMP showing site • Earlier MCGM NoC
29.	M/s. Vinayak Publicity vide letter dated 21.6.2013 submitted an application.	At Kaloowal Estate, A.K. VaidyaMarg, Mahim Causeway, Mahim, Mumbai – 400 016. 1 No. of size 30' X 20' - Existing Permit No. 761100202	-	PP needs to submit the following: • Duly filled form I of CRZ Notification, 2011 • DP remarks/ DP sheet of MCGM • Approved CZMP showing site u/r • Distance of hoarding site from approved HTL through MCGM. • Earlier MCGM NoC.
30.	M/s. The Art Advertising Bureau vide letter dated 21.6.2013 submitted an application.	In the compound of Marina Mansion, above Kulfi Centre, Chowpatty Junction, Mumbai 1 No. of size 20'x10' -Existing Permit No. 761102703	CRZ-II as per remarks of MCGM dated 28.10.2013 for land bearing C.S. No. 1/1518 of Girgaum Division. PP vide letter dated 21.6.2013 mentions that PP is displaying advertisement hoarding since last	PP needs to submit the followings: • Earlier NoC issued by MCGM • Documents indicating as to whether Hoarding is in existing prior to 19.2.1991

			more than 40 years. Back Bay fronting.	
31.	M/s. Alakh Advertising & Publicity Pvt.Ltd vide letter dated 16.5.2014 submitted an application.	on the vertical superstructure of obligatory span of Mahim Interchange Flyover, Bandra, Mumbai -400050 facing traffic coming from Rajiv Gandhi Sea Link Toll Plaza by MSRDC and moving towards to Bandra 1 No. of size 40 m. x3m. - Existing	.	PP needs to submit the following information: <ul style="list-style-type: none"> • Duly filled form I of CRZ Notification, 2011 • DP remarks / DP sheet showing the hoarding site • Approved CZMP showing hoarding site • Distance of Hoarding site from approved HTL of coastal water body through MCGM • MCGM NoC for hoarding.
32.	M/s. Advance Advertisers vide letter dated 16.5.2014 submitted an application.	In the compound of SNDT compound, Juhu Tara Road, Lido Cinema, Mumbai- 400049 1 No. of size 40'x20'- Existing	-	PP needs to submit the following information: <ul style="list-style-type: none"> • Duly filled form I of CRZ Notification, 2011 • DP remarks / DP sheet showing the hoarding site • Approved CZMP showing hoarding site

				<ul style="list-style-type: none"> • MCGM NoC for hoarding
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List D: Advertising hoarding proposals seeking Non CRZ status

The Authority observed that in the DP remark/sheet, it is mentioned that site is in Non CRZ / partly in CRZ. The Authority decided to seek approved CRZ map from project proponent with superimposition of the hoarding structure on it through MCGM and distance of the Hoarding structure from the approved HTL of coastal water body. MCGM will also inform as to whether Hoarding structure is falling within mangroves or its 50 m buffer zone area.

Sr. No.	Application submission	Location, No. and size of Hoarding	CRZ Status & Earlier permission from MCGM
1.	M/s. Kalabharati Advertising vide letter dated 4.2.2013 submitted an application.	At Anand Darshan CHSL, 13, Dr. Gopalrao Deshmukh Marg, Mumbai – 400 026 1 No. of size 20'X 20'- Existing Permit No. 76184235	PP has submitted that, the plot under reference is partly falls in CRZ-II & the Hoarding site is in non CRZ area. As per MCGM letter dated 21.10.2013, the CRZ line passes through the reference C.S. No. 744 of Malbar Hill Division, hence reference C.S. is affected by CRZ. MCGM has granted license on 4.8.2000.
2.	M/s V. R. Advertiser vide letter dated 30.1.2013 submitted an application.	In Compound wall of Ajoomal CHSL. Peddar road, Mumbai 1 No. of size 20'X 20'- Existing Permit No. 761101287	The DP sheet dated 17 th August, 2013 mentioned the C.S. No. 704 of Malabar Hill Division, D-ward is mentioned as 'No CRZ'. further, DP remarks of MCGM doesn't mentioned the CRZ remarks. MCGM has granted NOC dated 30.12.1994.

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3.	M/s Advance Advertisers vide letter dated 11.2.2013 submitted an application.	In the compound of Kalptaru Apt. CHSL. 39- Dr. Gopalrao Deshmukh Marg, Mumbai 2 No. of size 40'X 20'- Existing Permit No. 54957 & 54984 (761103348 & 761103347)	PP has submitted DP sheet and DP remarks dated 21.6.2013 for land bearing 711 of Malbar Hill Division. DP remarks does not mentioned about CRZ for the site u/r. MCGM NOC dated 16.12.2000 & 20.7.2006
4	M/s. Asian Concierge vide letter dated 1.10.2013 submitted the proposal.	In the premises of Mahim Bus Station, Mori Road, Mahim (W), Mumbai (2 Nos. 30'x20' New)	CRZ-II as per remarks of MCGM dated 25.9.2013 for the land bearing F.P. No. 766 of TPS Mahim No. III. As per Google map the site under reference is landward side of existing S.V. Road.
5	M/s. Silver Link vide letter dated 11.2.2015 submitted the proposal.	In the compound of J.N. Wadia Charitable Dispensary, S.T. Road, Mahim, Mumbai 1 Nos. 30'x20', Existing (Permit No. 761100252)	CRZ-II as per remarks of MCGM dated 8.7.2013 for land bearing F.P. No. 622 of TPS Mahim No. III. Mahim Bay Fronting. MCGM has granted NOC on 29.1.2002 & 30.12.2009
6	M/s. Aaren Advertising Pvt. Ltd. vide letter dated 9.7.2013 submitted an application.	On the terrace of D'Souza / Nilgiri House, Caddle Road, Mahim (W), Mumbai 1 No. of size 40' X 20'- Existing Permit No. 761100223	CRZ-II as per DP remarks /sheet dated 21.6.2013 of MCGM for land bearing C.S. No. 688 of Mahim Division. Mahim Bay Fronting. MCGM NOC is not

			Submitted by PP.
7	M/s. Aaren Advertising Pvt. Ltd. vide letter dated 9.7.2013 submitted an application.	On the terrace of Marques Villa, Caddle Raod, Mahim (W), Mumbai 1 No. of size 30' X 20'- Existing Permit No. 761100189	CRZ-II as per DP remarks / sheet dated 8.7.2013 of MCGM for land bearing F.P. No. 154 of TPS Mahim No. II. Mahim Bay Fronting. MCGM NOC is not Submitted by PP.
8	M/s. J.M.D. Advertisers vide letter dated 20.6.2013 submitted an application.	On the terrace of Mahim Bus Depot, A.K. VaidyaMarg, mahim, Mumbai – 400 016 1 No. of size 30' X 20'- Existing Permit No. 761103806	CRZ-II as per MCGM letter dated 27.6.2006 & 23.12.2013 for land bearing F.P. No. 766 of TPS Mahim No. III. Mahim Bay Fronting. MCGM has granted NOC dated 11.4.2007.
9	M/s. Eye Candy Advertising and Communication vide letter dated 18.6.2013 submitted an application.	On the terrace of Al-bahr Co-op. Hsg. Society, 170, Swatantrya Veer Savarkarmarg, Mahim, Mumbai. 1 No. of size 30' X 20'- Existing Permit No. 761107668	CRZ-II as per remarks of MCGM dated 24.3.2008 for land bearing C.S. No. 682 (pt) of Mahim Division. Mahim Bay Fronting MCGM has granted NOC on 12.9.2008.
10	M/s. Champaklal Zaveri vide letter dated 21.6.2013 submitted an application.	In the Compound of Dr. Antonia D'Silva Tech. Highschool, S.V.S. Road, Dadar (W), Mumbai 1 No. of size 20' X 20'- Existing Permit No. 761100238	CRZ-II as per remarks of MCGM dated 15.10.2013 for land bearing F.P. No. 744 of TPS Mahim No. IV. Mahim Bay fronting .
11	M/s. Shree Siddharudh	In the compound of Darcy Cottage, 24, S.V.S.Marg,	Mahim Bay fronting

	Advertisers vide letter dated 16.7.2013 submitted an application.	Cadell Road, Mahim, Mumbai-400016 1 No. of size 20'x20'-Existing Permit No. 761100470	
12	M/s. Shambhavi Ads vide letter dated 16.7.2013 submitted an application.	In the compound of Shri Niwas Building, 29, S.V.S.Marg, Cadell Road, Mahim, Mumbai-400016 1 No. of size 20'x20'-Existing Permit No. 761100237	CRZ-II as per DP remarks of MCGM dated 22.11.2013 for land bearing F.P. No. 625, 626 & 651 of TPS Mahim No. IV. Mahim Bay Fronting.
13	M/s. Tab Advertisers vide letter dated 16.7.2013 submitted an application.	In the compound of Javed Manzil, S.V.S.Marg, Cadell Road, Mahim, Mumbai-400016 1 No. of size 20'x20'-Existing Permit No. 761100324	CRZ-II as per DP remarks of MCGM dated 22.11.2013 for land bearing F.P. No. 936, 948 & 949 of TPS Mahim No. IV. Mahim Bay Fronting. MCGM has granted NOC on 17.8.2001.
14	M/s. Swastik Advertisers vide letter dated 29.7.2013 submitted an application.	At Opp. Noormahal Showroom, A.K.Vaidya Marg, Mahim Causeway, Mahim, Mumbai- 400016 1 No. of size 20'x20'-Existing Permit No. 761100197	CRZ-II as per CZMP submitted by PP. Mahim Bay Fronting.
15	M/s. Highlight Advertising vide letter dated 18.6.2013 submitted an application.	At Sakarbai Chawl, 415, S.V.S.Road, Prabhadevi, Mumbai- 400025 1 No. of size 40'x20'-Existing Permit No. 761101509	CRZ-II as per remarks of MCGM dated 20.2.2013 for land bearing F.P. No. 933 of TPS Mahim No. IV. Mahim Bay Fronting MCGM has granted NOC on 17.7.1996.

16	M/s. Balaji Advertisers vide letter dated 16.7.2013	In compound of Madhav Apartments, S.V.S.Marg, Dadar, Mumbai- 400028 1 No. of size 20'x20' Existing Permit No. 761100326	CRZ-II as per remarks of MCGM dated 20.8.2013 for land bearing F.P. No. 1152, 1153 & 1154 of TPS Mahim No. IV. Mahim Bay Fronting MCGM has granted NOC on 18.1.2002
17	M/s. Clear Channel Outdoor vide letter dated 30.7.2013 submitted an application.	On Traffic Overhead Gantry erected on Gen.A.K.VaidyaMarg (Mahim Causeway) Mahim, Mumbai 3 Nos. of size 100'x10', 60'x10' & 40'x10'- Existing Permit No. 761103968, 761100320 & 761102864	CRZ-II as per remarks of MCGM dated 1.7.2013. Mahim Bay Fronting
18	M/s. Shree Swami Samarth Advertising vide letter dated 30.5.2013 submitted an application.	In the compound of Hrishikesh Apartment, Plot No. 874, TPS IV, Veer SawarkarMarg, Dadar (W), Mumbai – 400 028. 2 No. of size 40' X 20'- Existing Permit No. 761100259 & 761100261	CRZ-II as per DP remarks dated 20.1.2013 for land bearing F.P. No. 874 of TPS Mahim No. IV. Mahim Bay Fronting MCGM has granted NOC on 27.12.1999, 7.7.1995
19	M/s. Shree Swami Samarth Advertising vide letter dated 30.5.2013 submitted an application.	On the south side wall of the building known as Hrishikesh Apartment, Plot No. 874, TPS IV, Veer SawarkarMarg, Dadar (W), Mumbai – 400 028. 1 No. of size 100' X 30'- Existing Permit No. 761100185	CRZ-II as per DP remarks dated 20.1.2013 for land bearing F.P. No. 874 of TPS Mahim No. IV. MCGM has granted NOC on 21.3.2002,
20	M/s. Shree Swami Samarth Advertising vide letter dated 30.5.2013 submitted an application.	On a Unipole in the compound of Hrishikesh Apartment, Plot No. 874, TPS IV, Veer SawarkarMarg, Dadar (W), Mumbai – 400 028.	CRZ-II as per DP remarks dated 20.1.2013 for land bearing F.P. No. 874 of TPS Mahim No. IV.

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		1 No. of size 30' X 20'- Existing Permit No. 761100271	MCGM has granted NOC on, 13.7.2000
21	M/s. Empress outdoor Advertising vide letter dated 10.6.2013 submitted an application	On the roof of Pathan Cottage, Mahim, Mumbai – 400 016 1 No. of size 40' X 20'- Existing Permit No. 761100331	CRZ-II as per MCGM remarks dated 21.6.2013 for land bearing C.S. No. 1067 of Mahim Division. Mahim bay fronting MCGM has granted NOC dated 18.5.2005
22	M/s. Symbiosis Advertising vide letter dated 13.6.2013 submitted an application.	At the main entrance of the Mahim BEST Bus Depot, Mahim, Mumbai 1 No. of size 60' X 20'- Existing	CRZ-II as per MCGM remarks dated 9.7.2013 for land bearing 766 of TPS Mahim No. III. Mahim Bay Fronting.
23	M/s. Fortune Advertising & Marketing vide letter dated 12.6.2013 submitted an application.	On the terrace of the Shivshakti CHS Ltd., R.B.S.K. Bole Road, Dadar (W), Mumbai – 400 028. 1 No. of size 60' X 20'- Existing	CRZ-II as per MCGM remarks dated 28.7.2009 & 13.6.2013. Mahim Bay Fronting. MCGM has granted NOC on 31.10.2010.
24	M/s. Enkon Pvt. Ltd. vide letter dated 12.12.2012 submitted an application.	In the Premises of Dhuru compound, prabhadevi, S.V.S. Marg, Mumbai 1 No. of size 20'X 20'- Existing Permit No. 761101426	CRZ -II as per DP remarks dated 1.4.2013 for Land bearing F.P. No. 1205 of TPS Mahim No. IV. Fronting Mahim Bay. MCGM has granted NOC on 19.3.2002
25	M/s. Enkon Pvt. Ltd. vide letter dated 12.12.2012 submitted an application.	In the premises of Bengal Chemical & Pharmaceutical Limited on S.V. Savarkar Marg, Prabhadevi, Mumbai 1 No. of size 30'X 20'- Existing	CRZ -II as per DP remarks dated 6.5.2013 for Land bearing F.P. No. 1239 of TPS Mahim No. IV. Fronting Mahim Bay

		Permit No. 761101092	MCGM has granted permission vide Order dated 1.11.2008.
26	M/s. In & Out Adv. vide letter dated 30.1.2013 submitted an application.	in the compound of Ornate House, S.V.S. Marg, Dadar (W), Mumbai 2 Nos. of size 20'X 20'- Existing Permit No. 761100222 & 761100314	CRZ-II as per remarks of MCGM dated 4.7.2013 for land bearing F.P. No 755, 756 & 757 of Mahim Division No. IV. Fronting Mahim Bay. MCGM has granted NOC on 19.6.2001
27	M/s. Hava Impex vide letter dated 3.1.2013 submitted an application.	On the terrace of Kshitija apartment, B wing, 313, Bazar Road, Bandra (W) Mumbai. 1 No. of size 60'X 20' - New	CRZ-II as per remarks of MCGM dated 4.6.2013 for land bearing CTS No. 268, 268A, 269, 270 & 271 of Bandra -A village. Fronting Mahim Bay.
28	M/s. Balaji Advertisers vide letter dated 23.1.2013 submitted an application.	In the compound of Dr. Antony Da Silva Technical High school, S.V.S Road, Dadar, Mumbai - 400 028 1 No. of size 30'X 20'- Existing	CRZ-II as per remarks of MCGM dated 2.6.2013 for land bearing F.P. No., 744 of TPS Mahim No.IV. Fronting Mahim Bay. MCGM has granted NOC on 18.1.2002
29	M/s. Highlight Advertising vide letter dated 15.3.2013 submitted an allocation.	In the compound of Maryland, Near MTNL Exchange Building, Cadell Road, Dadar (W), Mumbai - 400 028 1 No. of size 20'X 20'- Existing	CRZ-II as per remarks of MCGM dated 14.1.2013 for land bearing F.P. No. 749 of TPS Mahim No. IV. Fronting Mahim Bay.
30	M/s. Hoardings	In the compound of KapadwalaChawl, S.V.S. Marg, Prabhadevi, CS No. 1193, TPS No. 914 & 915 - IV, Mumbai	DP Remarks / CZMP showing hording site & MCGM NOC is not Submitted by PP. Mahim Bay Fronting.

	1 No. of size 20'X 20'- Existing	
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List E: Advertising Hoarding proposals which are not in accordance with policy decision taken in 96th meeting of MCMZA and hence, the Authority decided to reject the proposal.

Sr. No.	Application submission	Location, Size & Nos. of Hoarding	CRZ Status
1	M/s Options Advertising vide letter dated 10.11.2014 submitted an application.	At Plot bearing CTS No. A 792, Bandra Reclamation, Mumbai. 4 Nos- Hoarding No. 2, 3, 4 & 5 of size each 40'x40' Back to Back (V-shape) - New Hoardings	As per approved CZMP of Greater Mumbai showing sites u/r submitted by PP, the Hoarding No. 2, 3 & 4 (3 Nos.) are in CRZ I area and Hoarding No. 5 is in CRZ-II area & it is situated on seaward side.

Discussion Item: Resolution of Hoarding Proposals.

Minutes of this item is separately approved & Signed.

Table Item: CRZ status of plot bearing C. S. No. 1262/B of TPS-IV Mahim Dn. Mumbai- M/s. Goodwill Properties Pvt. Ltd

The Authority noted that M/s Goodwill properties pvt Ltd submitted an application dated 25.6.2014 for CRZ status of plot bearing C. S. No. 1262/B of TPS-IV Mahim Dn. Mumbai to MCZMA. The matter was deliberated in 97th and 98th meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) held on 23rd January, 2015 and 31st January, 2015 respectively.

The Project proponent submitted the CRZ map in 1:4000 scale & report dated 21.11.2011 of Centre for Earth Science & Studies (CESS), Kerala. The Authority after deliberation decided to direct PP to submit the followings information:

- Coloured copy of the CRZ map with & report with indication of plot No. of project site.
- Clarification as to whether HTL of Mahim Bay demarcated by CESS, Kerala corresponds to HTL of Mahim Bay shown in approved CZMP of Mumbai.

Authority noted that PP has submitted the coloured copy of the CRZ map of NCESS, Keala. Further, PP has submitted the clarification letter dated 27th Nov, 2014 of NCESS, Thiruvanthpuram.


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Member Secretary

The said clarification dated 27th Nov, 2014 of NCESS mentions as follows:

- The HTL demarcated by NHO in 1997-98 which is the then approved agency, has been replotted taking proper control points to have maximum accuracy, in the HTL map now prepared by NCESS. It is given in the figure attached which has the HTL delineated by NHO (1997-98), the HTL demarcated by NCESS (2011) and the 100 m line from both “NHO-HTL” and “NCESS-HTL”.
- It may be noted that when the approval for CZMP of Maharashtra was given in 1996, the MoEF directed the Maharashtra Govt to get vetted the HTL given in the CZMP by NHO, the then authorized agency for HTL demarcation. Accordingly, the MCGM got the HTL demarcated by NHO in 1997-98 which is the approved HTL as per CRZ 1991 notification.
- The HTL was demarcated in 1:25000 scale by NHO in 1997-98 , the only authorized agency then. The present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments and software now being used for preparing HTL maps are superior in technology and accuracy compared to 1997-98. When the possible errors due to the above and shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS and that of NHO are comparable.
- The site, Aquino, on the banks of Mahim Bay, is 185 m landward of the HTL as demarcated by NHO during 1997-98, the then authorized agency for HTL demarcation. The distance from the HTL to site Aquino is also 185 m as per the HTL demarcated by NCESS in 2011 as per CRZ (2011).

Taking into account, the background of the matter, the Authority observed the matter as follows:

- a. Ministry of Environment and Forest, New Delhi vide S.O. 19(E) dated 6.1.2011 published new CRZ Notification, 2011 superseding the old CRZ Notification, 1991. Para (ii) of the CRZ notification, 2011 stipulates max 100 m. CRZ limit along the ‘Bay’, which is a tidally influenced water body.
- b. National Hydrographic Office, Deharadun, which is one of the MoEF authorized agencies vide letter dated 28th September, 2013 clarified to Amba Recycler Private Limited that as per the records of the office, ‘Mahim Bay’ is considered as ‘Bay’ and also depicted as ‘Bay’ on official navigational chart.
- c. The site u/r is fronting to Mahim Bay and the CRZ map prepared by NCESS, Thiruvanthpuram, which is one of the MoEF authorized agency shows the project site “Aquino”, Dadar is situated outside 100 m from the HTL – NHO (1997-98) of Mahim Bay.
- d. The NCESS report dated 27th Nov, 2014 mentions as follows:
 - The HTL demarcated by NHO in 1997-98 which is the then approved agency, has been replotted taking proper control points to have maximum accuracy, in the HTL map now prepared by NCESS. It is given in the figure attached which


Chairperson


Member Secretary


has the HTL delineated by NHO (1997-98), the HTL demarcated by NCESS (2011) and the 100 m line from both “NHO-HTL” and “NCESS-HTL”.

- It may be noted that when the approval for CZMP of Maharashtra was given in 1996, the MoEF directed the Maharashtra Govt to get vetted the HTL given in the CZMP by NHO, the then authorized agency for HTL demarcation. Accordingly, the MCGM to the HTL demarcation by NHO in 1997-98 which is the approved HTL as per CRZ 1991 notification.
- The HTL was demarcated in 1:25000 scale by NHO in 1997-98 , the only authorized agency then. The present demarcation of the HTL by NCESS in 2011 is in 1:4000 scale. The instruments and software now being used for preparing HTL maps are superior in technology and accuracy compared to 1997-98. When the possible errors due to the above and shoreline advancement in the Back Bay during 1997 to 2011 are considered, the HTL now demarcated by NCESS and that of NHO are comparable.
- The site, Aquino, on the banks of Mahim Bay, is 185 m landward of the HTL as demarcated by NHO during 1997-98, the then authorized agency for HTL demarcation. The distance from the HTL to site Aquino is also 185 m as per the HTL demarcated by NCESS in 2011 as per CRZ (2011).

The Authority further noted that the MoEF vide letter dated 2nd Feb, 2012 granted CRZ clearance for redevelopment of property bearing FP No. 1262/B, TPS IV of Mahim Division at New Prabhadevi Road, near Tata Press, Prabhadevi, Mumbai.

In the light of above, the Authority after detailed discussion and deliberation and taking into consideration report and CRZ map of NCESS, Thiruvanthpuram which is one of the MoEF authorized agency, as well as Supreme court order dated 19.11.2014 in SLP No. 30128/2014 & NHO letter recognizing Mahim Bay as ‘Bay’ as well as opinion of Advocate General decided the followings:

- Project site ‘Aquino’ containing C. S. No. 1262/B of TPS-IV Mahim Dn. Mumbai does not fall within the 100 m CRZ area from approved HTL for Mahim Bay, as per the provisions of CRZ Notification, 2011. Hence, the said project site does not fall under the ambit of the CRZ Notification, 2011.


Chairperson


Member Secretary

Annexure I

List of Members present for the meeting:

1. Joint Secretary, Urban Development Department
2. Joint commissioner, Fisheries.
3. Dr. Rakesh Kumar, Expert Member, MCZMA
4. Dr. M.C. Deo, Expert Member, MCZMA
5. Dr. Mahesh Shindikar, Expert Member, MCZMA
6. Shri. A.T. Fulmali, Member Secretary, MCZMA


Chairperson


Member Secretary

**MINUTES OF THE 101st MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT
AUTHORITY (MCZMA) HELD ON 13th JULY, 2015**

The 101st meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held on 13th July, 2015 under the Chairmanship of Additional Chief Secretary (Environment), GoM on 13th July, 2015 at 11 am at Sachivalay Gymkhana, Mumbai.

List of Members present in the meeting is enclosed as **Annexure-I**.

Discussion Item: Resolution of Advertisement Hoarding proposals

The Maharashtra Coastal Zone Management Authority (MCZMA) is in receipt of Advertisement Hoarding proposals in CRZ areas for grant of CRZ permission. The MCZMA in its 72nd, 79th, 87th and 96th meeting of MCZMA held on 4th November, 2011, 5th January 2013 and 20th & 21st January 2014 and 17th Jan, 2015 respectively has taken various policy decisions regarding the erection/ installation of Hoarding/ Advertising Structures in CRZ areas. The policy decision taken by MCZMA in 96th meeting of MCZMA held on 17.1.2015 has superseded earlier policy decisions.

The policy of MCZMA taken in its 96th meeting dated 17th Jan, 2015 is as follows:

1. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed beyond 200 m from HTL in CRZ III area.
3. Hoardings/ boards or structures of Advertisement which are in existence and which were permitted by MCGM / concerned local planning Authority will also be examined from CRZ point of view for CRZ recommendation/NoC.
4. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
5. No trees should be cut / destroyed during the installation of Hoardings.
6. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.

The Authority noted that MCZMA is in receipt of many hoarding proposals. Hon'ble High Court of Mumbai is passing various orders in the cases of Hording matters. The Authority further observed that Hoarding structures involves very minor constructions and does not have significant impact on coastal environment. Further, these proposals are received frequently in large numbers and can be regulated at the level of concerned planning authority to reduce the time period, as final permission is granted by them.

The Authority therefore decided to recommend the resolution to the MoEFCC to allow the concerned planning authorities for examination of Advertisement/ Hoarding structure proposals for grant of CRZ recommendation under CRZ Notification, 2011 with having regard to the policy decision taken in 96th meeting of the MCZMA held on 17.1.2015 except policy decision no. 6.


Chairperson


Member Secretary

MINUTES OF THE 101st MEETING OF MAHARASHTRA COASTAL ZONE MANAGEMENT AUTHORITY (MCZMA) HELD ON 13th JULY, 2015

The 101st meeting of the Maharashtra Coastal Zone Management Authority (MCZMA) was held under the Chairmanship of Additional Chief Secretary (Environment), GoM on 13th July, 2015 at 11 am at Sachivalay Gymkhana, Mumbai.

List of Members present in the meeting is enclosed as **Annexure-I**.

Item No. 54 (Sr. 27): Hoarding of Size, 30' X 20' situated at Kaloowala House No. V, Mahim Slope, Mahim Causeway, Mahim, Mumbai.

The Authority noted that M/s A.S. Advertisers vide letter dated 2.4.2013 submitted an application seeking NoC from CRZ point of view for Hoarding of Size 30' X 20', situated at Kaloowala House No. V, Mahim Slope, Mahim Causeway, Mahim, Mumbai.

The Authority noted that the MCZMA in its 96th meeting dated 17th Jan, 2015 has taken policy decision regarding the erection/ installation of Hoarding/ Advertising Structures in CRZ areas. Policy decision taken in 96th meeting of MCZMA held on 17.1.2015 has superseded earlier policy decisions taken by MCZMA in its 72nd, 79th, 87th dated 4th November, 2011, 5th January 2013 and 20th & 21st January 2014 respectively.

The policy of MCZMA taken in its 96th meeting dated 17th Jan, 2015 is as follows:

1. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed only in CRZ II areas and only on landward side of existing road OR existing authorized structure OR within the periphery/ terrace/wall of existing authorized structure.
2. Erection or installation of hoardings/ boards or structures of Advertisement to be allowed beyond 200 m from HTL in CRZ III area.
3. Hoardings/ boards or structures of Advertisement which are in existence and which were permitted by MCGM / concerned local planning Authority will also be examined from CRZ point of view for CRZ recommendation/NoC.
4. Hoardings / boards or structures of Advertisement will not be allowed in CRZ I area, 50 mangroves buffer zone area and No Development Zone areas of CRZ III.
5. No trees should be cut / destroyed during the installation of Hoardings.
6. Hoarding owner/advertiser will have to pay Rs. 1 Lakh per Hoarding/board or structure of Advertisement as Scrutiny fees to the MCZMA.

The Authority noted that the MCGM vide letter dated 12.4.2011 granted no objection (permit No. 761100176) to erect and display of the Advt. Hoarding admeasuring 40'x20' illuminated at Kaloowala House No. V, Mahim Slope, Mahim causeway, Mahim-16 facing traffic coming from Mahim Church and going towards Bandra.

The PP has submitted DP sheet/ remarks dated 11.6.2013, MCGM permit, Duly filled Form I, Cadastral survey sheet of site u/r, site photographs, approved CZMP showing the location of Hoarding site.


Chairperson


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The Authority further noted that, DP sheet of MCGM shows, the Hoarding of M/s A.S. Advertisers falls in CRZ II area. Further, as per MCGM remarks, the said hoarding is situated in the compound wall of Kaloowala House No. V at Mahim. Authority further noted that kaloowala house is an authorized structure as per copy of assessment extract dated 1972 submitted by PP.

In the light of above, the Authority after deliberation decided to recommend the proposal from CRZ point of view under CRZ Notification, 2011 to concerned planning authority subject to the following conditions:

1. The concerned planning authority should ensure that Hoardings / Advertisement structure is situated on landward side of existing road (i.e. prior to 19.2.1991) or existing authorized structure or within the periphery/ terrace/wall of existing authorized structure.
2. No hoardings shall be installed in mangrove areas and its 50 m buffer zone, which should be strictly ensured by MCGM.
3. No trees should be cut / destroyed for Hoarding.
4. All other necessary permissions from different competent authorities shall be taken before commencement of the proposed activities.

The Authority further noted that, Hoarding site is fronting Mahim Bay & Mahim creek and may be situated outside 100 m from HTL of Mahim Bay, as per approved CZMP and therefore, distance of hoarding site from approved HTL of Mahim Bay will be required from PP through MCGM. .

Annexure I

List of members present for the meeting:

- Dr. Rakesh Kumar, Expert Member, MCZMA
- Dr. Mahesh Shindikar, Expert Member, MCZMA
- Dr. M.C. Deo, Expert Member, MCZMA
- Mr. Chaudhari, Member, MCGM
- A.T.Fulmali, Member Secretary, MCZMA


Chairperson


Member Secretary